Connect Create Collaborate

Bradley Furuya <bradley.furuya@lacity.org>

11973 San Vicente Blvd.

9 messages

Bradley Furuya <bradley.furuya@lacity.org> Mon, Dec 2, 2019 at 4:39 PM
To: andrea.warren@alston.com
Cc: Kimberly Henry <kimberly.henry@lacity.org>

Hi Andrea,

I wanted to introduce myself and Kimberly Henry (copied) as the planners who will be working on the Barry Building project at the above address. We wanted to schedule a time to talk with you sometime this week. Are you available for a quick call on either Wednesday or Friday?

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

Warren, Andrea <Andrea.Warren@alston.com> Mon, Dec 2, 2019 at 4:45 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kimberly Henry <kimberly.henry@lacity.org>

Hi Bradley,

It's great to meet you and Kimberly. A call this week would be great. I'm available anytime on Wednesday between 9:30 and 3:30. Is there a window during that time frame that would work for both of you?

We're looking forward to the next steps in the process.

Best,

Andrea

Andrea Warren |213.576.2518

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Monday, December 2, 2019 4:39 PM
To: Warren, Andrea <Andrea.Warren@alston.com>
Cc: Kimberly Henry <kimberly.henry@lacity.org>
Subject: 11973 San Vicente Blvd.

EXTERNAL SENDER – Proceed with caution

[Quoted text hidden]

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.

Bradley Furuya <bradley.furuya@lacity.org> Tue, Dec 3, 2019 at 9:02 AM
To: "Warren, Andrea" <Andrea.Warren@alston.com>
Cc: Kimberly Henry <kimberly.henry@lacity.org>

Hi Andrea,

How about 9:30 am? Is the number in your signature the best number to reach you at?

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

[Quoted text hidden]

Warren, Andrea <Andrea.Warren@alston.com> Tue, Dec 3, 2019 at 9:31 AM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kimberly Henry <kimberly.henry@lacity.org>

Hi Bradley,

Tomorrow at 9:30 sounds great. Yes, the best number to reach me at is (213) 576-2518.

If you and Kimberly won't be in the same room, I'm happy to circulate a call-in number. Otherwise, calling me at that number is great.

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Tue, Dec 3, 2019 at 11:01 AM
To: "Warren, Andrea" <Andrea.Warren@alston.com>
Cc: Kimberly Henry <kimberly.henry@lacity.org>

We'll be in the same room, so we'll call you at that number. Thank you for offering though.

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Warren, Andrea <Andrea.Warren@alston.com> Tue, Dec 3, 2019 at 11:03 AM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kimberly Henry <kimberly.henry@lacity.org>

Sounds great. Look forward to meeting you by phone tomorrow.

[Quoted text hidden]

Kimberly Henry <kimberly.henry@lacity.org> Wed, Dec 4, 2019 at 7:21 AM
To: "Warren, Andrea" <Andrea.Warren@alston.com>
Cc: Bradley Furuya <bradley.furuya@lacity.org>

Thank you, Andrea! We look forward to meeting you (by phone) as well.

Bradley, Thank you for getting this scheduled!

Kimberly Henry
City Planner
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3688
E-NEWS

[Quoted text hidden]

Warren, Andrea <Andrea.Warren@alston.com> Wed, Dec 4, 2019 at 11:37 AM
To: Kimberly Henry <kimberly.henry@lacity.org>
Cc: Bradley Furuya <bradley.furuya@lacity.org>

Hi Kimberly and Bradley,

It was great to meet by phone earlier today. For the application for the demolition permit for the building at 11973 San Vicente Blvd. (Application # 19019-10000-04750; ENV-2019-6645-EAF), we wanted to send the analyses that have been completed so far evaluating the following for the building:

1. Structural soundness of the building
2. Analysis of the building's accessibility access
3. Supplemental analysis of the building's accessibility access
4. Historic analysis of the building
5. Cost estimates of necessary improvements for the building
6. Real estate analysis of potential rental income for the building if it were improved

Due to the file sizes of the reports, I'm sending the reports by way of an FTP site with the login information below. Please let us know if you have any trouble downloading the reports. I'll also be sending hard copies to your attention later this afternoon.

Thanks so much for your time on this application. We're looking forward to the next steps.

Best,

Andrea

FTP Site

Website: https://transfer.alston.com

Username: Technical_Reports
Password: 7x6xIL1SWZKdDvmiIx7J

Andrea Warren |213.576.2518

[Quoted text hidden]

Kimberly Henry <kimberly.henry@lacity.org> Wed, Dec 4, 2019 at 12:00 PM
To: "Warren, Andrea" <Andrea.Warren@alston.com>
Cc: Bradley Furuya <bradley.furuya@lacity.org>

Great, Thank you so much Andrea. It was great to meet you earlier this morning as well.

Per our conversation earlier this morning, Bradley and I will follow-up with you again to schedule a meeting to further discuss the proposed project, the Initial Study, and next steps forward. Please let us know if you have any additional questions that come up.

Thanks,
Kimberly

Kimberly Henry
City Planner
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3688
E-NEWS

[Quoted text hidden]

Connect Create Collaborate

Bradley Furuya <bradley.furuya@lacity.org>

Barry Building

7 messages

Bradley Furuya <bradley.furuya@lacity.org> Tue, Dec 17, 2019 at 4:38 PM
To: "Warren, Andrea" <andrea.warren@alston.com>
Cc: Kimberly Henry <kimberly.henry@lacity.org>

Hi Andrea,

Kimberly and I were hoping to check in with you later this week. Do you have a few minutes any time after 10:30 am on Friday 12/20?

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

Warren, Andrea <Andrea.Warren@alston.com> Tue, Dec 17, 2019 at 4:47 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kimberly Henry <kimberly.henry@lacity.org>

Hi Bradley,

Yes, that would be great. I'm free anytime on Friday after 10:30, if there's a particular time that works best for you both.

Best,

Andrea

Andrea Warren |213.576.2518

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Tuesday, December 17, 2019 4:39 PM
To: Warren, Andrea <Andrea.Warren@alston.com>

Cc: Kimberly Henry <kimberly.henry@lacity.org>
Subject: Barry Building

EXTERNAL SENDER – Proceed with caution

[Quoted text hidden]

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.

Bradley Furuya <bradley.furuya@lacity.org> Wed, Dec 18, 2019 at 9:20 AM
To: "Warren, Andrea" <Andrea.Warren@alston.com>
Cc: Kimberly Henry <kimberly.henry@lacity.org>

Great, let's do 10:30 am. We'll call you then.

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

[Quoted text hidden]

Warren, Andrea <Andrea.Warren@alston.com> Wed, Dec 18, 2019 at 9:22 AM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kimberly Henry <kimberly.henry@lacity.org>

Sounds great. Thanks so much. Look forward to speaking on Friday.

[Quoted text hidden]

Warren, Andrea <Andrea.Warren@alston.com> Fri, Dec 20, 2019 at 11:28 AM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kimberly Henry <kimberly.henry@lacity.org>

Hi Kimberly and Bradley,

Here is my availability for the two weeks after New Years. I apologize this is a short list—I happen to have some travel out of the office those weeks. If these days don't work, I can definitely find more times the week of Jan. 20.

- **January 8th**: Anytime after 2 pm
- **January 13th**: Anytime between 9:30 am and 4:30 pm
- **January 14th**: Anytime between 11 and 4:30 pm

Hope you both have great holidays next week!

Best,

Andrea

Andrea Warren |213.576.2518

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Wednesday, December 18, 2019 9:20 AM

[Quoted text hidden]

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Mon, Dec 23, 2019 at 9:50 AM
To: "Warren, Andrea" <Andrea.Warren@alston.com>
Cc: Kimberly Henry <kimberly.henry@lacity.org>

Hi Andrea,

Thank you for getting back to us with those dates and times. After coordinating with Lambert's schedule, Monday 1/13 at 10 am works best for us.

In what format were you thinking of doing your presentation? Our conference room has a touch screen board that you may use if that would be helpful. You'd just need to bring any digital files on a flash drive or be able to access them on the internet.

Have a great holiday season!

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

[Quoted text hidden]

Warren, Andrea <Andrea.Warren@alston.com> Mon, Dec 23, 2019 at 10:20 AM

To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kimberly Henry <kimberly.henry@lacity.org>

Hi Bradley,

That's great. Thanks so much for confirming. I will see you on 1/13 at 10 am. I won't have a formal presentation to run through, so non need for access to screen. I was planning to summarize the reports for you, running through the paper copies.

Look forward to see you after the new year. Hope you have a great few holidays weeks.

[Quoted text hidden]

Connect Create Collaborate

Bradley Furuya <bradley.furuya@lacity.org>

Re: Barry Building in Brentwood

6 messages

Lambert Giessinger <lambert.giessinger@lacity.org> Wed, Mar 11, 2020 at 11:13 AM
To: Len Nguyen <len.nguyen@lacity.org>
Cc: Melissa Jones <melissa.jones@lacity.org>, Bradley Furuya <bradley.furuya@lacity.org>, Kimberly Henry <kimberly.henry@lacity.org>

Hi Len,

Yes, we can have a meeting. I've looped-in Kimberly Henry and Bradley Furuya of Major Projects who are working on the EIR. I have availability on Friday March 20, if that works for you and the others.

Lambert

On Thu, Mar 5, 2020, 1:46 PM Len Nguyen <len.nguyen@lacity.org> wrote:

> Lambert & Melissa,
>
> Do you have any time in the near future to sit down to discuss the Barry Building? I am told the owner applied for a demo permit.
>
> Thanks,
>
> **Len Nguyen**
> *Senior Planning Deputy*
> Councilmember Mike Bonin
> City of Los Angeles
> 213-473-7011 | www.11thdistrict.com
>
> MIKE BONIN
> Getting Things Done for Our Neighborhoods
> Councilmember, 11th District
>
> **Sign Up for Mike's Email Updates**
>
> ***Download the City of Los Angeles MyLA311 app for smartphones!***
>
> Android app on Google Play Download the app on the Apple store
>
> MyLA311 links Angelenos with the services and information they need to enjoy their city, beautify their community and stay connected with their local government. With MyLA311, City of Los Angeles information and services are just a few taps away.

Kimberly Henry <kimberly.henry@lacity.org> Wed, Mar 11, 2020 at 1:07 PM
To: Lambert Giessinger <lambert.giessinger@lacity.org>
Cc: Len Nguyen <len.nguyen@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, Bradley Furuya <bradley.furuya@lacity.org>

I will be out of the office on Friday, March 20.

LOS ANGELES CITY PLANNING

Kimberly Henry
City Planner
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org

T: (213) 847-3688
E-NEWS

[Quoted text hidden]

Lambert Giessinger <lambert.giessinger@lacity.org> Fri, Mar 13, 2020 at 4:25 PM
To: Bradley Furuya <bradley.furuya@lacity.org>, Kimberly Henry <kimberly.henry@lacity.org>
Cc: Len Nguyen <len.nguyen@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

Bradley- can we go ahead without Kimberly next Friday at 11:00 AM? Len said he can come to Fig Plaza. Thanks

LOS ANGELES CITY PLANNING

Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648
E-NEWS

[Quoted text hidden]

Len Nguyen <len.nguyen@lacity.org> Wed, Mar 18, 2020 at 11:31 AM
To: Lambert Giessinger <lambert.giessinger@lacity.org>
Cc: Bradley Furuya <bradley.furuya@lacity.org>, Kimberly Henry <kimberly.henry@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

Actually, I need to postpone Friday. I am sorry but CD11 is canceling in person meetings for the next two weeks. Will be in touch in two weeks.

Regards,

Len Nguyen
Senior Planning Deputy
Councilmember Mike Bonin
City of Los Angeles
213-444-3508 | www.11thdistrict.com

MIKE BONIN
Getting Things Done for Our Neighborhoods
Councilmember, 11th District

Sign Up for Mike's Email Updates

Download the City of Los Angeles MyLA311 app for smartphones!

Download on the App Store GET IT ON Google Play

MyLA311 links Angelenos with the services and information they need to enjoy their city, beautify their community and stay connected with their local government. With MyLA311, City of Los Angeles information and services are just a few taps away.

[Quoted text hidden]

Kimberly Henry <kimberly.henry@lacity.org> Wed, Mar 18, 2020 at 11:59 AM
To: Len Nguyen <len.nguyen@lacity.org>
Cc: Lambert Giessinger <lambert.giessinger@lacity.org>, Bradley Furuya <bradley.furuya@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

Hi Len,

Thank you for the update. We will wait to hear back from you for rescheduling.

Best,
Kimberly

Kimberly Henry
City Planner
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3688
E-NEWS

[Quoted text hidden]

Lambert Giessinger <lambert.giessinger@lacity.org> Wed, Mar 18, 2020 at 12:56 PM
To: Len Nguyen <len.nguyen@lacity.org>
Cc: Bradley Furuya <bradley.furuya@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, Kimberly Henry <kimberly.henry@lacity.org>

Thanks Len. Keep us posted on rescheduling.

Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648
E-NEWS

[Quoted text hidden]

Connect Create Collaborate

Bradley Furuya <bradley.furuya@lacity.org>

Barry Building - Draft Initial Study (Case No. ENV-2019-6645-EIR)

16 messages

Warren, Andrea <Andrea.Warren@alston.com> Tue, Mar 3, 2020 at 10:59 AM
To: Kimberly Henry <kimberly.henry@lacity.org>, Bradley Furuya <bradley.furuya@lacity.org>
Cc: Stacie Henderson <stacie@ceqa-nepa.com>

Hi Kimberly and Bradley,

I hope all is going well. For the environmental review of the demolition permit for the Barry Building (Environmental Case No. ENV-2019-6645-EIR), I wanted to check in briefly on the status of the draft Initial Study and introduce you to the consultant who has been helping from CAJA Environmental Services, LLC—Stacie Henderson (cc'd here). The draft Initial Study is nearly complete, and Stacie should be sending you a draft for the City to start its review next week.

We will be in touch next week, and are happy to answer any questions in the meantime.

Best,

Andrea

Andrea S. Warren

Alston & Bird LLP I Senior Associate

333 South Hope Street, 16th Floor

Los Angeles, CA 90071

Direct 213.576.2518

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.

Kimberly Henry <kimberly.henry@lacity.org> Thu, Mar 5, 2020 at 12:17 PM
To: "Warren, Andrea" <Andrea.Warren@alston.com>
Cc: Bradley Furuya <bradley.furuya@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>

Thank you, Andrea. We'll wait to hear from Stacie.

Thanks,
Kimberly

Kimberly Henry
City Planner
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3688
E-NEWS

[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com> Thu, Mar 19, 2020 at 2:07 PM
To: Kimberly Henry <kimberly.henry@lacity.org>, "Warren, Andrea" <Andrea.Warren@alston.com>
Cc: Bradley Furuya <bradley.furuya@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>

Hi Kimberly and Bradley,

It's so nice to "meet" you both. Provided below are Dropbox links to download the draft Initial Study:

Inial Study (includes both W ord and PDF versions): https://www.dropbox.com/sh/h581vzlxqtp2a0f/AAAK4jbbbKNVB0v_YdTEikJya?dl=0

Appendices: https://www.dropbox.com/sh/fah171d6sohkw7r/AADQh9jgzClBjRkhkyg9-LPka?dl=0

If you have any trouble with the links, or if you need anything else, please don't hesitate to let me know.

Kind regards,

Stacie

--
Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Kimberly Henry <kimberly.henry@lacity.org>
Sent: Thursday, March 5, 2020 12:17 PM
To: Warren, Andrea <Andrea.Warren@alston.com>
Cc: Bradley Furuya <bradley.furuya@lacity.org>; Stacie Henderson <stacie@ceqa-nepa.com>
Subject: Re: Barry Building - Dra. Ini□al Study (Case No. ENV-2019-6645-EIR)

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Fri, Mar 20, 2020 at 3:04 PM
To: Lambert Giessinger <lambert.giessinger@lacity.org>

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Fri, Mar 20, 2020 at 5:07 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Cc: Kimberly Henry <kimberly.henry@lacity.org>, "Warren, Andrea" <Andrea.Warren@alston.com>, Chris Joseph <chris@ceqa-nepa.com>

Thank you, Stacie. Kimberly and I will review the documents and get back to you with any comments or questions.

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Warren, Andrea <Andrea.Warren@alston.com> Fri, Apr 3, 2020 at 2:41 PM
To: Bradley Furuya <bradley.furuya@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>
Cc: Kimberly Henry <kimberly.henry@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>

Hi Bradley and Kimberly,

I hope this finds you both doing well and keeping safe. We just wanted to check in the Initial Study for the Barry Building demolition permit project. Please let us know if we can help answer any questions or provide any additional information as you continue your review.

Take care,

Andrea

Andrea Warren |213.576.2518

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Friday, March 20, 2020 5:07 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Cc: Kimberly Henry <kimberly.henry@lacity.org>; Warren, Andrea <Andrea.Warren@alston.com>; Chris Joseph <chris@ceqa-nepa.com>
Subject: Re: Barry Building - Draft Initial Study (Case No. ENV-2019-6645-EIR)

EXTERNAL SENDER – Proceed with caution

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Fri, Apr 3, 2020 at 8:18 PM
To: "Warren, Andrea" <Andrea.Warren@alston.com>
Cc: Stacie Henderson <stacie@ceqa-nepa.com>, Kimberly Henry <kimberly.henry@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, Alan Como <alan.como@lacity.org>

Hi Andrea,

It's good to hear from you. I've copied my new supervisor, Alan Como, on this email. He and I are making progress in reviewing and commenting on both the Initial Study and technical reports. We will contact you if we have any questions or need additional information.

Stay safe,
Bradley

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Kimberly Henry <kimberly.henry@lacity.org> Fri, Apr 3, 2020 at 8:18 PM
To: bradley.furuya@lacity.org

Hello,

Thank you for your email. I will be out of the office on Friday, April 3rd for my regular day off and will respond upon my return.

Thank you for your patience!

--
[Quoted text hidden]

Warren, Andrea <Andrea.Warren@alston.com> Fri, Apr 3, 2020 at 8:32 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Stacie Henderson <stacie@ceqa-nepa.com>, Kimberly Henry <kimberly.henry@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, Alan Como <alan.como@lacity.org>

Hi Bradley,

Thanks so much for the update. We really appreciate it. We will wait for your feedback once you finish your review.

Hope you have a nice weekend.

Best,

[Quoted text hidden]

Warren, Andrea <Andrea.Warren@alston.com> Fri, Apr 24, 2020 at 10:27 AM
To: Bradley Furuya <bradley.furuya@lacity.org>, Kimberly Henry <kimberly.henry@lacity.org>, Alan Como <alan.como@lacity.org>
Cc: Stacie Henderson <stacie@ceqa-nepa.com>, Chris Joseph <chris@ceqa-nepa.com>

Hi Bradley, Alan, and Kimberly –

I hope this still finds all of you well and staying safe.

We just wanted to check in again briefly on the Barry Building Initial Study. Please let us know if we can help answer any questions as you continue your review. We're hoping we can move forward with the next steps with an EIR as soon as possible.

Best,

Andrea

_____

Andrea Warren |213.576.2518

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Fri, Apr 24, 2020 at 4:43 PM
To: "Warren, Andrea" <Andrea.Warren@alston.com>
Cc: Kimberly Henry <kimberly.henry@lacity.org>, Alan Como <alan.como@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>, Chris Joseph <chris@ceqa-nepa.com>

Hi Andrea,

Alan and I are wrapping up our first review of the Initial Study. I don't believe that we have any questions at this time. We were also planning to check with Lambert and Ken from OHR to see if they wanted to look at the Initial Study before sending it back to you.

Take care,
Bradley

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning

LOS ANGELES CITY PLANNING
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Kimberly Henry <kimberly.henry@lacity.org> Fri, Apr 24, 2020 at 4:44 PM
To: bradley.furuya@lacity.org

Hello,

Thank you for your email. I will be out of the office on Monday, April 27th for my regular day off and will respond upon my return.

Thank you for your patience!

--
[Quoted text hidden]

Chris Joseph <chris@ceqa-nepa.com> Fri, Apr 24, 2020 at 4:46 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Andrea Warren <Andrea.Warren@alston.com>, Kimberly Henry <kimberly.henry@lacity.org>, Alan Como <alan.como@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>

Bradley, thanks.

Chris

Chris Joseph

CAJA Environmental Services, LLC
CEQA and NEPA Experts

C (310) 709-7263
O (310) 469-6701
chris@ceqa-nepa.com
www.ceqa-nepa.com

Ask me about my book “Life is a Ride” to be released (hopefully) by the end of 2020.

Los Angeles Office
15350 Sherman Way, Suite 315
Van Nuys, CA 91406

Santa Monica Office
New Address
2453 Hill Street
Santa Monica, CA 90405

[Quoted text hidden]
[Quoted text hidden]
[Quoted text hidden]

[Quoted text hidden]
[Quoted text hidden]

<image001.jpg>

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3642

<image003.png> <image005.png> <image007.png> <image009.png> <image011.png> <image013.png>

On Fri, Apr 3, 2020 at 2:41 PM Warren, Andrea <Andrea.Warren@alston.com> wrote:

> Hi Bradley and Kimberly,
>
> I hope this finds you both doing well and keeping safe. We just wanted to check in the Initial Study for the Barry Building demolition permit project. Please let us know if we can help answer any questions or provide any additional information as you continue your review.
>
> Take care,
>
> Andrea
>
> _____
>
> **Andrea Warren** |213.576.2518
>
> ---
>
> **From:** Bradley Furuya <bradley.furuya@lacity.org>
> **Sent:** Friday, March 20, 2020 5:07 PM

To: Stacie Henderson <stacie@ceqa-nepa.com>
Cc: Kimberly Henry <kimberly.henry@lacity.org>; Warren, Andrea <Andrea.Warren@alston.com>; Chris Joseph <chris@ceqa-nepa.com>
Subject: Re: Barry Building - Draft Initial Study (Case No. ENV-2019-6645-EIR)

EXTERNAL SENDER – Proceed with caution

Thank you, Stacie. Kimberly and I will review the documents and get back to you with any comments or questions.

<image031.jpg>

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3642

<image032.png> <image033.png> <image034.png> <image035.png>
<image036.png> <image037.png>

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]
[Quoted text hidden]
[Quoted text hidden]
<image038.png>

Kimberly Henry

City Planner
Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3688

<image039.png> <image040.png> <image041.png> <image042.png>
<image043.png> <image044.png>

[Quoted text hidden]

Warren, Andrea <Andrea.Warren@alston.com> Fri, Apr 24, 2020 at 8:17 PM
To: Chris Joseph <chris@ceqa-nepa.com>, Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kimberly Henry <kimberly.henry@lacity.org>, Alan Como <alan.como@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>

Hi Bradley,

Thanks so much for the update. We really appreciate it.

Any further input from Lambert and/or Ken would also be great.

Hope you have a nice weekend.

Best,

Andrea

_____

Andrea Warren |213.576.2518

From: Chris Joseph <chris@ceqa-nepa.com>
Sent: Friday, April 24, 2020 4:47 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Warren, Andrea <Andrea.Warren@alston.com>; Kimberly Henry <kimberly.henry@lacity.org>; Alan Como <alan.como@lacity.org>; Stacie Henderson <stacie@ceqa-nepa.com>
Subject: Re: Barry Building - Draft Initial Study (Case No. ENV-2019-6645-EIR)

EXTERNAL SENDER – Proceed with caution

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Mon, Apr 27, 2020 at 4:34 PM
To: "Warren, Andrea" <Andrea.Warren@alston.com>

Cc: Chris Joseph <chris@ceqa-nepa.com>, Alan Como <alan.como@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>

Hi Andrea,

Lambert and Ken are reviewing the Initial Study and we hope to have their comments back to you soon.

Best,
Bradley

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Warren, Andrea <Andrea.Warren@alston.com> Mon, Apr 27, 2020 at 4:40 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Chris Joseph <chris@ceqa-nepa.com>, Alan Como <alan.como@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>

Hi Bradley,

Thanks so much for the update. We greatly appreciate it.

[Quoted text hidden]

Connect Create Collaborate

Bradley Furuya <bradley.furuya@lacity.org>

Barry Building Initial Study

2 messages

Kathleen King <kathleen.king@lacity.org> Tue, Jul 7, 2020 at 6:25 PM
To: Bradley Furuya <bradley.furuya@lacity.org>

Hi Bradley-

Excluding AQ, GHG, and the Mandatory Findings of Sig sections, please go ahead and start reading through the IS and comments. Happy to discuss any questions you have.The document is saved here at dated 07.07.20:

N:\Project Planning\MP_EIR\MajorProjects\PROJECTS\Barry Building\Initial Study\2nd SC

Thanks-

LOS ANGELES CITY PLANNING

Kathleen King
City Planner
Los Angeles City Planning

221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3624

E-NEWS

Bradley Furuya <bradley.furuya@lacity.org> Wed, Jul 8, 2020 at 7:24 AM
To: Kathleen King <kathleen.king@lacity.org>

Thanks, I'll take a look.

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org>

Re: Barry Building HCM

3 messages

Ken Bernstein <ken.bernstein@lacity.org> Thu, Jul 9, 2020 at 12:11 PM
To: Adrian Fine <afine@laconservancy.org>
Cc: "Lambert Giessinger (lambert.giessinger@lacity.org)" <lambert.giessinger@lacity.org>, "Shannon.Ryan@lacity.org" <Shannon.Ryan@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, Bradley Furuya <bradley.furuya@lacity.org>

Thanks, Adrian, for your message on the Barry Building. As I think you know, an EIR is being prepared to address the proposed demolition without a replacement project. This is being overseen by our Department's Major Projects section; Bradley Furuya (who previously worked in the HPOZ Unit) is the lead planner for this request, and I'm copying him here in case he has additional updates. It appears we will need to follow up separately on the removal of the louvers.

Ken

Ken Bernstein, AICP
Principal City Planner, Office of Historic Resources and Urban Design Studio
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3652
E-NEWS

On Thu, Jul 9, 2020 at 9:53 AM Adrian Fine <afine@laconservancy.org> wrote:

> Hi all,
>
> I'm checking in on the Barry Building to see where this currently stands, regarding the owner's desire to demolish or through demolition by neglect. Here's a recent picture I took of the building as it seems they've now removed the building's distinctive louvers that were located over the windows. Below is the condition of the building before the owner evicted tenants and fenced it off.
>
> Can you share any recent news on this and where this stands in terms of any city processes? Thanks much!
>
> Best, Adrian



Adrian Scott Fine

Director of Advocacy

Los Angeles Conservancy

523 West Sixth Street, Suite 826

Los Angeles, CA 90014

(213) 430-4203 | afine@laconservancy.org

-

Pronouns: He / His / Him / Mr.

The '70s Turn 50! Join us as the Conservancy explores the 1970s' lasting imprint on L.A. County's built environment, from its architecture to cultural contributions. Our year-long initiative includes a variety of events, https://www.laconservancy.org/curating-city-70s-turn-50.

laconservancy.org

E-News – Facebook – Twitter – Instagram

Membership starts at just $40

Join the Conservancy today

Adrian Fine <afine@laconservancy.org> Thu, Jul 9, 2020 at 1:25 PM
To: Ken Bernstein <ken.bernstein@lacity.org>, Bradley Furuya <bradley.furuya@lacity.org>
Cc: "Lambert Giessinger (lambert.giessinger@lacity.org)" <lambert.giessinger@lacity.org>, "Shannon.Ryan@lacity.org" <Shannon.Ryan@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

Thanks Ken, this is helpful. I was aware of the EIR but did not know where it stood.

Bradley, if you can bring me up to speed on the latest that would be great and much appreciated.

Thanks again and best, Adrian

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Thu, Jul 9, 2020 at 4:49 PM
To: Adrian Fine <afine@laconservancy.org>
Cc: Ken Bernstein <ken.bernstein@lacity.org>, "Lambert Giessinger (lambert.giessinger@lacity.org)" <lambert.giessinger@lacity.org>, "Shannon.Ryan@lacity.org" <Shannon.Ryan@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

Hi Adrian,

I'm happy to provide an update. Major Projects is currently reviewing the second screen check of the Initial Study. We will continue to work closely with OHR on this project, so feel free to contact either of us if you have any further questions.

-Bradley

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Affidavit of Certified AB 52 Mailing

On July 27, 2020, I mailed by certified U.S. Mail, to the persons and/or entities on the attached AB 52 Contact List, a copy of the AB 52 letter for the project at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049 (ENV-2019-6645-EIR)

Andrea Schultz

Andrea Schultz

July 27, 2020

DEPARTMENT OF CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE
HELEN LEUNG
KAREN MACK
MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

AB 52 Native American Heritage Commission Tribal Consultation List

October 28, 2019

Note: The following list of Native American tribes have requested that the City of Los Angeles, as lead agency, provide, in writing, notification to the tribe of projects in the tribe's area of traditional and cultural affiliation. (Pub. Resources Code § 21080.3.1 (b)). This list is updated with current tribal contact information from the California State Native American Heritage Commission, as of 10/28/2019.

Fernandeño Tataviam Band of Mission Indians
Rudy Ortega, Tribal President
1019 Second Street, Ste. 1
San Fernando, CA 91340
Phone: (818) 837-0794
Email: rortega@tataviam-nsn.us

Fernandeño Tataviam Band of Mission Indians
Jairo Avila, Tribal Historic and Cultural Preservation Officer
1019 Second Street, Ste. 1
San Fernando, CA 91340
Phone: (818) 837-0794
Email: jairo.avila@tataviam-nsn.us

Gabrieleño Band of Mission Indians – Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA 91723
Phone: (626) 926-4131
Email: admin@gabrielenoindians.org

Gabrielino/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA 91778
Phone: (626) 483-3564
Email: GTTribalcouncil@aol.com

Gabrielino/Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231
Los Angeles, CA 90012
Phone: (951) 807-0479
Email: sgoad@gabrielino-tongva.com

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Chairperson
P.O. Box 490
Bellflower, CA 90707
Phone: (562) 761-6417
Email: gtongva@gmail.com

Gabrielino-Tongva Tribe
Attn: Charles Alvarez
23454 Vanowen Street
West Hills, CA 91307
Phone: (310) 403-6048
Email: roadkingcharles@aol.com

San Fernando Band of Mission Indians
Donna Yocum, Chairperson
P.O. Box 221838
Newhall, CA 91322
Phone: (503) 539-0933
Email: ddyocum@comcast.net

Soboba Band of Luiseño Indians
Scott Cozart, Chairperson
P.O. Box 487
San Jacinto, CA 92581
Phone: (951) 654-2765
Email: jontiveros@soboba-nsn.gov

Torres Martinez Desert Cahuilla Indians
Thomas Tortez, Chairperson
PO Box 1160
Thermal, CA 92274
Phone: (760) 397-0300
Email: tmchair@torresmartinez.org

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total P
$

Sent T
Street
City, Si

Postmark Here

Fernandeño Tataviam Band of Mission Indians
Rudy Ortega, Tribal President
1019 Second Street, Ste. 1
San Fernando, CA 91340

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0000 1280 6377

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Post
$

Sent To
Street and
City, State

Postmark Here

Fernandeño Tataviam Band of Mission Indians
Jairo Avila, Tribal Historic and
Cultural Preservation Officer
1019 Second Street, Ste. 1
San Fernando, CA 91340

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0000 1280 6384

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total I
$

Sent T
Street
City, S

Postmark Here

Gabrieleño Band of Mission Indians – Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA 91723

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0000 1280 6391

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Po
$

Sent To
Street ar
City, Sta

Postmark Here

Gabrielino/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA 91778

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0000 1280 6407

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total I
$

Sent T
Street
City, S

Postmark Here

Gabrielino/Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231
Los Angeles, CA 90012

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0000 1280 6414

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pc
$

Sent To
Street a
City, St

Postmark Here

Gabrielino Tongva Indians of Califcrnia
Tribal Council
Robert F. Dorame, Chairperson
P.O. Box 490
Bellflower, CA 90707

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0000 1280 6421

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total P
$

Sent T
Street
City, Si

Postmark Here

Gabrielino-Tongva Tribe
Attn: Charles Alvarez
23454 Vanowen Street
West Hills, CA 91307

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0000 1280 6438

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total I
$

Sent T
Street
City, S

Postmark Here

San Fernando Band of Mission Indians
Donna Yocum, Chairperson
P.O. Box 221838
Newhall, CA 91322

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0000 1280 6445

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total I
$

Sent T
Street
City, S

Postmark Here

Soboba Band of Luiseño Indians
Scott Cozart, Chairperson
P.O. Box 487
San Jacinto, CA 92581

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0000 1280 6452

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pos
$

Sent To
Street an
City, Stat

Postmark Here

Torres Martinez Desert Cahuilla Indians
Thomas Tortez, Chairperson
PO Box 1160
Thermal, CA 92274

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0000 1280 6469

Connect Create Collaborate

Bradley Furuya <bradley.furuya@lacity.org>

Barry Building AB 52 letters

11 messages

Bradley Furuya <bradley.furuya@lacity.org> Thu, Jul 16, 2020 at 2:03 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>

Hi Stacie,

We've been reviewing the second screen check of the initial study and noticed that Tribal-Cultural resources have been scoped out. Have the AB 52 letters been prepared and sent yet? If not, let me know, and I can begin drafting them.

Thanks,
Bradley

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

Stacie Henderson <stacie@ceqa-nepa.com> Thu, Jul 16, 2020 at 2:09 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Chris Joseph <chris@ceqa-nepa.com>

Hi Bradley,

I don't believe the AB 52 le ers have been prepared or sent yet. We scoped it out based on the limited ground disturbance but certainly understand that the project would have to comply with AB 52. Let me know if there is anything you need from us to prepare the le ers, or if you'd like us to prepare dras of thea le ers.

Thank you!

Stacie

--
Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Thursday, July 16, 2020 2:03 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Subject: Barry Building AB 52 le ers

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Thu, Jul 16, 2020 at 3:29 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Cc: Chris Joseph <chris@ceqa-nepa.com>

Hi Stacie,

Thanks for getting back to me. That's what I thought. I will begin drafting the letters and let you know when they have been uploaded to dropbox and are ready to be sent out.

-Bradley

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com> Thu, Jul 16, 2020 at 4:09 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Chris Joseph <chris@ceqa-nepa.com>

Sounds good. Thank you!

--
Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Thursday, July 16, 2020 3:29 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Cc: Chris Joseph <chris@ceqa-nepa.com>
Subject: Re: Barry Building AB 52 le ers

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Tue, Jul 21, 2020 at 1:02 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Cc: Chris Joseph <chris@ceqa-nepa.com>

Hi Stacie,

The AB 52 letters are about ready to be uploaded to dropbox. Since they have to be sent via certified mail, what date would you like me to use on the letters?

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com> Tue, Jul 21, 2020 at 1:06 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Chris Joseph <chris@ceqa-nepa.com>

Hi Bradley,

Can you date them for July 27th?

Thank you!

Stacie

--
Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Tuesday, July 21, 2020 1:02 PM
[Quoted text hidden]

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Tue, Jul 21, 2020 at 2:43 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Cc: Chris Joseph <chris@ceqa-nepa.com>

Sure. The letter and AB 52 contact list have been uploaded to dropbox. Please let me know if you have any issues accessing the files. Once the letters have been sent via certified mail, please be sure to send us an affidavit of mailing.

Thank you,

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com> Tue, Jul 21, 2020 at 3:11 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Chris Joseph <chris@ceqa-nepa.com>

Thank you, Bradley! I have downloaded the le ers and contact list. As soon as they are sent, we'll get you the affidavit of mailing.

Stacie

--
Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Tuesday, July 21, 2020 2:43 PM
[Quoted text hidden]

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Tue, Jul 21, 2020 at 4:14 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Cc: Chris Joseph <chris@ceqa-nepa.com>

Great, thanks, Stacie.

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org

T: (213) 847-3642

E-NEWS

[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com> Mon, Jul 27, 2020 at 11:09 AM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Chris Joseph <chris@ceqa-nepa.com>

Hi Bradley,

A ached is the affidavit of mailing for your files. Please don't hesitate to let me know if you need anything else.

Stacie

--
Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Tuesday, July 21, 2020 4:14 PM
[Quoted text hidden]

[Quoted text hidden]

Affidavit of Certified AB 52 Mailing.pdf
550K

Bradley Furuya <bradley.furuya@lacity.org> Mon, Jul 27, 2020 at 3:48 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Cc: Chris Joseph <chris@ceqa-nepa.com>

Confirming receipt. Thanks, Stacie!

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

[Quoted text hidden]

Connect Create Collaborate

Bradley Furuya <bradley.furuya@lacity.org>

CD 11 Interested Parties for Barry Building

1 message

Kathleen King <kathleen.king@lacity.org> Thu, Jul 30, 2020 at 3:11 PM
To: Bradley Furuya <bradley.furuya@lacity.org>

Bradley

I've added the following CD 11 Staff to the interested parties list for the Barry Building project:

Deputy Chief of Staff: Krista Kline: krista.kline@lacity.org
Senior Planning Deputy: Len Nguyen: len.nguyen@lacity.org

Thanks-

LOS ANGELES CITY PLANNING

Kathleen King
City Planner
Los Angeles City Planning

221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3624

E-NEWS

Bradley Furuya <bradley.furuya@lacity.org>

FTBMI AB52 ENV-2019-6645-EIR

2 messages

Jairo Avila <jairo.avila@tataviam-nsn.us> Tue, Aug 4, 2020 at 9:35 AM
To: "bradley.furuya@lacity.org" <bradley.furuya@lacity.org>

Case No.:ENV-2019-6645-EIR
Address: 11973-11975 San Vincent Blvd - Los Angeles, CA 90049

Hello Bradley,

On behalf of the Tribal Historic and Cultural Preservaon Departmen t of the Fernandeño Tataviam Band of Mission Indians (FTBMI), thank you for the formal nofic aon le er and opportunity to comment on the proposed 11973-11975 San Vincent Blvd Project. This project is situated outside the FTBMI's ancestral Tribal boundaries. The FTBMI would like to defer consultaon f or this project to members of the Gabrielino Indian Tribe.

Best,

Note: the Fernandeño Tataviam Band of Mission Indians' Tribal Administration Office is closed to non-employees until further notice. Please contact me via phone or e-mail. Thank you

Jairo F. Avila, M.A., RPA.
Tribal Historic and Cultural Preservaon Offic er

Fernandeño Tataviam Band of Mission Indians
1019 Second Street, Suite 1
San Fernando, California 91340
Office: (818) 837-0794
Website: http://www.tataviam-nsn.us

Bradley Furuya <bradley.furuya@lacity.org> Tue, Aug 4, 2020 at 4:17 PM
To: Jairo Avila <jairo.avila@tataviam-nsn.us>

Hi Jairo,

Confirming receipt of your email. Thank you for the prompt response.

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

[Quoted text hidden]

REFERRAL FORMS:

TRANSPORTATION STUDY ASSESSMENT

DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

RELATED CODE SECTION: Los Angeles Municipal Code Section 16.05 and various code sections.

PURPOSE: The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

GENERAL INFORMATION

- Administrative: Prior to the submittal of a referral form with LADOT, a Planning case must have been filed with the Department of City Planning.
- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.
- Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at **http://ladot.lacity.org**.
- A transportation study is not needed for the following project applications:
    - Ministerial / by-right projects
    - Discretionary projects limited to a request for change in hours of operation
    - Tenant improvement within an existing shopping center for change of tenants
    - Any project only installing a parking lot or parking structure
    - Time extension
    - Single family home (unless part of a subdivision)
- This Referral Form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT.

SPECIAL REQUIREMENTS

When submitting this referral form to LADOT, include the completed documents listed below.

☐ Copy of Department of City Planning Application (CP-7771.1).

☐ Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.

☐ If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.

☐ Copy of project-specific VMT Calculator[1] analysis results.

TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW

LADOT DEVELOPMENT SERVICES DIVISION OFFICES: Please route this form for processing to the appropriate LADOT Office as follows:

Metro	**West LA**	**Valley**
213-972-8482	*213-485-1062*	*818-374-4699*
100 S. Main St, 9th Floor	7166 W. Manchester Blvd	6262 Van Nuys Blvd, 3rd Floor
Los Angeles, CA 90012	Los Angeles, CA 90045	Van Nuys, CA 91401

1. PROJECT INFORMATION

Case Number: ENV-2019-6645-EIR

Address: 11973-11975 San Vicente Boulevard, Los Angeles, CA

Project Description: Demolition of a vacant 13,956 sf commerrical building, commonly known as the Barry Building, a designated City of Los Angeles Historic-Cultural Monument. No new development is proposed as part of the Project.

Seeking Existing Use Credit (will be calculated by LADOT): Yes _____ No ✓ Not sure _____

Applicant Name: 11973 San Vicente, LLC (contact info of Applicant's agent provided below)

Applicant E-mail: greg.berlin@alston.com Applicant Phone: (213) 576-1045

Planning Staff Initials: _____ **Date:** _____

2. PROJECT REFERRAL TABLE

	Land Use (list all)	**Size / Unit**	**Daily Trips**[1]
Proposed[1]	N/A	N/A	N/A
	Total trips[1]*:*		N/A

a. Does the proposed project involve a discretionary action? **Yes** ☑ **No** ☐

b. Would the proposed project generate 250 or more daily vehicle trips[2]? **Yes** ☐ **No** ☑

c. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station[3]? **Yes** ☐ **No** ☑

If **YES** to **a.** and **b.** or **c.**, or to **all** of the above, the Project must be referred to LADOT for further assessment.

Verified by: Planning Staff Name:_____ Phone: _____

Signature: _____ Date: _____

[1] Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.

[2]To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's VMT Calculator User Guide and the LADOT Transportation Assessment Guidelines (available on the LADOT website).

[3] Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

TO BE COMPLETED BY LADOT

3. PROJECT INFORMATION

	Land Use (list all)	**Size / Unit**	**Daily Trips**
Proposed			
	Total new trips:		
Existing			
	Total existing trips:		
	Net Increase / Decrease (+ or -)		

a. Is the project a single retail use that is less than 50,000 square feet? **Yes** ☐ **No** ☐

b. Would the project generate a net increase of 250 or more daily vehicle trips? **Yes** ☐ **No** ☐

c. Would the project result in a net increase in daily VMT? **Yes** ☐ **No** ☐

d. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station? **Yes** ☐ **No** ☐

e. Does the project trigger Site Plan Review (LAMC 16.05)? **Yes** ☐ **No** ☐

f. Project size:

- **i.** Would the project generate a net increase of 1,000 or more daily vehicle trips? **Yes** ☐ **No** ☐
- **ii.** Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? **Yes** ☐ **No** ☐
- **iii.** Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? **Yes** ☐ **No** ☐

VMT Analysis (CEQA Review)
If **YES** to **a.** and **NO** to **d.** a VMT analysis is **NOT** required.
If **YES** to both **b.** and **c.**; or to **d.** a VMT analysis **is** required.

Access, Safety, and Circulation Assessment (Corrective Conditions)
If **YES** to **b.**, a project access, safety, and circulation evaluation may be required.
If **YES** to **e.** and either **f.i.**, **f.ii.**, or **f.iii.**, an access assessment may be required.

LADOT Comments:

Please note that this form is not intended to address the prcject's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.

4. Specific Plan with Trip Fee or TDM Requirements: **Yes** ☐ **No** ☐

Fee Calculation Estimate: _____

VMT Analysis Required (Question b. satisfied): **Yes** ☐ **No** ☐

Access, Safety, and Circulation Evaluation Required (Question b. satisfied): **Yes** ☐ **No** ☐

Access Assessment Required (Question b., e., and either f.i., f.ii. or f.iii satisfied): **Yes** ☐ **No** ☐

Prepared by DOT Staff Name: _____ Phone: _____

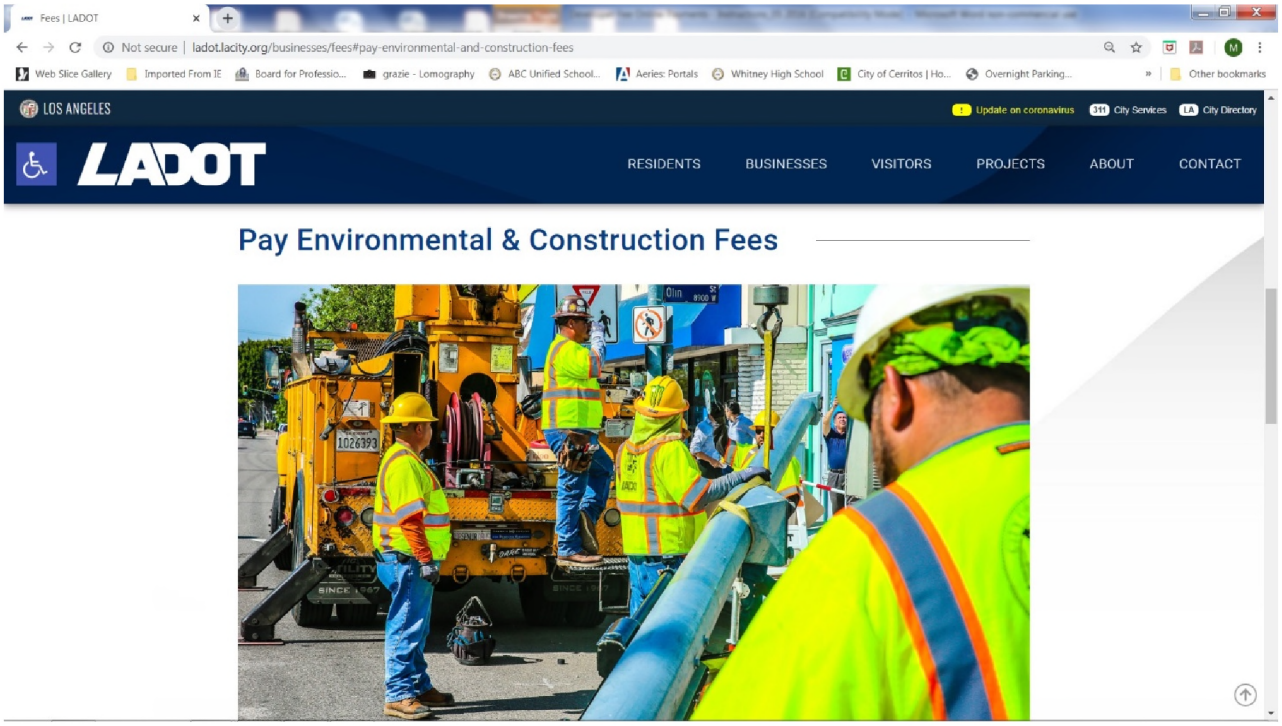
Signature: _____ Date: _____

Submitting LADOT Developer Fee Payments Online

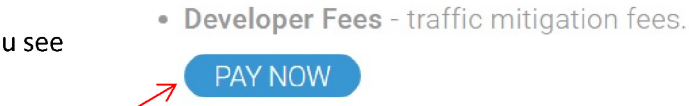
Before you submit your fee online, please have the following items ready:

- Credit Card* (Only VISA, MasterCard or Discover credit cards are currently accepted)
- Card Verification Value (CVV2) from the back of your credit card
- Invoice Number for your payment
- Name of the LADOT Staff who prepared the invoice

1. To pay Developer fees online, go to http://ladot.lacity.org/businesses/fees#pay-environmental-and-construction-fees



2. Scroll down until you see

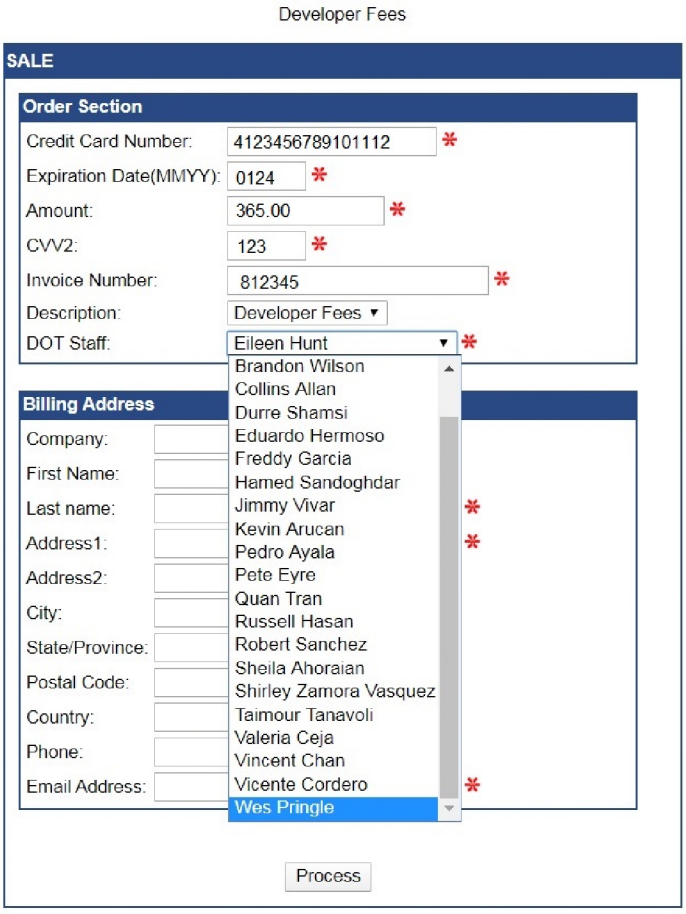


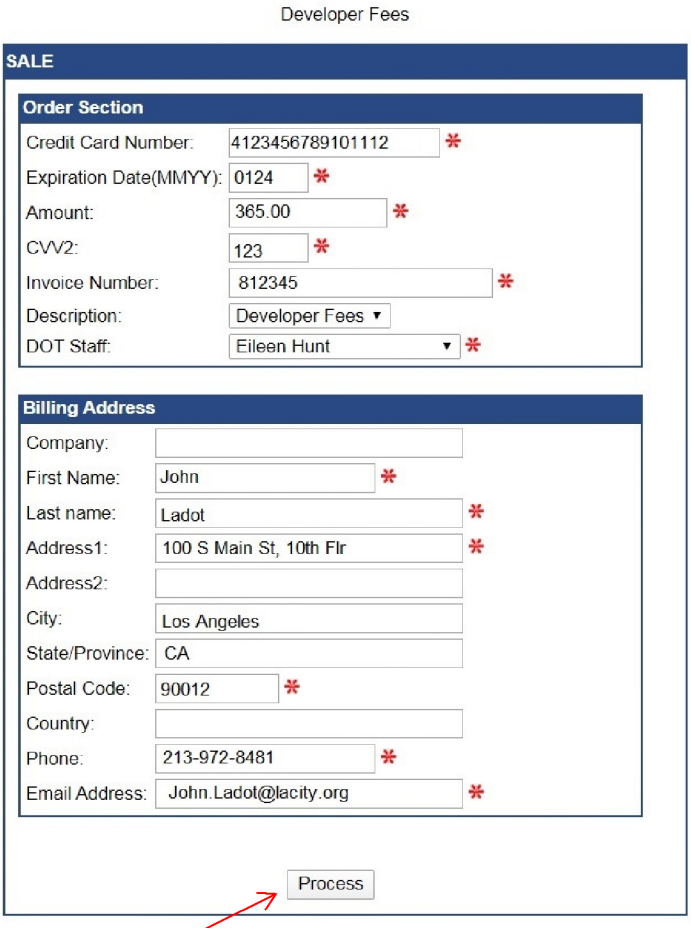
Click on PAY NOW

3. Enter your information on the following screen.

   The CVV2 is the number from the back of your credit card.

   Please use the drop down menu and click on the appropriate DOT Staff.



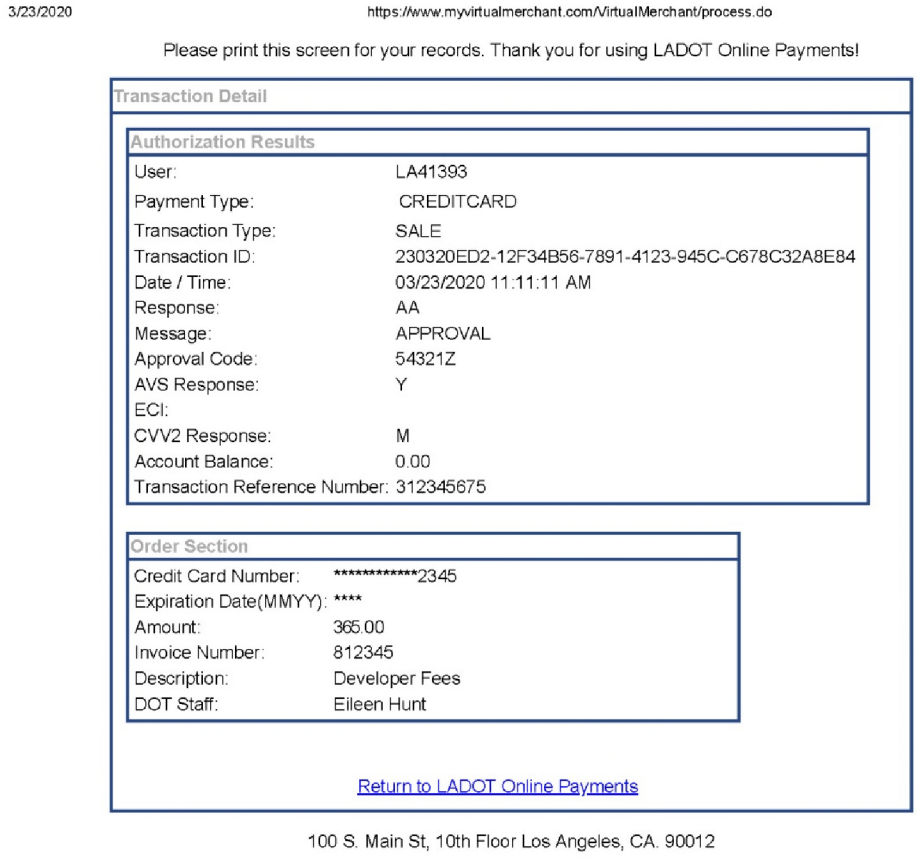


When you have finished entering your information, click on Process.

4. If there is a transaction error, you will receive a message indicating so. Please contact the appropriate LADOT staff person.

   If there is no transaction error, you will be taken to the confirmation page. Please save the confirmation page for your records and kindly email it to LADOT Staff

   Once LADOT Staff has confirmation of payment, they can proceed to review your project.



3/23/2020 https://www.myvirtualmerchant.com/VirtualMerchant/process.do

Please print this screen for your records. Thank you for using LADOT Online Payments!

Transaction Detail

Authorization Results

User:	LA41393
Payment Type:	CREDITCARD
Transaction Type:	SALE
Transaction ID:	230320ED2-12F34B56-7891-4123-945C-C678C32A8E84
Date / Time:	03/23/2020 11:11:11 AM
Response:	AA
Message:	APPROVAL
Approval Code:	54321Z
AVS Response:	Y
ECI:	
CVV2 Response:	M
Account Balance:	0.00
Transaction Reference Number:	312345675

Order Section

Credit Card Number:	**********2345
Expiration Date(MMYY):	****
Amount:	365.00
Invoice Number:	812345
Description:	Developer Fees
DOT Staff:	Eileen Hunt

Return to LADOT Online Payments

100 S. Main St, 10th Floor Los Angeles, CA. 90012

Bradley Furuya <bradley.furuya@lacity.org>

11973 San Vicente TA Referral Form

8 messages

Emily Wong <ewong@gibsontrans.com> Tue, Aug 4, 2020 at 4:10 PM
To: Pedro Ayala <pedro.ayala@lacity.org>, Kathleen King <kathleen.king@lacity.org>
Cc: Sarah Drobis <sdrobis@gibsontrans.com>, "bradley.furuya@lacity.org" <bradley.furuya@lacity.org>

Hi Pedro & Kathleen,

Attached for your review is the Transportation Study Assessment Referral Form for the 11973 San Vicente Boulevard project. Please forward the online payment instructions for the Referral Form review fee at your earliest convenience.

Feel free to contact us if you have any questions or comments.

Thank you,

Emily

Emily Wong

Gibson Transportation Consulting, Inc.

555 W. 5th Street, Suite 3375
Los Angeles, CA 90013

www.gibsontransportation.com

(213) 683-0088 phone

(213) 683-0033 fax

ENV-2019-6645-EIR - 11973 San Vicente TA Referral Form.pdf
249K

Bradley Furuya <bradley.furuya@lacity.org> Thu, Aug 6, 2020 at 1:01 PM
To: Emily Wong <ewong@gibsontrans.com>
Cc: Pedro Ayala <pedro.ayala@lacity.org>, Kathleen King <kathleen.king@lacity.org>, Sarah Drobis <sdrobis@gibsontrans.com>

Hi Emily,

What online payment instructions are you referring to? Based on language in the form, it sounds like you need to coordinate with LADOT Development Services Office to arrange payment with LADOT. See the fourth bullet point on page 1.

-Bradley

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Emily Wong <ewong@gibsontrans.com> Thu, Aug 6, 2020 at 1:20 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Pedro Ayala <pedro.ayala@lacity.org>, Kathleen King <kathleen.king@lacity.org>, Sarah Drobis <sdrobis@gibsontrans.com>

Hi Bradley,

That's correct. Pedro Ayala (copied here) is the LADOT staff member who can provide us with the online payment information.

Thank you,

Emily

Emily Wong

Gibson Transportation Consulting, Inc.

555 W. 5th Street, Suite 3375
Los Angeles, CA 90013

www.gibsontransportation.com

(213) 683-0088 phone

(213) 683-0033 fax

[Quoted text hidden]

Pedro Ayala <pedro.ayala@lacity.org> Mon, Aug 10, 2020 at 12:21 PM
To: Emily Wong <ewong@gibsontrans.com>
Cc: Kathleen King <kathleen.king@lacity.org>, Sarah Drobis <sdrobis@gibsontrans.com>, "bradley.furuya@lacity.org" <bradley.furuya@lacity.org>

11973 W. San Vicente Bl.: Demo Commercial Bldg - DOT Referral Form (WLA20-109994)

Emily,

Is the Referral Form being required by LA City Planning due to the historic building designation?

Since there is no trip generation involved and knowing the recommended outcome, I want to make sure it is a requirement for the project.
Usually, we ask applicants to obtain from the City Planning Associate verification and signature on the Form Project Referral Table page. I will prepare and provide the payment information once you confirm and provide a City Planning signed form.

Let me know if you have any questions.

Have a nice day.
--

Pedro B. Ayala

Transportation Engineering Associate III
West LA / Coastal Development Review

Los Angeles Department of Transportation
213.485.1062

**********Confidentiality Notice**********

This electronic message transmission contains information from the Los Angeles Department of Transportation, which may be confidential. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the content of this information is prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the original message and any attachment without reading or saving in any matter.

On Tue, Aug 4, 2020 at 4:10 PM Emily Wong <ewong@gibsontrans.com> wrote:
[Quoted text hidden]

Emily Wong <ewong@gibsontrans.com> Mon, Aug 10, 2020 at 12:32 PM
To: Pedro Ayala <pedro.ayala@lacity.org>
Cc: Kathleen King <kathleen.king@lacity.org>, Sarah Drobis <sdrobis@gibsontrans.com>, "bradley.furuya@lacity.org" <bradley.furuya@lacity.org>

Hi Pedro,

Yes, the Referral Form is being requested for the Project to confirm that the preparation of a transportation assessment report would not be required.

Kathleen & Bradley – Please forward your verification of the Referral Form to Pedro once you have completed your review.

Please feel free to contact us if you have any questions.

Thank you!

Emily

Emily Wong

Gibson Transportation Consulting, Inc.

555 W. 5th Street, Suite 3375
Los Angeles, CA 90013

www.gibsontransportation.com

(213) 683-0088 phone

(213) 683-0033 fax

From: Pedro Ayala <pedro.ayala@lacity.org>
Sent: Monday, August 10, 2020 12:22 PM
To: Emily Wong <ewong@gibsontrans.com>
Cc: Kathleen King <kathleen.king@lacity.org>; Sarah Drobis <sdrobis@gibsontrans.com>; bradley.furuya@lacity.org
Subject: Re: 11973 San Vicente TA Referral Form

11973 W. San Vicente Bl.: Demo Commercial Bldg - DOT Referral Form (WLA20-109994)

[Quoted text hidden]

Pedro Ayala <pedro.ayala@lacity.org> Mon, Aug 10, 2020 at 1:38 PM
To: Emily Wong <ewong@gibsontrans.com>
Cc: Kathleen King <kathleen.king@lacity.org>, Sarah Drobis <sdrobis@gibsontrans.com>, "bradley.furuya@lacity.org" <bradley.furuya@lacity.org>, Valeria Ceja <valeria.ceja@lacity.org>, Freddy Garcia <freddy.garcia@lacity.org>

11973 W. San Vicente Bl.: Demo Commercial Bldg - DOT Referral Form (WLA20-109994)
DOT Referral Form Issuance

Emily,

Here is the Online payment information (please let me know the name on the credit card being used to process the payment):

Following are the instructions and the link for the Online payment of the **fee** applicable to ***the Completion and Issuance of the DOT Referral Form*** for your ***Commercial Building Demolition*** Project (see attachment).

Please access the DOT ***Developer Fees*** from following link:

http://ladot.lacity.org/businesses/fees#pay-environmental-and-construction-fees

and proceed to pay the **$430 LADOT Referral Form Issuance fee** by using **Invoice No. 802056** and by selecting my name **Pedro Ayala** from the **DOT Staff** drop down menu.

Once you complete the process, please email me a copy of the payment confirmation page. If that is not possible, at least send me the 6-digit Approval Code and the date and time of the transaction.

Note: the system only accepts Visa, MasterCard, Discovery, or American Express for the processing of payments.

I will be providing a receipt with your confirmation of the payment.
Once I receive the Referral Form verification from City Planning I will proceed to issue our completed Form.
[Quoted text hidden]
[Quoted text hidden]

CC Developer Fee Online Payments - Instructions_20200326 LATEST.pdf
863K

Kathleen King <kathleen.king@lacity.org> Thu, Aug 13, 2020 at 5:43 PM
To: Emily Wong <ewong@gibsontrans.com>, Bradley Furuya <bradley.furuya@lacity.org>

Hi Emily-

We confirmed with our Senior Planner and she clarified that we will not need a referral form for this project. Apologies if this has caused any confusion but please let me know if you have any questions. Thanks-Kathleen

[Quoted text hidden]

--

LOS ANGELES CITY PLANNING

Kathleen King
City Planner
Los Angeles City Planning

221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3624

E-NEWS

Emily Wong <ewong@gibsontrans.com> Mon, Aug 17, 2020 at 1:21 PM
To: Kathleen King <kathleen.king@lacity.org>, Bradley Furuya <bradley.furuya@lacity.org>
Cc: Sarah Drobis <sdrobis@gibsontrans.com>

Thank you for the update, Kathleen.

Emily

Emily Wong

Gibson Transportation Consulting, Inc.

555 W. 5th Street, Suite 3375
Los Angeles, CA 90013

www.gibsontransportation.com

(213) 683-0088 phone

(213) 683-0033 fax

[Quoted text hidden]

Connect Create Collaborate

Bradley Furuya <bradley.furuya@lacity.org>

Barry Building call

13 messages

Bradley Furuya <bradley.furuya@lacity.org> Mon, Jul 20, 2020 at 3:14 PM
To: "Berlin, Greg" <Greg.Berlin@alston.com>
Cc: Kathleen King <kathleen.king@lacity.org>

Hi Greg,

We were hoping to do a quick check-in call with you regarding the Barry Building. Do any of the following dates and times work for you?

Friday, 7/24 at 4pm
Monday 7/27 between 1-4 pm
Tuesday 7/28 at 2 pm or 4 pm

If so, let me know and I'll send an invite. it shouldn't take longer than 30 minutes.

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

Berlin, Greg <Greg.Berlin@alston.com> Mon, Jul 20, 2020 at 5:20 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kathleen King <kathleen.king@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>

Hi Bradley,

I'm free on Friday at 4 pm. I would like Stacie to join the call as well. Thanks so much.

Best,

Greg Berlin | Associate | ALSTON & BIRD

333 South Hope Street, 16th Floor | Los Angeles, CA 90071

Greg.Berlin@alston.com | t: 213.576.1045

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Monday, July 20, 2020 3:14 PM
To: Berlin, Greg <Greg.Berlin@alston.com>
Cc: Kathleen King <kathleen.king@lacity.org>
Subject: Barry Building call

EXTERNAL SENDER – Proceed with caution

[Quoted text hidden]

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.

Bradley Furuya <bradley.furuya@lacity.org> Tue, Jul 21, 2020 at 8:02 AM
To: "Berlin, Greg" <Greg.Berlin@alston.com>
Cc: Kathleen King <kathleen.king@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>, Milena Zasadzien <milena.zasadzien@lacity.org>

Great, can you also send an invite to Milena Zasadzien (copied)? She would like to join us. Thank you.

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

[Quoted text hidden]

Berlin, Greg <Greg.Berlin@alston.com> Tue, Jul 21, 2020 at 8:12 AM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kathleen King <kathleen.king@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>, Milena Zasadzien <milena.zasadzien@lacity.org>

Will do. Thanks.

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Fri, Jul 24, 2020 at 1:10 PM
To: "Berlin, Greg" <Greg.Berlin@alston.com>
Cc: Kathleen King <kathleen.king@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>

Hi Greg,

We were able to find answers to the questions that we had been planning to ask during today's call, so we don't have a need for the call anymore. That said, if you or Stacie have questions, we're happy to still hop on at 4. Let us know what you think.

Thanks,
Bradley

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Berlin, Greg <Greg.Berlin@alston.com> Fri, Jul 24, 2020 at 1:13 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kathleen King <kathleen.king@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>, "Casey, Ed" <Ed.Casey@alston.com>

Bradley,

We have a couple questions based on the City's edits, but it shouldn't take up much time. Can we still keep the call at 4? Thanks.

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Fri, Jul 24, 2020 at 1:19 PM
To: "Berlin, Greg" <Greg.Berlin@alston.com>
Cc: Kathleen King <kathleen.king@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>, "Casey, Ed" <Ed.Casey@alston.com>

Yes, we'll talk to you then.

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Berlin, Greg <Greg.Berlin@alston.com> Fri, Aug 28, 2020 at 1:34 PM
To: Bradley Furuya <bradley.furuya@lacity.org>

Hi Bradley,

Wondering whether I can borrow 5 minutes of your time today to quickly discuss Barry Building. I have a call at 2pm, but otherwise generally available. Thanks!

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Fri, Aug 28, 2020 at 2:03 PM
To: "Berlin, Greg" <Greg.Berlin@alston.com>

Hi Greg,

Sure, how about 3? Is the number in your signature the best number to reach you?

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Berlin, Greg <Greg.Berlin@alston.com> Fri, Aug 28, 2020 at 2:11 PM
To: Bradley Furuya <bradley.furuya@lacity.org>

Thanks, Bradley. Yes, 3 pm works. You can reach me at the number in my signature block.

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Fri, Aug 28, 2020 at 2:25 PM
To: "Berlin, Greg" <Greg.Berlin@alston.com>

Great, talk then.

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Fri, Aug 28, 2020 at 3:12 PM
To: "Berlin, Greg" <Greg.Berlin@alston.com>

Hi Greg,

As mentioned, Lambert Giessinger (lambert.giessinger@lacity.org) and Melissa Jones (melissa.jones@lacity.org) should be your contacts in OHR.

Best,

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning

LOS ANGELES CITY PLANNING
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Berlin, Greg <Greg.Berlin@alston.com> Fri, Aug 28, 2020 at 3:12 PM
To: Bradley Furuya <bradley.furuya@lacity.org>

Berlin, Greg has shared OneDrive files with you. To view them, click the links below.

DSC_0068.JPG
DSC_0065.JPG
DSC_0063.JPG
DSC_0061.JPG
DSC_0060.JPG
DSC_0059.JPG
DSC_0057.JPG
DSC_0056.JPG
DSC_0054.JPG
DSC_0053.JPG
DSC_0052.JPG
DSC_0051.JPG
DSC_0050.JPG
DSC_0044.JPG
DSC_0043.JPG
DSC_0042.JPG
DSC_0041.JPG
DSC_0039.JPG
DSC_0038.JPG
DSC_0036.JPG
DSC_0035.JPG
DSC_0034.JPG

DSC_0033.JPG

DSC_0031.JPG

DSC_0027.JPG

Bradley,

Please see the attached photos. Thanks.

[Quoted text hidden]




27 . 07 . 2020 09 : 41


27 . 07 . 2020 09 : 42


27 . 07 . 2020 09 : 42


27 . 07 . 2020 09 : 43


27 . 07 . 2020 09 : 43


27 . 07 . 2020 09 : 43


27 . 07 . 2020 09 : 43


27.07.2020 09:44

27.07.2020 09:44

27.07.2020 09:45

27 . 07 . 2020 09 : 45


27.07.2020 09:46


27.07.2020 09:46


27 . 07 . 2020 09 : 47

27 . 07 . 2020 10 : 05


27 . 07 . 2020 10 : 06


27.07.2020 10:06


27.07.2020 10:06


27.07.2020 10:06


27.07.2020 10:07

27.07.2020 10:07


27.07.2020 10:07


27 . 07 . 2020 10 : 32


27.07.2020 10:32

Connect Create Collaborate

Bradley Furuya <bradley.furuya@lacity.org>

Barry Building

3 messages

Berlin, Greg <Greg.Berlin@alston.com> Thu, Sep 24, 2020 at 3:33 PM
To: Bradley Furuya <bradley.furuya@lacity.org>, Kathleen King <kathleen.king@lacity.org>
Cc: "Casey, Ed" <Ed.Casey@alston.com>, Stacie Henderson <stacie@ceqa-nepa.com>, Chris Joseph <chris@ceqa-nepa.com>

Hi Bradley,

We should be sending the City our further edits to the initial study very soon. We also understand that the City would like to discuss analyzing greenhouse gas emissions for the DEIR alternatives. Do you have any availability for a call tomorrow or on Monday to discuss? Thanks very much.

Best,

Greg Berlin | Associate | ALSTON & BIRD

333 South Hope Street, 16th Floor | Los Angeles, CA 90071

Greg.Berlin@alston.com | t: 213.576.1045

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.

Bradley Furuya <bradley.furuya@lacity.org> Thu, Sep 24, 2020 at 4:46 PM
To: "Berlin, Greg" <Greg.Berlin@alston.com>
Cc: Kathleen King <kathleen.king@lacity.org>, "Casey, Ed" <Ed.Casey@alston.com>, Stacie Henderson <stacie@ceqa-nepa.com>, Chris Joseph <chris@ceqa-nepa.com>

Hi Greg,

We're happy to have a call. Unfortunately, Tuesday is the soonest we're available. Do any of these times work for you?

11-noon
2-3
4-5

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012



Planning4LA.org
T: (213) 847-3642



[Quoted text hidden]

Berlin, Greg <Greg.Berlin@alston.com> Thu, Sep 24, 2020 at 5:37 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kathleen King <kathleen.king@lacity.org>, "Casey, Ed" <Ed.Casey@alston.com>, Stacie Henderson <stacie@ceqa-nepa.com>, Chris Joseph <chris@ceqa-nepa.com>

Thanks, Bradley. We're free next Tuesday at 2 p.m. I'll circulate a conference line.

Greg Berlin | Associate | ALSTON & BIRD

333 South Hope Street, 16th Floor | Los Angeles, CA 90071

Greg.Berlin@alston.com | t: 213.576.1045

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Thursday, September 24, 2020 4:46 PM
To: Berlin, Greg <Greg.Berlin@alston.com>
Cc: Kathleen King <kathleen.king@lacity.org>; Casey, Ed <Ed.Casey@alston.com>; Stacie Henderson <stacie@ceqa-nepa.com>; Chris Joseph <chris@ceqa-nepa.com>
Subject: Re: Barry Building

EXTERNAL SENDER – Proceed with caution

[Quoted text hidden]

Connect Create Collaborate

Bradley Furuya <bradley.furuya@lacity.org>

Barry Building

25 messages

Bradley Furuya <bradley.furuya@lacity.org> Thu, May 7, 2020 at 4:36 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>, Chris Joseph <chris@ceqa-nepa.com>
Cc: "Warren, Andrea" <andrea.warren@alston.com>, Kathleen King <kathleen.king@lacity.org>

Hi Stacie, and Chris,

Thank you for your patience as we reviewed the Initial Study. The first Screen Check has been uploaded to dropbox. Please let me know if you have any trouble accessing or downloading the file. Of course, once you have a chance to read through it, we're happy to schedule a call to discuss in more detail.

Be safe,

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

Chris Joseph <chris@ceqa-nepa.com> Thu, May 7, 2020 at 4:39 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Stacie Henderson <stacie@ceqa-nepa.com>, Andrea Warren <andrea.warren@alston.com>, Kathleen King <kathleen.king@lacity.org>

Received, thank you!

Chris Joseph

CAJA Environmental Services, LLC
CEQA and NEPA Experts

C (310) 709-7263
O (310) 469-6701
chris@ceqa-nepa.com
www.ceqa-nepa.com

Ask me about my book “Life is a Ride” to be released (hopefully) by the end of 2020.

Los Angeles Office
15350 Sherman Way, Suite 315
Van Nuys, CA 91406

Santa Monica Office
New Address
2453 Hill Street
Santa Monica, CA 90405

[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com> Thu, May 7, 2020 at 5:03 PM
To: Bradley Furuya <bradley.furuya@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>
Cc: "Warren, Andrea" <andrea.warren@alston.com>, Kathleen King <kathleen.king@lacity.org>

Thank you, Bradley. I was able to download the version with City staff comments and we will keep you posted if there are items to be discussed once we have had a chance to review the comments.

Thanks again,

Stacie

--
Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Thursday, May 7, 2020 4:36 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>; Chris Joseph <chris@ceqa-nepa.com>
Cc: Warren, Andrea <andrea.warren@alston.com>; Kathleen King <kathleen.king@lacity.org>
Subject: Barry Building

[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com> Wed, Jun 24, 2020 at 9:21 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: "Warren, Andrea" <andrea.warren@alston.com>, Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Hill, Kathleen" <Kathleen.Hill@alston.com>, "Berlin, Greg" <Greg.Berlin@alston.com>

Hi Bradley,

I hope this email finds you doing well. We have revised the Inial Study based on the City's c omments and have also prepared a draft NOP. The links provided below will allow to download the files:

Revised IS and dra NOP:` https://www.dropbox.com/sh/40guoi2t4k4sl98/AADAUyNCTZrORgZ2ZppU5ZZ9a?dl=0

IS Appendices: https://www.dropbox.com/sh/fah171d6sohkw7r/AADQh9jgzClBjRkhkyg9-LPka?dl=0

IS Figures: https://www.dropbox.com/sh/qwtrt7ni5ppvexp/AABNxSQhRhzAE42jf6Vzdx7La?dl=0

If you have any trouble downloading the files, or if there's anything else you need, please don't hesitate to let me know.

Thank you,

Stacie

--
Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Thursday, May 7, 2020 4:36 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>; Chris Joseph <chris@ceqa-nepa.com>
Cc: Warren, Andrea <andrea.warren@alston.com>; Kathleen King <kathleen.king@lacity.org>
Subject: Barry Building

[Quoted text hidden]

Warren, Andrea <Andrea.Warren@alston.com> Thu, Jun 25, 2020 at 2:32 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Hill, Kathleen" <Kathleen.Hill@alston.com>, "Berlin, Greg" <Greg.Berlin@alston.com>

Hi Bradley,

I just wanted to follow-up on Stacie's email below. I'm actually about to start a maternity leave and will be out of the office for several months. My colleagues Greg Berlin and Kathleen Hill (copied here) will be working on this project in my absence. I've provided their contact info below. Stacie Henderson will still be carrying forward with finalizing the Initial Study and the future work on the Draft EIR. But I just wanted to introduce Greg and Kathleen, as they'll also likely be following up in the future.

Thanks again for all of your review and help with this project. We look forward to the next steps moving the process forward.

Take care,

Andrea

CONTACT INFO

-

Greg Berlin

Alston & Bird, Planning Director

333 S. Hope Street, 16th Floor

Los Angeles, CA 90071

Direct: (213) 576-1045

Email: Greg.Berlin@alston.com

-

Kathleen Hill

Alston & Bird, Planning Director

333 S. Hope Street, 16th Floor

Los Angeles, CA 90071

Direct: (213) 576-1056

Email: Kathleen.Hill@alston.com

Andrea Warren |213.576.2518

From: Stacie Henderson <stacie@ceqa-nepa.com>
Sent: Wednesday, June 24, 2020 9:22 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Warren, Andrea <Andrea.Warren@alston.com>; Kathleen King <kathleen.king@lacity.org>; Chris Joseph <chris@ceqa-nepa.com>; Hill, Kathleen <Kathleen.Hill@alston.com>; Berlin, Greg <Greg.Berlin@alston.com>
Subject: Re: Barry Building

EXTERNAL SENDER – Proceed with caution

[Quoted text hidden]

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.

Chris Joseph <chris@ceqa-nepa.com> Thu, Jun 25, 2020 at 2:43 PM
To: Andrea Warren <Andrea.Warren@alston.com>
Cc: Bradley Furuya <bradley.furuya@lacity.org>, Kathleen King <kathleen.king@lacity.org>, Kathleen Hill <Kathleen.Hill@alston.com>, "Berlin, Greg" <Greg.Berlin@alston.com>

Best to you, Andrea!

Chris

Chris Joseph

CAJA Environmental Services, LLC

CEQA and NEPA Experts

C (310) 709-7263
O (310) 469-6701
chris@ceqa-nepa.com
www.ceqa-nepa.com

Ask me about my book “Life is a Ride” to be released (hopefully) by the end of 2020.

Los Angeles Office
15350 Sherman Way, Suite 315
Van Nuys, CA 91406

Santa Monica Office
New Address
2453 Hill Street
Santa Monica, CA 90405

[Quoted text hidden]
[Quoted text hidden]
[Quoted text hidden]
[Quoted text hidden]

<image001.jpg>

Bradley Furuya, AICP

City Planning Associate

Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3642

<image002.png> <image003.png> <image004.png> <image005.png> <image006.png> <image007.png>

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Thu, Jun 25, 2020 at 3:52 PM
To: Chris Joseph <chris@ceqa-nepa.com>
Cc: Andrea Warren <Andrea.Warren@alston.com>, Kathleen King <kathleen.king@lacity.org>, Kathleen Hill <Kathleen.Hill@alston.com>, "Berlin, Greg" <Greg.Berlin@alston.com>

Thank you, Stacie. We are able to access and download the files. Kathleen and I will review them and get back to you with any questions.

Andrea,

It's been a pleasure to work with you. Enjoy your time off!

Greg and Kathleen,

Nice to meet the both of you.

-Bradley

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Berlin, Greg <Greg.Berlin@alston.com> Mon, Jul 13, 2020 at 9:44 AM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Hill, Kathleen" <Kathleen.Hill@alston.com>, Stacie Henderson <stacie@ceqa-nepa.com>

Hi Bradley,

I hope you had a great weekend. I'm writing to follow-up on the City's review of the IS/NOP. Please let me know if you have had a chance to review the documents and if you have any questions or comments. Thanks very much.

Best,

Greg Berlin | Associate | ALSTON & BIRD

333 South Hope Street, 16th Floor | Los Angeles, CA 90071

Greg.Berlin@alston.com | t: 213.576.1045

From: Stacie Henderson <stacie@ceqa-nepa.com>
Sent: Wednesday, June 24, 2020 9:22 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Warren, Andrea <Andrea.Warren@alston.com>; Kathleen King <kathleen.king@lacity.org>; Chris Joseph <chris@ceqa-nepa.com>; Hill, Kathleen <Kathleen.Hill@alston.com>; Berlin, Greg <Greg.Berlin@alston.com>
Subject: Re: Barry Building

EXTERNAL SENDER – Proceed with caution

Hi Bradley,

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Mon, Jul 13, 2020 at 5:32 PM
To: "Berlin, Greg" <Greg.Berlin@alston.com>
Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Hill, Kathleen" <Kathleen.Hill@alston.com>, Stacie Henderson <stacie@ceqa-nepa.com>

Hi Greg,

Thanks for checking in. Kathleen and are in the process of reviewing the IS. I don't believe that we have any questions at this time, but we will be sure to reach out if we do.

Take care,
Bradley

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Berlin, Greg <Greg.Berlin@alston.com> Mon, Jul 13, 2020 at 5:34 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Hill, Kathleen" <Kathleen.Hill@alston.com>, Stacie Henderson <stacie@ceqa-nepa.com>

Great. Thanks very much for the update.

[Quoted text hidden]

Chris Joseph <chris@ceqa-nepa.com> Mon, Jul 13, 2020 at 5:45 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: "Berlin, Greg" <Greg.Berlin@alston.com>, Kathleen King <kathleen.king@lacity.org>, "Hill, Kathleen" <Kathleen.Hill@alston.com>, Stacie Henderson <stacie@ceqa-nepa.com>

Bradley, thank you.

Chris Joseph

CAJA Environmental Services, LLC

CEQA and NEPA Experts

C (310) 709-7263
O (310) 469-6701
chris@ceqa-nepa.com
www.ceqa-nepa.com

Ask me about my book “Life is a Ride” to be released (hopefully) by the end of 2020.

Los Angeles Office
15350 Sherman Way, Suite 315
Van Nuys, CA 91406

Santa Monica Office
New Address
2453 Hill Street
Santa Monica, CA 90405

> On Jul 13, 2020, at 5:32 PM, Bradley Furuya <bradley.furuya@lacity.org> wrote:
>
> [Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Thu, Jul 23, 2020 at 3:48 PM
To: Chris Joseph <chris@ceqa-nepa.com>
Cc: "Berlin, Greg" <Greg.Berlin@alston.com>, Kathleen King <kathleen.king@lacity.org>, "Hill, Kathleen" <Kathleen.Hill@alston.com>, Stacie Henderson <stacie@ceqa-nepa.com>

Hi Chris and Stacie,

The second screen check of the IS has been uploaded to dropbox. I've also included CalEEMod comments in a word doc. Please let me know if you have any trouble accessing or downloading the files. Of course, once you have a chance to read through them, we're happy to schedule a call to discuss in more detail.

Thanks,
Bradley

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

[Quoted text hidden]

Chris Joseph <chris@ceqa-nepa.com> Thu, Jul 23, 2020 at 3:51 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: "Berlin, Greg" <Greg.Berlin@alston.com>, Kathleen King <kathleen.king@lacity.org>, "Hill, Kathleen" <Kathleen.Hill@alston.com>, Stacie Henderson <stacie@ceqa-nepa.com>

Received. Thank you.

Chris Joseph

CAJA Environmental Services, LLC
CEQA and NEPA Experts

C (310) 709-7263
O (310) 469-6701
chris@ceqa-nepa.com
www.ceqa-nepa.com

Los Angeles Office
15350 Sherman Way, Suite 315
Van Nuys, CA 91406

Santa Monica Office
1305 Ozone Avenue
Santa Monica, CA 90405

> On Jul 23, 2020, at 3:49 PM, Bradley Furuya <bradley.furuya@lacity.org> wrote:
>
> [Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com> Fri, Aug 28, 2020 at 4:57 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: "Berlin, Greg" <Greg.Berlin@alston.com>, Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>

Hi Bradley and Kathleen,

The following Dropbox link will allow you to download and review the revised Inial Study , NOP, and responses to your CalEEMod quesons: https://www.dropbox.com/sh/fg2oil9zuyawilu/AACmF7UK1tMTmD_WApr4QReZa?dl=0

And here is a link to the current version of the appendices: https://www.dropbox.com/sh/fah171d6sohkw7r/AADQh9jgzClBjRkhkyg9-LPka?dl=0

If you have any trouble downloading the files, or if there is anything else you need or would like to discuss, please don't hesitate to let me know.

Hope you both have a nice weekend!

Stacie

--
Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Thursday, July 23, 2020 3:48 PM
To: Chris Joseph <chris@ceqa-nepa.com>
Cc: Berlin, Greg <Greg.Berlin@alston.com>; Kathleen King <kathleen.king@lacity.org>; Hill, Kathleen <Kathleen.Hill@alston.com>; Stacie Henderson <stacie@ceqa-nepa.com>
Subject: Re: Barry Building

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Mon, Aug 31, 2020 at 9:16 AM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Cc: "Berlin, Greg" <Greg.Berlin@alston.com>, Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>

Hi Stacie,

We were able to download the files from dropbox. We'll review them and get back to you with any questions or comments.

Thank you,

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

[Quoted text hidden]

Chris Joseph <chris@ceqa-nepa.com> Mon, Aug 31, 2020 at 9:18 AM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Stacie Henderson <stacie@ceqa-nepa.com>, Greg Berlin <Greg.Berlin@alston.com>, Kathleen King <kathleen.king@lacity.org>

Received, thank you.

Chris Joseph

CAJA Environmental Services, LLC
CEQA and NEPA Experts

C (310) 709-7263
O (310) 469-6701
chris@ceqa-nepa.com
www.ceqa-nepa.com

Ask me about my book “Life is a Ride” to be released September 15, 2020

Los Angeles Office
15350 Sherman Way, Suite 315
Van Nuys, CA 91406

Santa Monica Office

New Address
2453 Hill Street
Santa Monica, CA 90405
[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com> Mon, Aug 31, 2020 at 10:15 AM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: "Berlin, Greg" <Greg.Berlin@alston.com>, Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>

Sounds good. Thank you, Bradley.

Also, I forgot to include two updated figures (one that was edited in response to City comments, and one new figure that was added). You can download/view these two figures here:
https://www.dropbox.com/sh/o6mdvvpd38954i2/AAAuHtFnngrsyJsbJh4osmW9a?dl=0

Thanks again,

Stacie
--
Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Monday, August 31, 2020 9:16 AM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Cc: Berlin, Greg <Greg.Berlin@alston.com>; Kathleen King <kathleen.king@lacity.org>; Chris Joseph <chris@ceqa-nepa.com>
Subject: Re: Barry Building

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Mon, Aug 31, 2020 at 1:48 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Cc: "Berlin, Greg" <Greg.Berlin@alston.com>, Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>

Received. Thank you, Stacie.



Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642



[Quoted text hidden]

Berlin, Greg <Greg.Berlin@alston.com> Wed, Sep 16, 2020 at 11:39 AM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Chris Joseph <chris@ceqa-nepa.com>, Stacie Henderson <stacie@ceqa-nepa.com>, "Casey, Ed" <Ed.Casey@alston.com>, Kathleen King <kathleen.king@lacity.org>

Hi Bradley,

I just wanted to quickly follow-up on the status of the City's review of the initial study. Please let us know if you need any further information. Thanks very much.

Best,

Greg Berlin | Associate | ALSTON & BIRD

333 South Hope Street, 16th Floor | Los Angeles, CA 90071

Greg.Berlin@alston.com | t: 213.576.1045

From: Stacie Henderson <stacie@ceqa-nepa.com>
Sent: Monday, August 31, 2020 10:15 AM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Berlin, Greg <Greg.Berlin@alston.com>; Kathleen King <kathleen.king@lacity.org>; Chris Joseph <chris@ceqa-nepa.com>
Subject: Re: Barry Building

EXTERNAL SENDER – Proceed with caution

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Wed, Sep 16, 2020 at 3:43 PM
To: "Berlin, Greg" <Greg.Berlin@alston.com>
Cc: Chris Joseph <chris@ceqa-nepa.com>, Stacie Henderson <stacie@ceqa-nepa.com>, "Casey, Ed" <Ed.Casey@alston.com>, Kathleen King <kathleen.king@lacity.org>

Hi Greg,

Kathleen and I are making good progress. We should be able to return it by the end of the week.



Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org

T: (213) 847-3642

E-NEWS

[Quoted text hidden]

Berlin, Greg <Greg.Berlin@alston.com> Wed, Sep 16, 2020 at 5:04 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Chris Joseph <chris@ceqa-nepa.com>, Stacie Henderson <stacie@ceqa-nepa.com>, "Casey, Ed" <Ed.Casey@alston.com>, Kathleen King <kathleen.king@lacity.org>

Hi Bradley,

Thanks very much for the update, we appreciate it.

Greg Berlin
Associate
ALSTON & BIRD
333 South Hope Street
Los Angeles, CA 90071
213-576-1045 (O)
Greg.Berlin@alston.com<mailto:Greg.Berlin@alston.com>

On Sep 16, 2020, at 6:44 PM, Bradley Furuya <bradley.furuya@lacity.org> wrote:

EXTERNAL SENDER – Proceed with caution

Hi Greg,

Kathleen and I are making good progress. We should be able to return it by the end of the week.

[https://docs.google.com/uc?export=download&id=14AShCgoc5nj4lRUFITyid6yIqqrW1rOW&revid=0B-Xap9inOVJSOGl6NDhDV09jUzhSbUlxV3VpaHprN3RSYWhrPQ]
<https://planning.lacity.org>

<https://planning.lacity.org/>

Bradley Furuya, AICP

City Planning Associate

Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org<http://planning4la.org>

T: (213) 847-3642

[https://lh3.googleusercontent.com/PWV9qu-r4dpQ7IjhLr_Cmf0RzoqnSGRD_id2CWFxuOH_-LGqSMFuK7sDHWMbyIt4EkUOxb-nxdgZYltAUgy_D5do6pmrJ3iSgkEWxaCE9gH7GNHFbm-CkdhBK4Lasphx8gnPs4JO]

<https://www.facebook.com/Planning4LA> [https://lh3.googleusercontent.com/9fc3OoWjUq98kaIarwFKKwAJyB-b9SGbPb5cVDPVEysyia6s2tVeeqjSRa3jC3N1vnhgsbqw51gNLegVRfInr2hCIAh4IXU38XW_QOtN_F4SNtBphIwBUUNMcjaCvxJC99RNRMg] <https://www.instagram.com/planning4la> [https://lh4.googleusercontent.com/695Hsp0xU2BlQKz6165OeApM3K5ZRdj92UIsBfDjHk8-d2dNQwve1Mvcpc_o-LsPSdIFf4JbhGb64es8K39Z7BStQ6BfIUMzQFIqowaxv0K3ZQA4P7nGza3k_a4sfOERETNLyLf5] <https://twitter.com/Planning4LA> [https://lh6.googleusercontent.com/3Rk4CqQWe25eL-q08CA_eJcXvVNUYIKzT1L0p19NihmHIZKDyLNDDsKN38j3QxHREgqt4zDLnImXiVncf5xXat68i0P5y1Cl54yn3G58cprDzNJz_LMoVRF45C9ETcbkDI86UJTV] <https://www.youtube.com/channel/UChI2PmRhAzUf158o0vZjnHw/videos> [https://lh6.googleusercontent.com/5XNDrx0e4j7qN5nEbxaAaKI4XKrrKXKdBqVYZLSU-LT9IKYDp4of1WC1IVMg8bze8INja17e_9Spdk9YsMXs3Uzm_DfchL9ZnNvqNVr7pV1oSP7mAYoyGCijorz1FfJ25Yxv-36r] <https://www.linkedin.com/company/los-angeles-department-of-city-planning> [https://lh6.googleusercontent.com/zLBPCZGESI8_F0Nj5VWrBhMYMXYlnJSS3vgY32k9K5eEuNthbIUb4etZj6edV3yMLX7iwE55J4EtOP03tPysU133QwZ7P0CAXaZlHZLscL-Vo0HRe5jADtRiMXLr0BQI1CqM8FNj] <http://bit.ly/DCPEmail>

On Wed, Sep 16, 2020 at 11:39 AM Berlin, Greg <Greg.Berlin@alston.com<mailto:Greg.Berlin@alston.com>> wrote:
Hi Bradley,

I just wanted to quickly follow-up on the status of the City's review of the initial study. Please let us know if you need any further information. Thanks very much.

Best,

Greg Berlin | Associate | ALSTON & BIRD
333 South Hope Street, 16th Floor | Los Angeles, CA 90071
Greg.Berlin@alston.com<mailto:Greg.Berlin@alston.com> | t: 213.576.1045

From: Stacie Henderson <stacie@ceqa-nepa.com<mailto:stacie@ceqa-nepa.com>>
Sent: Monday, August 31, 2020 10:15 AM
To: Bradley Furuya <bradley.furuya@lacity.org<mailto:bradley.furuya@lacity.org>>
Cc: Berlin, Greg <Greg.Berlin@alston.com<mailto:Greg.Berlin@alston.com>>; Kathleen King <kathleen.king@lacity.org<mailto:kathleen.king@lacity.org>>; Chris Joseph <chris@ceqa-nepa.com<mailto:chris@ceqa-nepa.com>>
Subject: Re: Barry Building

EXTERNAL SENDER – Proceed with caution

Sounds good. Thank you, Bradley.

Also, I forgot to include two updated figures (one that was edited in response to City comments, and one new figure that was added). You can download/view these two figures here: https://www.dropbox.com/sh/o6mdvvpd38954i2/AAAuHtFnngrsyJsbJh4osmW9a?dl=0<https://www.dropbox.com/sh/o6mdvvpd38954i2/AAAuHtFnngrsyJsbJh4osmW9a?dl=0>

Thanks again,

Stacie
--
Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com<mailto:stacie@ceqa-nepa.com>
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org<mailto:bradley.furuya@lacity.org>>
Sent: Monday, August 31, 2020 9:16 AM
To: Stacie Henderson <stacie@ceqa-nepa.com<mailto:stacie@ceqa-nepa.com>>

Cc: Berlin, Greg <Greg.Berlin@alston.com<mailto:Greg.Berlin@alston.com>>; Kathleen King <kathleen.king@lacity.org<mailto:kathleen.king@lacity.org>>; Chris Joseph <chris@ceqa-nepa.com<mailto:chris@ceqa-nepa.com>>
Subject: Re: Barry Building

Hi Stacie,

We were able to download the files from dropbox. We'll review them and get back to you with any questions or comments.

Thank you,

[https://docs.google.com/uc?export=download&id=14AShCgoc5nj4lRUFITyid6yIqqrW1rOW&revid=0B-Xap9inOVJSOGl6NDhDV09jUzhSbUlxV3VpaHprN3RSYWhrPQ]
<https://planning.lacity.org>

<https://planning.lacity.org/>

Bradley Furuya, AICP

City Planning Associate

Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org<http://planning4la.org>

T: (213) 847-3642

[https://lh3.googleusercontent.com/PWV9qu-r4dpQ7IjhLr_Cmf0RzoqnSGRD_id2CWFxuOH_-LGqSMFuK7sDHWMbyIt4EkUOxb-nxdgZYltAUgy_D5do6pmrJ3iSgkEWxaCE9gH7GNHFbm-CkdhBK4Lasphx8gnPs4JO] <https://www.facebook.com/Planning4LA> [https://lh3.googleusercontent.com/9fc3OoWjUq98kaIarwFKKwAJyB-b9SGbPb5cVDPVEysyia6s2tVeeqjSRa3jC3N1vnhgsbqw51gNLegVRfInr2hCIAh4IXU38XW_QOtN_F4SNtBphIwBUUNMcjaCvxJC99RNRMg] <https://www.instagram.com/planning4la> [https://lh4.googleusercontent.com/695Hsp0xU2BlQKz6165OeApM3K5ZRdj92UIsBfDjHk8-d2dNQwve1Mvcpc_o-LsPSdIFf4JbhGb64es8K39Z7BStQ6BfIUMzQFIqowaxv0K3ZQA4P7nGza3k_a4sfOERETNLyLf5] <https://twitter.com/Planning4LA> [https://lh6.googleusercontent.com/3Rk4CqQWe25eL-q08CA_eJcXvVNUYIKzT1L0p19NihmHIZKDyLNDDsKN38j3QxHREgqt4zDLnImXiVncf5xXat68i0P5y1Cl54yn3G58cprDzNJz_LMoVRF45C9ETcbkDI86UJTV] <https://www.youtube.com/channel/UChl2PmRhAzUf158o0vZjnHw/videos> [https://lh6.googleusercontent.com/5XNDrx0e4j7qN5nEbxaAaKI4XKrrKXKdBqVYZLSU-LT9lKYDp4of1WC1IVMg8bze8INja17e_9Spdk9YsMXs3Uzm_DfchL9ZnNvqNVr7pV1oSP7mAYoyGCijorz1FfJ25Yxv-36r] <https://www.linkedin.com/company/los-angeles-department-of-city-planning> [https://lh6.googleusercontent.com/zLBPCZGESl8_F0Nj5VWrBhMYMXYlnJSS3vgY32k9K5eEuNthbIUb4etZj6edV3yMLX7iwE55J4EtOP03tPysU133QwZ7P0CAXaZlHZLscL-Vo0HRe5jADtRiMXLr0BQI1CqM8FNj]
<http://bit.ly/DCPEmail>

On Fri, Aug 28, 2020 at 4:57 PM Stacie Henderson <stacie@ceqa-nepa.com<mailto:stacie@ceqa-nepa.com>> wrote:
Hi Bradley and Kathleen,

The following Dropbox link will allow you to download and review the revised Initial Study, NOP, and responses to your CalEEMod questions: https://www.dropbox.com/sh/fg2oil9zuyawilu/AACmF7UK1tMTmD_WApr4QReZa?dl=0
<https://www.dropbox.com/sh/fg2oil9zuyawilu/AACmF7UK1tMTmD_WApr4QReZa?dl=0>

And here is a link to the current version of the appendices: https://www.dropbox.com/sh/fah171d6sohkw7r/

AADQh9jgzClBjRkhkyg9-LPka?dl=0<https://www.dropbox.com/sh/fah171d6sohkw7r/AADQh9jgzClBjRkhkyg9-LPka?dl=0>

If you have any trouble downloading the files, or if there is anything else you need or would like to discuss, please don't hesitate to let me know.

Hope you both have a nice weekend!

Stacie
--
Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com<mailto:stacie@ceqa-nepa.com>
310-469-6703 (direct)

_____
From: Bradley Furuya <bradley.furuya@lacity.org<mailto:bradley.furuya@lacity.org>>
Sent: Thursday, July 23, 2020 3:48 PM
To: Chris Joseph <chris@ceqa-nepa.com<mailto:chris@ceqa-nepa.com>>
Cc: Berlin, Greg <Greg.Berlin@alston.com<mailto:Greg.Berlin@alston.com>>; Kathleen King <kathleen.king@lacity.org<mailto:kathleen.king@lacity.org>>; Hill, Kathleen <Kathleen.Hill@alston.com<mailto:Kathleen.Hill@alston.com>>; Stacie Henderson <stacie@ceqa-nepa.com<mailto:stacie@ceqa-nepa.com>>
Subject: Re: Barry Building

Hi Chris and Stacie,

The second screen check of the IS has been uploaded to dropbox<https://www.dropbox.com/sh/xy1ycqttt8uskp2/AACJ8e5iqTNgv3wvaw4HhhoPa?dl=0>. I've also included CalEEMod comments in a word doc. Please let me know if you have any trouble accessing or downloading the files. Of course, once you have a chance to read through them, we're happy to schedule a call to discuss in more detail.

Thanks,
Bradley

[https://docs.google.com/uc?export=download&id=14AShCgoc5nj4lRUFITyid6yIqqrW1rOW&revid=0B-Xap9inOVJSOGl6NDhDV09jUzhSbUlxV3VpaHprN3RSYWhrPQ]
<https://planning.lacity.org/>

<https://planning.lacity.org/>

Bradley Furuya, AICP

City Planning Associate

Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org<http://planning4la.org/>

T: (213) 847-3642

[https://lh3.googleusercontent.com/PWV9qu-r4dpQ7IjhLr_Cmf0RzoqnSGRD_id2CWFxuOH_-LGqSMFuK7sDHWMbyIt4EkUOxb-nxdgZYltAUgy_D5do6pmrJ3iSgkEWxaCE9gH7GNHFbm-CkdhBK4Lasphx8gnPs4JO] <https://www.facebook.com/Planning4LA/> [https://lh3.googleusercontent.com/9fc3OoWjUq98kallarwFKKwAJyB-b9SGbPb5cVDPVEysyia6s2tVeeqjSRa3jC3N1vnhgsbqw51gNLegVRflnr2hCIAh4IXU38XW_QOtN_F4SNtBphIwBUUNMcjaCvxJC99RNRMg] <https://www.instagram.com/planning4la/> [https://lh4.googleusercontent.com/695Hsp0xU2BlQKz6165OeApM3K5ZRdj92UIsBfDjHk8-d2dNQwve1Mvcpc_o-LsPSdIFf4JbhGb64es8K39Z7BStQ6BfIUMzQFIqowaxv0K3ZQA4P7nGza3k_a4sfOERETNLyLf5] <https://twitter.com/Planning4LA> [https://lh6.googleusercontent.com/3Rk4CqQWe25eL-q08CA_eJcXvVNUYIKzT1L0p19NihmHIZKDyLNDDsKN38j3QxHREgqt4zDLnImXiVncf5xXat68i0P5y1Cl54yn3G58cprDzNJz_LMoVRF45C9ETcbkDI86UJTV] <https://www.youtube.com/channel/UChl2PmRhAzUf158o0vZjnHw/videos> [https://lh6.googleusercontent.com/5XNDrx0e4j7qN5nEbxaAaKI4XKrrKXKdBqVYZLSU-LT9IKYDp4of1WC1IVMg8bze8INja17e_9Spdk9YsMXs3Uzm_DfchL9ZnNvqNVr7pV1oSP7mAYoyGCijorz1FfJ25Yxv-36r] <https://www.linkedin.com/company/los-angeles-department-of-city-planning> [https://lh6.googleusercontent.com/zLBPCZGESl8_F0Nj5VWrBhMYMXYlnJSS3vgY32k9K5eEuNthbIUb4etZj6edV3yMLX7iwE55J4EtOP03tPysU133QwZ7P0CAXaZlHZLscL-Vo0HRe5jADtRiMXLr0BQI1CqM8FNj] <http://bit.ly/DCPEmail>

On Mon, Jul 13, 2020 at 5:45 PM Chris Joseph <chris@ceqa-nepa.com<mailto:chris@ceqa-nepa.com>> wrote:
Bradley, thank you.
Chris Joseph

CAJA Environmental Services, LLC
CEQA and NEPA Experts

C (310) 709-7263<tel:(310)%20709-7263>
O (310) 469-6701<tel:(310)%20469-6701>
chris@ceqa-nepa.com<mailto:chris@ceqa-nepa.com>
www.ceqa-nepa.com<http://www.ceqa-nepa.com>

Ask me about my book “Life is a Ride” to be released (hopefully) by the end of 2020.

Los Angeles Office
15350 Sherman Way, Suite 315
Van Nuys, CA 91406

Santa Monica Office
New Address
2453 Hill Street
Santa Monica, CA 90405

On Jul 13, 2020, at 5:32 PM, Bradley Furuya <bradley.furuya@lacity.org<mailto:bradley.furuya@lacity.org>> wrote:

Hi Greg,

Thanks for checking in. Kathleen and are in the process of reviewing the IS. I don't believe that we have any questions at this time, but we will be sure to reach out if we do.

Take care,
Bradley

[https://docs.google.com/uc?export=download&id=14AShCgoc5nj4lRUFITyid6yIqqrW1rOW&revid=0B-Xap9inOVJSOGl6NDhDV09jUzhSbUlxV3VpaHprN3RSYWhrPQ]
<https://planning.lacity.org/>

<https://planning.lacity.org/>

Bradley Furuya, AICP

City Planning Associate

Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org<http://planning4la.org/>

T: (213) 847-3642

[https://lh3.googleusercontent.com/PWV9qu-r4dpQ7IjhLr_Cmf0RzoqnSGRD_id2CWFxuOH_-LGqSMFuK7sDHWMbyIt4EkUOxb-nxdgZYltAUgy_D5do6pmrJ3iSgkEWxaCE9gH7GNHFbm-CkdhBK4Lasphx8gnPs4JO] <https://www.facebook.com/Planning4LA/> [https://lh3.googleusercontent.com/9fc3OoWjUq98kallarwFKKwAJyB-b9SGbPb5cVDPVEysyia6s2tVeeqjSRa3jC3N1vnhgsbqw51gNLegVRflnr2hCIAh4IXU38XW_QOtN_F4SNtBphIwBUUNMcjaCvxJC99RNRMg] <https://www.instagram.com/planning4la/> [https://lh4.googleusercontent.com/695Hsp0xU2BlQKz6165OeApM3K5ZRdj92UIsBfDjHk8-d2dNQwve1Mvcpc_o-LsPSdIFf4JbhGb64es8K39Z7BStQ6BfIUMzQFIqowaxv0K3ZQA4P7nGza3k_a4sfOERETNLyLf5] <https://twitter.com/Planning4LA> [https://lh6.googleusercontent.com/3Rk4CqQWe25eL-q08CA_eJcXvVNUYIKzT1L0p19NihmHIZKDyLNDDsKN38j3QxHREgqt4zDLnImXiVncf5xXat68i0P5y1Cl54yn3G58cprDzNJz_LMoVRF45C9ETcbkDI86UJTV] <https://www.youtube.com/channel/UChl2PmRhAzUf158o0vZjnHw/videos> [https://lh6.googleusercontent.com/5XNDrx0e4j7qN5nEbxaAaKI4XKrrKXKdBqVYZLSU-LT9lKYDp4of1WC1IVMg8bze8INja17e_9Spdk9YsMXs3Uzm_DfchL9ZnNvqNVr7pV1oSP7mAYoyGCijorz1FfJ25Yxv-36r] <https://www.linkedin.com/company/los-angeles-department-of-city-planning> [https://lh6.googleusercontent.com/zLBPCZGESl8_F0Nj5VWrBhMYMXYlnJSS3vgY32k9K5eEuNthbIUb4etZj6edV3yMLX7iwE55J4EtOP03tPysU133QwZ7P0CAXaZlHZLscL-Vo0HRe5jADtRiMXLr0BQI1CqM8FNj] <http://bit.ly/DCPEmail>

On Mon, Jul 13, 2020 at 9:44 AM Berlin, Greg <Greg.Berlin@alston.com<mailto:Greg.Berlin@alston.com>> wrote:

Hi Bradley,

I hope you had a great weekend. I'm writing to follow-up on the City's review of the IS/NOP. Please let me know if you have had a chance to review the documents and if you have any questions or comments. Thanks very much.

Best,

Greg Berlin | Associate | ALSTON & BIRD

333 South Hope Street, 16th Floor | Los Angeles, CA 90071

Greg.Berlin@alston.com<mailto:Greg.Berlin@alston.com> | t: 213.576.1045

From: Stacie Henderson <stacie@ceqa-nepa.com<mailto:stacie@ceqa-nepa.com>>
Sent: Wednesday, June 24, 2020 9:22 PM
To: Bradley Furuya <bradley.furuya@lacity.org<mailto:bradley.furuya@lacity.org>>
Cc: Warren, Andrea <Andrea.Warren@alston.com<mailto:Andrea.Warren@alston.com>>; Kathleen King <kathleen.king@lacity.org<mailto:kathleen.king@lacity.org>>; Chris Joseph <chris@ceqa-nepa.com<mailto:chris@ceqa-nepa.com>>; Hill, Kathleen <Kathleen.Hill@alston.com<mailto:Kathleen.Hill@alston.com>>; Berlin, Greg <Greg.Berlin@alston.com<mailto:Greg.Berlin@alston.com>>
Subject: Re: Barry Building

EXTERNAL SENDER – Proceed with caution

Hi Bradley,

I hope this email finds you doing well. We have revised the Initial Study based on the City's comments and have also prepared a draft NOP. The links provided below will allow to download the files:

Revised IS and draft NOP: https://www.dropbox.com/sh/40guoi2t4k4sl98/AADAUyNCTZrORgZ2ZppU5ZZ9a?dl=0 <https://www.dropbox.com/sh/40guoi2t4k4sl98/AADAUyNCTZrORgZ2ZppU5ZZ9a?dl=0>

IS Appendices: https://www.dropbox.com/sh/fah171d6sohkw7r/AADQh9jgzClBjRkhkyg9-LPka?dl=0 <https://www.dropbox.com/sh/fah171d6sohkw7r/AADQh9jgzClBjRkhkyg9-LPka?dl=0>

IS Figures: https://www.dropbox.com/sh/qwtrt7ni5ppvexp/AABNxSQhRhzAE42jf6Vzdx7La?dl=0 <https://www.dropbox.com/sh/qwtrt7ni5ppvexp/AABNxSQhRhzAE42jf6Vzdx7La?dl=0>

If you have any trouble downloading the files, or if there's anything else you need, please don't hesitate to let me know.

Thank you,

Stacie

--
Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com<mailto:stacie@ceqa-nepa.com>
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org<mailto:bradley.furuya@lacity.org>>
Sent: Thursday, May 7, 2020 4:36 PM
To: Stacie Henderson <stacie@ceqa-nepa.com<mailto:stacie@ceqa-nepa.com>>; Chris Joseph <chris@ceqa-nepa.com<mailto:chris@ceqa-nepa.com>>
Cc: Warren, Andrea <andrea.warren@alston.com<mailto:andrea.warren@alston.com>>; Kathleen King <kathleen.king@lacity.org<mailto:kathleen.king@lacity.org>>
Subject: Barry Building

Hi Stacie, and Chris,

Thank you for your patience as we reviewed the Initial Study. The first Screen Check has been uploaded to dropbox<https://www.dropbox.com/scl/fi/wdgjq7z5u2hjnxtjgwm44/11973-San-Vicente-Blvd-IS-5_7_20-BF-AC-KB.docx?dl=0&rlkey=qugfmornaw78ib9e73knauyzk>. Please let me know if you have any trouble accessing or downloading the file. Of course, once you have a chance to read through it, we're happy to schedule a call to discuss in more detail.

Be safe,

[https://docs.google.com/uc?export=download&id=14AShCgoc5nj4lRUFITyid6yIqqrW1rOW&revid=0B-Xap9inOVJSOGl6NDhDV09jUzhSbUlxV3VpaHprN3RSYWhrPQ]
<https://planning.lacity.org>

<https://planning.lacity.org/>

Bradley Furuya, AICP

City Planning Associate

Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org<http://planning4la.org>

T: (213) 847-3642

[https://lh3.googleusercontent.com/PWV9qu-r4dpQ7IjhLr_Cmf0RzoqnSGRD_id2CWFxuOH_-LGqSMFuK7sDHWMbyIt4EkUOxb-nxdgZYltAUgy_D5do6pmrJ3iSgkEWxaCE9gH7GNHFbm-CkdhBK4Lasphx8gnPs4JO] <https://www.facebook.com/Planning4LA> [https://lh3.googleusercontent.com/9fc3OoWjUq98kaIarwFKKwAJyB-b9SGbPb5cVDPVEysyia6s2tVeeqjSRa3jC3N1vnhgsbqw51gNLegVRfInr2hCIAh4IXU38XW_QOtN_F4SNtBphIwBUUNMcjaCvxJC99RNRMg] <https://www.instagram.com/planning4la> [https://lh4.googleusercontent.com/695Hsp0xU2BlQKz6165OeApM3K5ZRdj92UIsBfDjHk8-d2dNQwve1Mvcpc_o-LsPSdIFf4JbhGb64es8K39Z7BStQ6BfIUMzQFIqowaxv0K3ZQA4P7nGza3k_a4sfOERETNLyLf5] <https://twitter.com/Planning4LA> [https://lh6.googleusercontent.com/3Rk4CqQWe25eL-q08CA_eJcXvVNUYIKzT1L0p19NihmHIZKDyLNDDsKN38j3QxHREgqt4zDLnImXiVncf5xXat68i0P5y1Cl54yn3G58cprDzNJz_LMoVRF45C9ETcbkDI86UJTV] <https://www.youtube.com/channel/UChl2PmRhAzUf158o0vZjnHw/videos> [https://lh6.googleusercontent.com/5XNDrx0e4j7qN5nEbxaAaKI4XKrrKXKdBqVYZLSU-LT9IKYDp4of1WC1IVMg8bze8INja17e_9Spdk9YsMXs3Uzm_DfchL9ZnNvqNVr7pV1oSP7mAYoyGCijorz1FfJ25Yxv-36r] <https://www.linkedin.com/company/los-angeles-department-of-city-planning> [https://lh6.googleusercontent.com/zLBPCZGESl8_F0Nj5VWrBhMYMXYlnJSS3vgY32k9K5eEuNthbIUb4etZj6edV3yMLX7iwE55J4EtOP03tPysU133QwZ7P0CAXaZlHZLscL-Vo0HRe5jADtRiMXLr0BQI1CqM8FNj]
<http://bit.ly/DCPEmail>
[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Fri, Sep 18, 2020 at 10:41 AM
To: "Berlin, Greg" <Greg.Berlin@alston.com>
Cc: Chris Joseph <chris@ceqa-nepa.com>, Stacie Henderson <stacie@ceqa-nepa.com>, "Casey, Ed" <Ed.Casey@alston.com>, Kathleen King <kathleen.king@lacity.org>

Hi Stacie,

I'm returning the IS, CaleeMod comments, and AQ regulatory setting via dropbox. Once you've had a chance to review, let me know if you'd like to have a call to discuss.

-Bradley

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com> Fri, Sep 18, 2020 at 10:46 AM
To: Bradley Furuya <bradley.furuya@lacity.org>, "Berlin, Greg" <Greg.Berlin@alston.com>
Cc: Chris Joseph <chris@ceqa-nepa.com>, "Casey, Ed" <Ed.Casey@alston.com>, Kathleen King <kathleen.king@lacity.org>

Thank you, Bradley. I have downloaded the files and we'll keep you posted if we'd like to set up a call to discuss.

Stacie

--
Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Friday, September 18, 2020 10:41 AM
To: Berlin, Greg <Greg.Berlin@alston.com>
Cc: Chris Joseph <chris@ceqa-nepa.com>; Stacie Henderson <stacie@ceqa-nepa.com>; Casey, Ed <Ed.Casey@alston.com>; Kathleen King <kathleen.king@lacity.org>
Subject: Re: Barry Building

[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com> Fri, Sep 25, 2020 at 10:14 AM
To: Bradley Furuya <bradley.furuya@lacity.org>, "Berlin, Greg" <Greg.Berlin@alston.com>
Cc: Chris Joseph <chris@ceqa-nepa.com>, "Casey, Ed" <Ed.Casey@alston.com>, Kathleen King <kathleen.king@lacity.org>

Hi Bradley,

Here is a link to download the revised Inial Study f or your review: https://www.dropbox.com/sh/cyq2wtojbd6lokv/AABDUuQ7nAq6zwE4GboTuv8Pa?dl=0

Please don't hesitate to let me know if you have any trouble downloading the files, or if there is anything

else you need.

Stacie

--

Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>
Sent: Friday, September 18, 2020 10:41 AM
To: Berlin, Greg <Greg.Berlin@alston.com>
Cc: Chris Joseph <chris@ceqa-nepa.com>; Stacie Henderson <stacie@ceqa-nepa.com>; Casey, Ed <Ed.Casey@alston.com>; Kathleen King <kathleen.king@lacity.org>
Subject: Re: Barry Building

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Fri, Sep 25, 2020 at 11:54 AM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Cc: "Berlin, Greg" <Greg.Berlin@alston.com>, Chris Joseph <chris@ceqa-nepa.com>, "Casey, Ed" <Ed.Casey@alston.com>, Kathleen King <kathleen.king@lacity.org>

Thank you, Stacie. I was able to download everything.

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

[Quoted text hidden]

Connect Create Collaborate

Bradley Furuya <bradley.furuya@lacity.org>

11973-11975 San Vicente Blvd Los Angeles CA 90049 Brentwood-Pacific Palisades

11 messages

Gabrieleno Administration <admin@gabrielenoindians.org> Fri, Jul 31, 2020 at 1:37 PM
To: bradley.furuya@lacity.org

Hello Bradley Furuya

Thank you for your letter dated July 27,2020. Please see attachment below.

Thank you

Sincerely,

Brandy Salas
Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org

The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

11973-11975 San Vicente Blvd Los Angeles CA 90049 Brentwood-Pacific Palisades .pdf
166K

Bradley Furuya <bradley.furuya@lacity.org> Tue, Aug 4, 2020 at 3:34 PM
To: Gabrieleno Administration <admin@gabrielenoindians.org>

Hi Brandy,

Confirming receipt of your letter. When is the tribe's soonest availability for an initial consultation call?

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org

T: (213) 847-3642

E-NEWS

[Quoted text hidden]

Gabrieleno Administration <admin@gabrielenoindians.org> Tue, Aug 4, 2020 at 4:28 PM
To: Bradley Furuya <bradley.furuya@lacity.org>

Hello Bradley

Thank you for your email. We are all booked this month and the following month as well the next time we have available will be on October 7th at 11am. Please get back to us to see if this time will work for you.

Thank you

Sincerely,

Brandy Salas
Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org

The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Wed, Aug 5, 2020 at 5:10 PM
To: Gabrieleno Administration <admin@gabrielenoindians.org>

Hi Brandy,

October 7 at 11am works for us. Please be sure to send us a conference number and we will touch base with you again about a week prior to the call.

Thanks,
Bradley

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning

LOS ANGELES CITY PLANNING
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Gabrieleno Administration <admin@gabrielenoindians.org> Thu, Aug 6, 2020 at 9:53 AM
To: Bradley Furuya <bradley.furuya@lacity.org>

Sounds good here is our call in number to dial (626)343-5588 Passcode 1234.

Thank you

Sincerely,

Brandy Salas
Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org

The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

[Quoted text hidden]

Gabrieleno Administration <admin@gabrielenoindians.org> Mon, Oct 5, 2020 at 10:27 AM
To: Bradley Furuya <bradley.furuya@lacity.org>

Hello Bradley

We still have you down for a phone consultation on October 8th at 11am regarding the ENV-2020-1930 -EIR 6450,6460, AND 6462 w. Sunset Blvd 1420, 1424,1426,1428,1432,1432 1/2 , 143,1436,1438,1450,1452, and 1454 N. Wilcox Ave 1413, 1417,1419,1425,1427,1433,1439,1441,1445, and 1447 N. Cole Place and 6503 De Longpre Ave Los Angeles CA. Please get back to us to confirm.

Thank you

Sincerely,

Brandy Salas

Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org

The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Mon, Oct 5, 2020 at 2:23 PM
To: Gabrieleno Administration <admin@gabrielenoindians.org>

Hi Brandy,

That is correct, however, note that this email chain is in regards to a different project (the Barry Building), which we have a call scheduled for Wednesday 10/7 at 11 am. I've attached a project summary document for your reference.

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

AB 52 Project Information.pdf
396K

Gabrieleno Administration <admin@gabrielenoindians.org> Mon, Oct 5, 2020 at 2:48 PM
To: Bradley Furuya <bradley.furuya@lacity.org>

Hello Bradley

Is the address 11973-11976 San Vicente Blvd Los Angeles Brentwood-Pacific Palisades?

Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org

The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Mon, Oct 5, 2020 at 3:11 PM
To: Gabrieleno Administration <admin@gabrielenoindians.org>

That is the address for the Barry Building project.

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Gabrieleno Administration <admin@gabrielenoindians.org> Tue, Oct 6, 2020 at 10:40 AM
To: Bradley Furuya <bradley.furuya@lacity.org>

Thank you Bradley

Sounds good ! Here is our call in number to dial (626)343-5588 Passcode 1234.

Thank you

Sincerely,

Brandy Salas
Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation

PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org

The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area " . "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Wed, Oct 7, 2020 at 4:33 PM
To: Gabrieleno Administration <admin@gabrielenoindians.org>

Hello,

Thank you for taking the time to speak with us today. I wanted to follow up with a summary of our discussion from today's call.

- The tribe is interested in the soil 0-5 ft. below ground. The city will contact the consultant and try to retrieve this information and share this with the tribe.
- The tribe will provide the city with information on the site's history that can be shared with the consultant.

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The Gabrielino Tribal Council - San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

July 31, 2020

Project Name: 11973-11975 San Vicente Blvd Los Angeles CA 90049 Brentwood-Pacific Palisades

Dear Bradley Furuya,

Thank you for your letter dated July 27, 2020 regarding AB52 consultation. The above proposed project location is within our Ancestral Tribal Territory; therefore, our Tribal Government requests to schedule a consultation with you as the lead agency, to discuss the project and the surrounding location in further detail.

Please contact us at your earliest convenience. ***Please Note:AB 52, "consultation" shall have the same meaning as provided in SB 18 (Govt. Code Section 65352.4).***

Thank you for your time,

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians – Kizh Nation
1(844)390-0787

Andrew Salas, Chairman | Nadine Salas, Vice-Chairman | Dr. Christina Swindall Martinez, secretary
Albert Perez, treasurer I | Martha Gonzalez Lemos, treasurer II | Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723 admin@gabrielenoindians.org

Barry Building Project

Existing Conditions

- Currently developed with a two-story, approximately 13,956 square foot commercial building (Barry Building) and a surface parking lot.
- The Barry Building is City of Los Angeles Historic-Cultural Monument (HCM) No. 887 and has been vacant and fenced since 2017.

Existing Soil Conditions

- According to the Geologic Hazard Evaluation, the soils at the Project Site consist of artificial fill, consisting of silty sand that is characterized as slightly moist and medium dense with some construction debris, to a depth of 2 feet below ground surface. Beneath the artificial fill, the soils are characterized as medium dense to very dense or firm to hard and would be in the moderate expansion range.

Proposed Project

- The Project consists solely of the demolition of the Barry Building; the surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed.
- Three on-site palms would be removed, though a fourth on-site palm and two street trees located along San Vicente Boulevard would remain.
- The Project would result in the removal of approximately 4,174 cubic yards of debris and excavation to a depth of approximately 5 feet to remove utilities.

SLF Search Results

- A SLF search was conducted with the NAHC yielding negative results.

Aerial view of Project Site



Figure 3-2
Aerial Photograph

Connect Create Collaborate

Bradley Furuya <bradley.furuya@lacity.org>

Barry Building - Radius Labels

3 messages

Stacie Henderson <stacie@ceqa-nepa.com> Mon, Oct 19, 2020 at 7:36 AM
To: Bradley Furuya <bradley.furuya@lacity.org>, Kathleen King <kathleen.king@lacity.org>

Hi Bradley and Kathleen,

We are having the mailing labels updated for the eventual Barry Building NOP release and have the following questions:

- Do you need a full size 500-foot radius map that corresponds to the address labels or just 8.5 x 11?
- Our office will handle the actual mailing. However, do you need a set of actual labels for your file? We would provide a copy of all labels with the mailing affidavits, but we weren't sure if you also needed a set of actual labels.

Thank you,

Stacie

--

Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

Bradley Furuya <bradley.furuya@lacity.org> Mon, Oct 19, 2020 at 2:35 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Cc: Kathleen King <kathleen.king@lacity.org>

Hi Stacie,

Thanks for checking with us. Please submit a full size map. And just a copy of the labels is fine.

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642



[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com> Mon, Oct 19, 2020 at 2:37 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kathleen King <kathleen.king@lacity.org>

Perfect, thank you for confirming!

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org>

Barry Building

10 messages

Berlin, Greg <Greg.Berlin@alston.com> Thu, Oct 15, 2020 at 8:06 AM
To: Bradley Furuya <bradley.furuya@lacity.org>, Kathleen King <kathleen.king@lacity.org>
Cc: Stacie Henderson <stacie@ceqa-nepa.com>

Hi Bradley and Kathleen,

I hope all is well – I just wanted to quickly follow up for any updates on the City's review of the initial study and publication of the notice of preparation. Thanks so much!

Best,

Greg Berlin | Associate | ALSTON & BIRD

333 South Hope Street, 16th Floor | Los Angeles, CA 90071

Greg.Berlin@alston.com | t: 213.576.1045

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.

Kathleen King <kathleen.king@lacity.org> Thu, Oct 15, 2020 at 8:56 AM
To: "Berlin, Greg" <Greg.Berlin@alston.com>
Cc: Bradley Furuya <bradley.furuya@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>

Hi Greg-
We are working towards wrapping up our review and hope to have it back to you this coming week. Thanks-Kathleen
[Quoted text hidden]
--

Kathleen King
Preferred Pronouns: She/Hers/Her
City Planner
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3624

Berlin, Greg <Greg.Berlin@alston.com> Thu, Oct 15, 2020 at 11:29 AM
To: Kathleen King <kathleen.king@lacity.org>
Cc: Bradley Furuya <bradley.furuya@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>

Great, thanks so much, I appreciate the update.

Greg Berlin | Associate | ALSTON & BIRD

333 South Hope Street, 16th Floor | Los Angeles, CA 90071

Greg.Berlin@alston.com | t: 213.576.1045

From: Kathleen King <kathleen.king@lacity.org>
Sent: Thursday, October 15, 2020 8:57 AM
To: Berlin, Greg <Greg.Berlin@alston.com>
Cc: Bradley Furuya <bradley.furuya@lacity.org>; Stacie Henderson <stacie@ceqa-nepa.com>
Subject: Re: Barry Building

EXTERNAL SENDER – Proceed with caution

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Fri, Oct 23, 2020 at 2:28 PM
To: "Berlin, Greg" <Greg.Berlin@alston.com>
Cc: Kathleen King <kathleen.king@lacity.org>, Stacie Henderson <stacie@ceqa-nepa.com>

Hi Greg and Stacie,

We've finished our review and have uploaded the IS to dropbox. As you'll see, we're still working out some things internally, but hope to have answers for you late next week. What do your schedules look like on thursday and friday for a call?

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com> Fri, Oct 23, 2020 at 2:30 PM
To: Bradley Furuya <bradley.furuya@lacity.org>, "Berlin, Greg" <Greg.Berlin@alston.com>
Cc: Kathleen King <kathleen.king@lacity.org>

Thanks, Bradley. I could do a call anytime Thursday or Friday next week.

Stacie

--

Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

[Quoted text hidden]

Berlin, Greg <Greg.Berlin@alston.com> Fri, Oct 23, 2020 at 2:48 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>, Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kathleen King <kathleen.king@lacity.org>, "Casey, Ed" <Ed.Casey@alston.com>, "Ramos, Yolie" <Yolie.Ramos@alston.com>

Thanks, Bradley. I'm free next Thursday except between 2-3 and generally available on Friday.

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Fri, Oct 23, 2020 at 4:01 PM
To: "Berlin, Greg" <Greg.Berlin@alston.com>
Cc: Stacie Henderson <stacie@ceqa-nepa.com>, Kathleen King <kathleen.king@lacity.org>, "Casey, Ed" <Ed.Casey@alston.com>, "Ramos, Yolie" <Yolie.Ramos@alston.com>

Okay, great. I'll check with Kathleen on Monday as to what works for her schedule.

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Mon, Oct 26, 2020 at 2:27 PM
To: "Berlin, Greg" <Greg.Berlin@alston.com>
Cc: Stacie Henderson <stacie@ceqa-nepa.com>, Kathleen King <kathleen.king@lacity.org>, "Casey, Ed" <Ed.Casey@alston.com>, "Ramos, Yolie" <Yolie.Ramos@alston.com>

Let's doThursday at 10 am.

Greg, can you send us a call-in number?

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com> Mon, Nov 2, 2020 at 2:56 PM
To: Bradley Furuya <bradley.furuya@lacity.org>, Kathleen King <kathleen.king@lacity.org>
Cc: Chris Joseph <chris@ceqa-nepa.com>, "Berlin, Greg" <Greg.Berlin@alston.com>

Bradley and Kathleen,

Here is a link to download the IS, which has been revised based on your comments and our call last week: https://www.dropbox.com/sh/to5y6q99mpeonky/AACX2eLpPYWYjGMfl4SJbkRva?dl=0

And here is a link to download the current version of the IS appendices: https://www.dropbox.com/sh/fah171d6sohkw7r/AADQh9jgzClBjRkhkyg9-LPka?dl=0

If you have any questions, or if there is anything else you need, please don't hesitate to let us know.

Thank you,

Stacie

--

Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>
Date: Friday, October 23, 2020 at 2:29 PM

[Quoted text hidden]

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Mon, Nov 2, 2020 at 3:22 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Berlin, Greg" <Greg.Berlin@alston.com>

Great, thank you, Stacie.

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

[Quoted text hidden]

Connect Create Collaborate

Bradley Furuya <bradley.furuya@lacity.org>

Agency mailing list

6 messages

Bradley Furuya <bradley.furuya@lacity.org> Thu, Oct 29, 2020 at 4:02 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>

Hi Stacie,

Thank you again for starting the NOP. I will work on finalizing it.

I've uploaded an updated agency mailing list here.

Can you also draft the NOC and upload it to DB?

Thanks,

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

Stacie Henderson <stacie@ceqa-nepa.com> Thu, Oct 29, 2020 at 4:41 PM
To: Bradley Furuya <bradley.furuya@lacity.org>

Thanks Bradley!

I will prepare a draft of the NOC for your review.

One other thing we will need for the mailing is the return label you would like us to use.

Thank you!

Stacie

--

Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406

stacie@ceqa-nepa.com
310-469-6703 (direct)

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Thu, Oct 29, 2020 at 5:40 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>

Ah, yes. I've uploaded that and an affidavit of mailing to DB.

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com> Thu, Oct 29, 2020 at 5:41 PM
To: Bradley Furuya <bradley.furuya@lacity.org>

Perfect, thank you!

--

Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>
Date: Thursday, October 29, 2020 at 5:41 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Subject: Re: Agency mailing list

Ah, yes. I've uploaded that and an affidavit of mailing to DB.



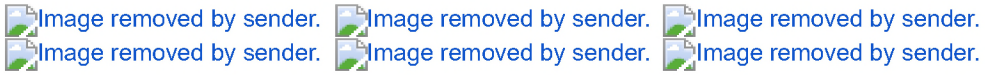
Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3642



On Thu, Oct 29, 2020 at 4:41 PM Stacie Henderson <stacie@ceqa-nepa.com> wrote:

> Thanks Bradley!
>
> I will prepare a draft of the NOC for your review.
>
> One other thing we will need for the mailing is the return label you would like us to use.
>
> Thank you!
>
> Stacie
>
> --
>
> Stacie Henderson
> Senior Project Manager
> CAJA Environmental Services, LLC
> 15350 Sherman Way, Suite 315
> Van Nuys, CA 91406
> stacie@ceqa-nepa.com
> 310-469-6703 (direct)
>
> ---
>
> **From:** Bradley Furuya <bradley.furuya@lacity.org>
> **Date:** Thursday, October 29, 2020 at 4:02 PM

To: Stacie Henderson <stacie@ceqa-nepa.com>
Subject: Agency mailing list

Hi Stacie,

Thank you again for starting the NOP. I will work on finalizing it.

I've uploaded an updated agency mailing list here.

Can you also draft the NOC and upload it to DB?

Thanks,



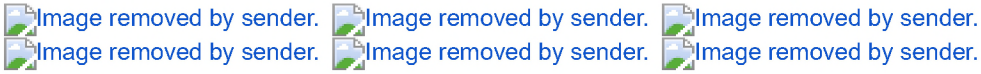
Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3642



Stacie Henderson <stacie@ceqa-nepa.com> Tue, Nov 3, 2020 at 2:53 PM
To: Bradley Furuya <bradley.furuya@lacity.org>

Hi Bradley,

Here is a link to download the draft of the State Clearinghouse NOC: https://www.dropbox.com/s/f3igx18kpzpuntd/Barry%20Building%20SCH%20NOC%2011_3_20.pdf?dl=0

Stacie

--

Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>
Date: Thursday, October 29, 2020 at 4:02 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Subject: Agency mailing list

Hi Stacie,

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Tue, Nov 3, 2020 at 3:52 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>

Confirming receipt. Thank you, Stacie.

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642



[Quoted text hidden]

Connect Create Collaborate

Bradley Furuya <bradley.furuya@lacity.org>

Barry Building IS

4 messages

Bradley Furuya <bradley.furuya@lacity.org> Thu, Nov 5, 2020 at 12:14 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>

Hi Stacie,

I've uploaded the IS to dropbox. All of the edits looked good. We made some additional changes to AQ question A and GHG question B. We tried to provide an explanation in the comments, but let us know if you'd like to have a quick call to discuss.

I've also uploaded some documents I received from AB 52 consultation, saved here.

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

Stacie Henderson <stacie@ceqa-nepa.com> Thu, Nov 5, 2020 at 1:26 PM
To: Bradley Furuya <bradley.furuya@lacity.org>

Thanks so much, Bradley. I have downloaded the revised IS and think your changes look good. A few questions/comments:

- I believe I sent a link to the appendices which contained the revised tree report. Just wanted to be sure you saw that but let me know if you need me to re-send.
- Do we need to add your name/title/date to page 9 of the IS?
- Are we ok to now clean up and finalize the IS?

Thank you!

Stacie

--

Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406

stacie@ceqa-nepa.com
310-469-6703 (direct)

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Thu, Nov 5, 2020 at 2:03 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>

I do have the updated tree report, dated 11/2/20. My apologies...

Yes, I do need to sign and date page 9. I will do this once the document is finalized.

Yes, please go ahead and finalize the document if you are okay with the latest changes.

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com> Thu, Nov 5, 2020 at 2:06 PM
To: Bradley Furuya <bradley.furuya@lacity.org>

Ok perfect. We'll work on finalizing the IS and I'll email you the finalized files tomorrow. If there's anything else you need, please don't hesitate to let me know.

Thank you!

--

Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>
Date: Thursday, November 5, 2020 at 2:03 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Subject: Re: Barry Building IS

I do have the updated tree report, dated 11/2/20. My apologies...

Yes, I do need to sign and date page 9. I will do this once the document is finalized.

Yes, please go ahead and finalize the document if you are okay with the latest changes.

Image removed by sender.

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3642

Image removed by sender. Image removed by sender. Image removed by sender.
Image removed by sender. Image removed by sender. Image removed by sender.

On Thu, Nov 5, 2020 at 1:26 PM Stacie Henderson <stacie@ceqa-nepa.com> wrote:

> Thanks so much, Bradley. I have downloaded the revised IS and think your changes look good. A few questions/comments:
>
> - I believe I sent a link to the appendices which contained the revised tree report. Just wanted to be sure you saw that but let me know if you need me to re-send.
> - Do we need to add your name/title/date to page 9 of the IS?
> - Are we ok to now clean up and finalize the IS?
>
> Thank you!
>
> Stacie
>
> --

Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>
Date: Thursday, November 5, 2020 at 12:15 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Subject: Barry Building IS

Hi Stacie,

I've uploaded the IS to dropbox. All of the edits looked good. We made some additional changes to AQ question A and GHG question B. We tried to provide an explanation in the comments, but let us know if you'd like to have a quick call to discuss.

I've also uploaded some documents I received from AB 52 consultation, saved here.



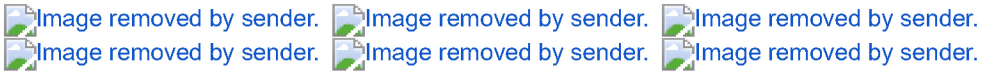
Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3642



Connect Create Collaborate

Bradley Furuya <bradley.furuya@lacity.org>

Barry Building IS

2 messages

Bradley Furuya <bradley.furuya@lacity.org> Fri, Nov 6, 2020 at 7:32 PM
To: Kathleen King <kathleen.king@lacity.org>

Hi Kathleen,

I still haven't received the IS in PDF and word and the appendices in PDF from Stacie. I'm signing off for the day, but she usually copies you when sending updated documents. That said if we still haven't received the documents when you are ready to begin your review, you can look at the combined proof copy saved here:

N:\Project Planning\MP_EIR\MajorProjects\PROJECTS\Barry Building\Initial Study\Proof

I completed my review and the only edit I have is on pg. 28. I added a comment there to remind us. If you don't have too many edits, you could do the same and I can make the changes in the word document once we receive it.

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

Kathleen King <kathleen.king@lacity.org> Sun, Nov 8, 2020 at 11:28 AM
To: Bradley Furuya <bradley.furuya@lacity.org>

Thanks.

I've reviewed the IS (proof copy), NOP, and NOC. Please see my minor comments/revisions re the NOP and NOC. Please note the comments in the NOC are "post it notes."

I didn't have any additional comments on the IS, but let's make sure to get our questions answered by Luci (on Tuesday) before we agree to a publication date and that the one edit you had is addressed.

Also please take a look at the NOP checklist on Monday to make sure Stacie has everything she needs, including the return address label, making sure the libraries are still closed, affidavits, and that you have a key to submit the NOC. And if you haven't done so already, please remind Stacie about the updated labels still needed.

Thanks-
[Quoted text hidden]
--

LOS ANGELES CITY PLANNING

Kathleen King
Preferred Pronouns: She/Hers/Her
City Planner
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org

T: (213) 847-3624



Connect Create Collaborate

Bradley Furuya <bradley.furuya@lacity.org>

Correspondence for 11973 11975 San Vincente Blvd.

3 messages

Susan Jimenez <susan.jimenez@lacity.org> Tue, Nov 10, 2020 at 9:28 AM
To: Bradley Furuya <bradley.furuya@lacity.org>

Hi Bradley,

You received a FEDEX package with a radius map of the above address along with a Penalty of Perjury statement form attached with a Notice of Preparation for EIR vicinity map/radius map. I will put it on your desk. Do you need me to date stamp it?

Have a great day,

Susan Jimenez
Administrative Clerk
Department of City Planning - Major Projects
T: (213)847-3641 |
221 N. Figueroa St., Room 1350
Los Angeles, CA. 90012
2nd Monday-RDO

Bradley Furuya <bradley.furuya@lacity.org> Tue, Nov 10, 2020 at 12:25 PM
To: Susan Jimenez <susan.jimenez@lacity.org>

Yes, please. Thank you, Susan!

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Susan Jimenez <susan.jimenez@lacity.org> Tue, Nov 10, 2020 at 12:28 PM
To: Bradley Furuya <bradley.furuya@lacity.org>

Your welcome.

[Quoted text hidden]

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org>

Barry Building IS

12 messages

Stacie Henderson <stacie@ceqa-nepa.com> Fri, Nov 6, 2020 at 1:19 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Berlin, Greg" <Greg.Berlin@alston.com>

Hi Bradley,

See below for a link to download the finalized Barry Building Initial Study. I think this should be what you need for the City's website, but if you have any questions, or if there is anything else you need, please don't hesitate to let me know.

https://www.dropbox.com/sh/ls6daehzpkumk2a/AADI7bRB087CV8jB8fRZ3ooha?dl=0

Thank you!

Stacie

--

Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

Bradley Furuya <bradley.furuya@lacity.org> Fri, Nov 6, 2020 at 4:43 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Berlin, Greg" <Greg.Berlin@alston.com>

Thank you, Stacie. Can you send the Initial Study itself as both a word doc and a PDF, and send the appendices in a separate PDF. I tried to extract the pages myself, but wasn't able to.

For the noticing of the NOP, do you have an updated set of labels?



Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642



[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com> Fri, Nov 6, 2020 at 4:53 PM
To: Bradley Furuya <bradley.furuya@lacity.org>

Sure! I will send you the requested files. To clarify, do you want all appendices in one PDF, or do you want each appendix separately?

Sent from my iPhone

> On Nov 6, 2020, at 4:43 PM, Bradley Furuya <bradley.furuya@lacity.org> wrote:
>
> [Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Fri, Nov 6, 2020 at 4:58 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>

All appendices in one PDF. Thank you. My apologies, I should have mentioned this earlier.

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642



[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com> Mon, Nov 9, 2020 at 10:47 AM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Berlin, Greg" <Greg.Berlin@alston.com>

Hi Bradley,

Here is a link to download the files you requested: https://www.dropbox.com/sh/dv15vvq36ial5fc/AACkq0QKoaD9YiaR0QqjtUzra?dl=0

We do have an updated set of labels for the NOP mailing (we received the update last week). We will provide those to you with our affidavit of mailing, although let me know if you need them sooner.

If there is anything else you need, please don't hesitate to let me know.

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Mon, Nov 9, 2020 at 12:03 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Berlin, Greg" <Greg.Berlin@alston.com>

Hi Stacie,

Thank you for the updated documents. The labels can be provided with the affidavit of mailing, but could you please send the updated radius map now? Thanks.

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com> Mon, Nov 9, 2020 at 12:56 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Berlin, Greg" <Greg.Berlin@alston.com>

Hi Bradley,

The radius map is attached. The full size map will be delivered to you tomorrow via Fed Ex.

[Quoted text hidden]

Radius Map.pdf
122K

Bradley Furuya <bradley.furuya@lacity.org> Mon, Nov 9, 2020 at 4:53 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Berlin, Greg" <Greg.Berlin@alston.com>

Great, thank you, Stacie.

We're finalizing things on our end and will let you know on the NOP date so that you have time to prepare for the mailing.

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning

LOS ANGELES CITY PLANNING
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com> Mon, Nov 9, 2020 at 8:28 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>, "Berlin, Greg" <Greg.Berlin@alston.com>

Sounds good. Thank you, Bradley.

[Quoted text hidden]

Berlin, Greg <Greg.Berlin@alston.com> Wed, Nov 11, 2020 at 4:21 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>, Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>

Hi Bradley,

I know our goal was November 13th for the NOP. Do you think that is still a possibility? Thanks very much.

Greg Berlin | Associate | ALSTON & BIRD

333 South Hope Street, 16th Floor | Los Angeles, CA 90071

Greg.Berlin@alston.com | t: 213.576.1045

From: Stacie Henderson <stacie@ceqa-nepa.com>
Sent: Monday, November 9, 2020 8:28 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Kathleen King <kathleen.king@lacity.org>; Chris Joseph <chris@ceqa-nepa.com>; Berlin, Greg <Greg.Berlin@alston.com>
Subject: Re: Barry Building IS

EXTERNAL SENDER – Proceed with caution

[Quoted text hidden]

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.

Bradley Furuya <bradley.furuya@lacity.org> Thu, Nov 12, 2020 at 9:52 AM
To: "Berlin, Greg" <Greg.Berlin@alston.com>
Cc: Stacie Henderson <stacie@ceqa-nepa.com>, Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>

Hi Greg,

We're looking at the 18th.

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Berlin, Greg <Greg.Berlin@alston.com> Thu, Nov 12, 2020 at 9:55 AM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Stacie Henderson <stacie@ceqa-nepa.com>, Kathleen King <kathleen.king@lacity.org>, Chris Joseph <chris@ceqa-nepa.com>

Hi Bradley – thanks for the update!

[Quoted text hidden]



C.D. 11
C.T. 2640.00
P.A. BRENTWOOD-PACIFIC PALISADES-WEST LOS ANGELES

N

LEGAL: PORTIONS OF LOTS 51, 52, WESTGATE ACRES TRACT, M.B.7-90-91(SEE APPLICATION).

GC MAPPING SERVICE, INC.
3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM

NOTICE OF PREPARATION FOR E.I.R.

SITE ADDRESS:
11973 &11975 SAN VICENTE BL.

0.61 NET AC.

CASE NO.
DATE: 10-30-2020
SCALE: 1" = 100'
USES FIELD
D.M. 129 B 145
T.B. PAGE: 631 GRID: G-4

Connect Create Collaborate

Bradley Furuya <bradley.furuya@lacity.org>

11973 San Vicente Boulevard Project Initial Study

4 messages

Bradley Furuya <bradley.furuya@lacity.org> Thu, Nov 12, 2020 at 11:52 AM
To: Krista Kline <krista.kline@lacity.org>, Len Nguyen <len.nguyen@lacity.org>

Hi Krista and Len,

Planning is wrapping up the Initial Study for the 11973 San Vicente Boulevard Project (case number ENV-2019-6645-EIR) and we expect to issue a Notice of Preparation (NOP) on November 18. The Council Office will receive a copy of the NOP on that date. As requested, the purpose of this email is to provide the Council Office with a week's notice prior to publication of the NOP/IS. Please confirm that you've received this. Of course, If you have any questions about the project, feel free to reach out.

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

Bradley Furuya <bradley.furuya@lacity.org> Mon, Nov 16, 2020 at 2:19 PM
To: Krista Kline <krista.kline@lacity.org>, Len Nguyen <len.nguyen@lacity.org>

Hi Krista and Len,

I'm following up on this email to make sure you've received it.

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

[Quoted text hidden]

Krista Kline <krista.kline@lacity.org> Mon, Nov 16, 2020 at 2:57 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: Len Nguyen <len.nguyen@lacity.org>

Thank you, Bradley. We really appreciate the head's up!
-Krista

Krista Kline
Deputy Chief of Staff
Councilmember Mike Bonin
City of Los Angeles
213-444-3508 | www.11thdistrict.com

MIKE BONIN
Getting Things Done for Our Neighborhoods
Councilmember, 11th District

Sign Up for Mike's Email Updates

Download the City of Los Angeles MyLA311 app for smartphones!

Available on the App Store Google play

MyLA311 links Angelenos with the services and information they need to enjoy their city, beautify their community and stay connected with their local government. With MyLA311, City of Los Angeles information and services are just a few taps away.

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Mon, Nov 16, 2020 at 4:17 PM
To: Krista Kline <krista.kline@lacity.org>
Cc: Len Nguyen <len.nguyen@lacity.org>

Of course. Thank you for confirming receipt.

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

[Quoted text hidden]

Connect Create Collaborate

Bradley Furuya <bradley.furuya@lacity.org>

Initial Study for 11973 San Vicente Blvd. Project

3 messages

Susan Jimenez <susan.jimenez@lacity.org> Tue, Nov 17, 2020 at 10:07 AM
To: Bradley Furuya <bradley.furuya@lacity.org>

Good Morning Bradley,

You receive two (2) Initial Study books on the above case. I will put them on your desk.

Have a great day,

Susan Jimenez
Administrative Clerk
Department of City Planning - Major Projects
T: (213)847-3641 |
221 N. Figueroa St., Room 1350
Los Angeles, CA. 90012
2nd Monday-RDO

Bradley Furuya <bradley.furuya@lacity.org> Tue, Nov 17, 2020 at 11:22 AM
To: Susan Jimenez <susan.jimenez@lacity.org>

Great, thank you, Susan!

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Susan Jimenez <susan.jimenez@lacity.org> Tue, Nov 17, 2020 at 11:35 AM
To: Bradley Furuya <bradley.furuya@lacity.org>

You're welcome!
[Quoted text hidden]

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org>

SCH # 2020110210, 11973 San Vicente Boulevard Project

1 message

Gibson, Emily@DOT <Emily.Gibson@dot.ca.gov> Thu, Nov 19, 2020 at 2:43 PM
To: OPR State Clearinghouse <State.Clearinghouse@opr.ca.gov>
Cc: "Bradley.Furuya@lacity.org" <Bradley.Furuya@lacity.org>

Hello,

For your records, the attached letter is Caltrans District 7's response to the following project: **SCH # 2020110210, 11973 San Vicente Boulevard Project**. The Lead Agency under CEQA, which is the City of Los Angeles, is CC'ed on this email.

Please let me know if you have any questions or need anything else from me.

Best regards,

Emily Gibson

Transportation Planner, Local Development-Intergovernmental Review

Caltrans District 7, Los Angeles

Emily.Gibson@dot.ca.gov

Work Cell Phone: 213-266-3562

Note: Due to COVID-19, I am teleworking.

Response Letter_GTS # 07-LA-2020-03423_SIGNED.pdf
153K

DEPARTMENT OF TRANSPORTATION
DISTRICT 7 – Office of Regional Planning
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897-0475
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

Making Conservation a California Way of Life.

November 19, 2020

Bradley Furuya
City of Los Angeles Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

RE: 11973 San Vicente Boulevard Project – Notice of Preparation of an Environmental Impact Report (NOP)
SCH # 2020110210
GTS # 07-LA-2020-03423
Vic. LA-2/PM: 2.43

Dear Bradley Furuya:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced NOP. The project consists solely of the demolition of the existing 13,956 square foot building, which is a City of Los Angeles Historic-Cultural Monument (i.e., the Barry Building). The building has been vacant and fenced since 2017. No future development is proposed or considered as part of the project. The City of Los Angeles Department of City Planning is the Lead Agency under the California Environmental Quality Act (CEQA).

The project is located within 2 miles of the Interstate 405 and Interstate 10. From reviewing the NOP, Caltrans does not expect project approval to result in a direct adverse impact to the existing State transportation facilities. Therefore, the following information is included for your consideration.

Any transportation of heavy demolition equipment and/or materials which requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. Caltrans recommends that the project limit demolition traffic to off-peak periods to minimize the potential impact on State facilities. If demolition traffic is expected to cause delays on any State facilities, please submit the Construction Traffic Management Plan detailing these delays for Caltrans' review.

If you have any questions about these comments, please contact Emily Gibson, the project coordinator, at Emily.Gibson@dot.ca.gov, and refer to GTS # 07-LA-2020-03423.

Sincerely,

Miya Edmonson

MIYA EDMONSON
IGR/CEQA Branch Chief
cc: Scott Morgan, State Clearinghouse

Connect Create Collaborate

Bradley Furuya <bradley.furuya@lacity.org>

NATIVE AMERICAN HERITAGE COMMISSION

1 message

Susan Jimenez <susan.jimenez@lacity.org> Mon, Nov 23, 2020 at 2:35 PM
To: Bradley Furuya <bradley.furuya@lacity.org>

Hi Bradley,

Here is a letter you received today. I will put it on your desk.

Have a great day,

Susan Jimenez
Administrative Clerk
Department of City Planning - Major Projects
T: (213)847-3641 |
221 N. Figueroa St., Room 1350
Los Angeles, CA. 90012
2nd Monday-RDO

SLily20112315420.pdf
442K

STATE OF CALIFORNIA Gavin Newsom, Governor

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

RECEIVED
CITY OF LOS ANGELES
NOV 23 2020
MAJOR PROJECTS
UNIT

November 16, 2020

Bradley Furuya
City of Los Angeles Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

Re: 2020110210, 11973 San Vicente Boulevard Project, Los Angeles County

Dear Mr. Furuya:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- **a.** A brief description of the project.
- **b.** The lead agency contact information.
- **c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- **d.** A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- **a.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- **a.** Alternatives to the project.
- **b.** Recommended mitigation measures.
- **c.** Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- **a.** Type of environmental review necessary.
- **b.** Significance of the tribal cultural resources.
- **c.** Significance of the project's impacts on tribal cultural resources.
- **d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- **a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
- **b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or

b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

a. Avoidance and preservation of the resources in place, including, but not limited to:

i. Planning and construction to avoid the resources and protect the cultural and natural context.

ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:

i. Protecting the cultural character and integrity of the resource.

ii. Protecting the traditional use of the resource.

iii. Protecting the confidentiality of the resource.

c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.

d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).

e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).

f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.

b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.

c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
    a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
    b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
    a. If part or all of the APE has been previously surveyed for cultural resources.
    b. If any known cultural resources have already been recorded on or adjacent to the APE.
    c. If the probability is low, moderate, or high that cultural resources are located in the APE.
    d. If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
    a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
    b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
   a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
   b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
   a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
   b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
   c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse

Connect Create Collaborate

Bradley Furuya <bradley.furuya@lacity.org>

Barry Building Initial Study

8 messages

Bradley Furuya <bradley.furuya@lacity.org> Thu, Nov 12, 2020 at 2:28 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>

Hi Stacie,

I've uploaded the Final Initial Study and NOP to dropbox. The NOP is ready to be sent on Wednesday 11/18. Once the mailing is complete, please be sure to send an affidavit of mailing. Please also send two hard copies of the Initial Study and Appendices to the office address in my signature below.

Thank you,

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

Stacie Henderson <stacie@ceqa-nepa.com> Thu, Nov 12, 2020 at 3:51 PM
To: Bradley Furuya <bradley.furuya@lacity.org>

Thank you very much, Bradley. We will be sure to get you the 2 hard copies of the Initial Study and Appendices, and also the affidavit of mailing.

Also, will you be sending me the final, signed State Clearinghouse NOC?

--

Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Thu, Nov 12, 2020 at 4:44 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>

Hi Stacie,

Yes, here it is.

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642
E-NEWS

[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com> Thu, Nov 12, 2020 at 5:06 PM
To: Bradley Furuya <bradley.furuya@lacity.org>

Great, thank you so much!

--

Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>
Date: Thursday, November 12, 2020 at 4:45 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Subject: Re: Barry Building Initial Study

Hi Stacie,

Yes, here it is.

Image removed by sender.

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3642

Image removed by sender. Image removed by sender. Image removed by sender.
Image removed by sender. Image removed by sender. Image removed by sender.

On Thu, Nov 12, 2020 at 3:51 PM Stacie Henderson <stacie@ceqa-nepa.com> wrote:

> Thank you very much, Bradley. We will be sure to get you the 2 hard copies of the Initial Study and Appendices, and also the affidavit of mailing.
>
> Also, will you be sending me the final, signed State Clearinghouse NOC?
>
> --
>
> Stacie Henderson
> Senior Project Manager
> CAJA Environmental Services, LLC
> 15350 Sherman Way, Suite 315
> Van Nuys, CA 91406
> stacie@ceqa-nepa.com
> 310-469-6703 (direct)
>
> ---
>
> **From:** Bradley Furuya <bradley.furuya@lacity.org>
> **Date:** Thursday, November 12, 2020 at 2:30 PM
> **To:** Stacie Henderson <stacie@ceqa-nepa.com>
> **Subject:** Barry Building Initial Study
>
> Hi Stacie,
>
> I've uploaded the Final Initial Study and NOP to dropbox. The NOP is ready to be sent on Wednesday 11/18. Once the mailing is complete, please be sure to send an affidavit of mailing. Please also send two hard copies of the Initial Study and Appendices to the office address in my signature below.

Thank you,

Image removed by sender.

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3642

Image removed by sender. Image removed by sender. Image removed by sender.
Image removed by sender. Image removed by sender. Image removed by sender.

Stacie Henderson <stacie@ceqa-nepa.com> Wed, Nov 18, 2020 at 2:10 PM
To: Bradley Furuya <bradley.furuya@lacity.org>

Hi Bradley,

I wanted to touch base about the NOP mailing:

- Everything has been sent and we are pulling together the information for the mailing affidavits – I'll send all that to you later this week.
- The 2 hard copies of the Initial Study should have been delivered to your office yesterday.
- Will the IS and NOP be up on the website today? I've been checking periodically but haven't seen the posting yet.

If there's anything else you need, please don't hesitate to let me know.

Thank you!

Stacie

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Wed, Nov 18, 2020 at 3:26 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>

Hi Stacie,

Thanks for the updates and checking in.

- Great, thank you.
- Yes, they were received by our admin staff. Thank you.
- So have I! There was a miscommunication, but it's being posted now.



Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642



[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com> Wed, Nov 18, 2020 at 3:57 PM
To: Bradley Furuya <bradley.furuya@lacity.org>

I see everything on the website now! Thank you!

[Quoted text hidden]

Stacie Henderson <stacie@ceqa-nepa.com> Tue, Nov 24, 2020 at 1:38 PM
To: Bradley Furuya <bradley.furuya@lacity.org>
Cc: "Berlin, Greg" <Greg.Berlin@alston.com>

Hi Bradley,

Here is a link to download the mailing affidavits for the NOP: https://www.dropbox.com/sh/hgmbkkv3gei69cb/AACol7sDIthKo0W5Ryb36HnGa?dl=0

Please don't hesitate to let me know if there is anything else you need.

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org>

SCH Number 2020110210

4 messages

Christine Asiata <Christine.Asiata@opr.ca.gov> Thu, Nov 12, 2020 at 6:52 PM
To: Bradley Furuya <bradley.furuya@lacity.org>

Your project is published and is available for review. *Note*: the review 'start' and 'end' period.

Please use the "navigation" and select "published document" to view your project with attachments on CEQAnet.

NOTE: Closing Letters to Lead Agency: The State Clearinghouse (SCH) would like to inform you that our office will transition from providing close of review period acknowledgement on your CEQA environmental document, at this time. During the phase of not receiving notice on the close of review period, comments submitted by State Agencies at the close of review period (and after) are available on CEQAnet.

Please visit: https://ceqanet.opr.ca.gov/Search/Advanced

- Filter for the SCH# of your project **OR** your "Lead Agency"
  - If filtering by "Lead Agency"
    - Select the correct project
  - Only State Agency comments will be available in the "attachments" section: **bold and highlighted**

Thank you for using CEQA Submit.

To view your submission, use the following link.
https://ceqasubmit.opr.ca.gov/Document/Index/265896/2

Bradley Furuya <bradley.furuya@lacity.org> Tue, Dec 1, 2020 at 4:38 PM
To: Christine Asiata <Christine.Asiata@opr.ca.gov>

Hi Christine,

I'm inquiring about the above SCH number. I submitted this project on Nov 12, but unbeknownst to me, the environmental consultant submitted a duplicate on Nov 17 (both met the posting date of Nov 18). I see that you've caught this as the Nov 17 submission has a Duplicate Submission asterisk. However, this duplicate submission also has a different SCH number (2020110264). Can this duplicate submission be removed entirely to avoid confusion? It does not appear to have any comment letters yet.

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012



Planning4LA.org
T: (213) 847-3642



[Quoted text hidden]

Christine Asiata <Christine.Asiata@opr.ca.gov> Tue, Dec 1, 2020 at 4:45 PM
To: Bradley Furuya <bradley.furuya@lacity.org>

Hi Bradley,

Unfortunately, once a document has been published to CEQAnet, we cannot remove it but only make notes and updates to the project (OPR staff). We can add a memo to the 2020110264 project indicating this SCH number is withdrawn and to refer to the correct SCH number.

[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Tue, Dec 1, 2020 at 4:59 PM
To: Christine Asiata <Christine.Asiata@opr.ca.gov>

I see. Yes, please go ahead and add a memo to the 2020110264 project indicating that SCH number is withdrawn and referring to the correct SCH number.

Thank you,



Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642



[Quoted text hidden]

Connect Create Collaborate

Bradley Furuya <bradley.furuya@lacity.org>

Agency comment letters

2 messages

Bradley Furuya <bradley.furuya@lacity.org> Tue, Dec 1, 2020 at 4:27 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>

Hi Stacie,

I've uploaded the two agency comment letters that I've received so far. I'll continue to upload as they come in.

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

Stacie Henderson <stacie@ceqa-nepa.com> Tue, Dec 1, 2020 at 5:12 PM
To: Bradley Furuya <bradley.furuya@lacity.org>

Thanks Bradley!

--

Stacie Henderson
Senior Project Manager
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406
stacie@ceqa-nepa.com
310-469-6703 (direct)

From: Bradley Furuya <bradley.furuya@lacity.org>
Date: Tuesday, December 1, 2020 at 4:27 PM
To: Stacie Henderson <stacie@ceqa-nepa.com>
Subject: Agency comment letters

Hi Stacie,

I've uploaded the two agency comment letters that I've received so far. I'll continue to upload as they come in.



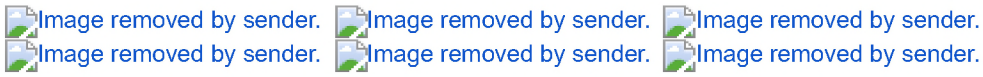
Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3642



Bradley Furuya <bradley.furuya@lacity.org>

Barry Building

4 messages

Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org> Fri, Dec 4, 2020 at 6:16 PM
To: Kathleen King <kathleen.king@lacity.org>, Bradley Furuya <bradley.furuya@lacity.org>

Hi Kathleen and Bradley,

Hope you are doing well! I was wondering if we could check in on the Barry Building demolition request and where we are in the environmental review process.

Thanks,
Shannon

Shannon Ryan
Preferred Pronouns: She, Her, Hers
Senior City Planner
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3651

E-NEWS

Kathleen King <kathleen.king@lacity.org> Sat, Dec 5, 2020 at 10:20 PM
To: Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org>
Cc: Bradley Furuya <bradley.furuya@lacity.org>

Hi Shannon-

The Initial Study for the Barry Building (the 11973 San Vicente Project) was published on November 18th and the comment period closes on December 21st. The next steps will be preparation and publication of the Draft EIR, followed by the Final EIR.

Thanks- Kathleen
[Quoted text hidden]
--

Kathleen King
Preferred Pronouns: She/Hers/Her
City Planner
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3624

E-NEWS

Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org> Sun, Dec 6, 2020 at 5:13 PM
To: Kathleen King <kathleen.king@lacity.org>
Cc: Bradley Furuya <bradley.furuya@lacity.org>

Thanks Kathleen! Could you send me the link to the initial study?
[Quoted text hidden]
--
[Quoted text hidden]

Bradley Furuya <bradley.furuya@lacity.org> Sun, Dec 6, 2020 at 7:08 PM
To: Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org>
Cc: Kathleen King <kathleen.king@lacity.org>

Hi Shannon,

Here's a link to the NOP, Initial Study, and appendices. Let us know if you have any questions or want to chat about anything.

LOS ANGELES CITY PLANNING

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

E-NEWS

[Quoted text hidden]

Subject: 11973 San Vicente Blvd. (ENV-2019-6645-EAF)
From: Juliet Oh <Juliet.Oh@lacity.org>
Date: 11/13/2019, 6:28 PM
To: andrea.warren@alston.com, Anna Van <anna.van@lacity.org>
CC: Debbie Lawrence <debbie.lawrence@lacity.org>
BCC: Shannon.Ryan@lacity.org

Hi Andrea,

our office received your EAF Application for the proposed demolition of the Barry Building, Historical-Cultural Monument No. LA-887. The proposed demolition of an HCM would require additional review and consideration through an Environmental Impact Report (EIR).

To begin the EIR process you will need to submit to the Development Services Center (DSC) Planning counter a deposit for an EIR. In addition to the EIR deposit, please provide for the EIR case file a detailed project description and draft initial study.

Let me know if you have any questions.

Best regards,
--

Juliet Oh
City Planner
Los Angeles City Planning
200 N. Spring St., Room 721
Los Angeles, CA. 90012
Planning4LA.org
T: (213) 978-1186

Subject: Barry Building HCM
From: Adrian Fine <afine@laconservancy.org>
Date: 7/9/2020, 9:53 AM
To: Ken Bernstein <ken.bernstein@lacity.org>, "Lambert Giessinger (lambert.giessinger@lacity.org)" <lambert.giessinger@lacity.org>, "Shannon.Ryan@lacity.org" <Shannon.Ryan@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

Hi all,

I'm checking in on the Barry Building to see where this currently stands, regarding the owner's desire to demolish or through demolition by neglect. Here's a recent picture I took of the building as it seems they've now removed the building's distinctive louvers that were located over the windows. Below is the condition of the building before the owner evicted tenants and fenced it off.

Can you share any recent news on this and where this stands in terms of any city processes? Thanks much!

Best, Adrian



Adrian Scott Fine
Director of Advocacy
Los Angeles Conservancy
523 West Sixth Street, Suite 826
Los Angeles, CA 90014
(213) 430-4203 | afine@laconservancy.org

Pronouns: He / His / Him / Mr.

The '70s Turn 50! Join us as the Conservancy explores the 1970s' lasting imprint on L.A. County's built environment, from its architecture to cultural contributions. Our year-long initiative includes a variety of events, https://www.laconservancy.org/curating-city-70s-turn-50.

laconservancy.org
E-News – Facebook – Twitter – Instagram

Membership starts at just $40
Join the Conservancy today

Brentwood ASF (1).JPG



Attachments:

Brentwood ASF (1).JPG 9.2 MB

Subject: Re: Barry Building HCM
From: Bradley Furuya <bradley.furuya@lacity.org>
Date: 7/9/2020, 4:49 PM
To: Adrian Fine <afine@laconservancy.org>
CC: Ken Bernstein <ken.bernstein@lacity.org>, "Lambert Giessinger (lambert.giessinger@lacity.org)" <lambert.giessinger@lacity.org>, "Shannon.Ryan@lacity.org" <Shannon.Ryan@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

Hi Adrian,

I'm happy to provide an update. Major Projects is currently reviewing the second screen check of the Initial Study. We will continue to work closely with OHR on this project, so feel free to contact either of us if you have any further questions.

-Bradley

Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642

On Thu, Jul 9, 2020 at 1:25 PM Adrian Fine <afine@laconservancy.org> wrote:

> Thanks Ken, this is helpful. I was aware of the EIR but did not know where it stood.
>
> Bradley, if you can bring me up to speed on the latest that would be great and much appreciated.
>
> Thanks again and best, Adrian
>
> **Adrian Scott Fine**
>
> **Director of Advocacy**
>
> Los Angeles Conservancy
>
> 523 West Sixth Street, Suite 826
>
> Los Angeles, CA 90014
>
> (213) 430-4203 | afine@laconservancy.org
>
> -
>
> Pronouns: He / His / Him / Mr.
>
> **The '70s Turn 50!** Join us as the Conservancy explores the 1970s' lasting imprint on L.A. County's built environment, from its architecture to cultural contributions. Our year-long initiative includes a variety of events, https://www.laconservancy.org/curating-city-70s-turn-50.
>
> laconservancy.org
>
> E-News – Facebook – Twitter – Instagram
>
> **Membership starts at just $40**
>
> Join the Conservancy today

From: Ken Bernstein <ken.bernstein@lacity.org>
Sent: Thursday, July 09, 2020 12:11 PM
To: Adrian Fine <afine@laconservancy.org>
Cc: Lambert Giessinger (lambert.giessinger@lacity.org) <lambert.giessinger@lacity.org>; Shannon.Ryan@lacity.org; Melissa Jones <melissa.jones@lacity.org>; Bradley Furuya <bradley.furuya@lacity.org>
Subject: Re: Barry Building HCM

Thanks, Adrian, for your message on the Barry Building. As I think you know, an EIR is being prepared to address the proposed demolition without a replacement project. This is being overseen by our Department's Major Projects section; Bradley Furuya (who previously worked in the HPOZ Unit) is the lead planner for this request, and I'm copying him here in case he has additional updates. It appears we will need to follow up separately on the removal of the louvers.

Ken

Ken Bernstein, AICP

Principal City Planner, Office of Historic Resources and Urban Design Studio

Los Angeles City Planning
221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

Planning4LA.org

T: (213) 847-3652

On Thu, Jul 9, 2020 at 9:53 AM Adrian Fine <afine@laconservancy.org> wrote:

> Hi all,
>
> I'm checking in on the Barry Building to see where this currently stands, regarding the owner's desire to demolish or through demolition by neglect. Here's a recent picture I took of the building as it seems they've now removed the building's distinctive louvers that were located over the windows. Below is the condition of the building before the owner evicted tenants and fenced it off.
>
> Can you share any recent news on this and where this stands in terms of any city processes? Thanks much!
>
> Best, Adrian



Adrian Scott Fine

Director of Advocacy

Los Angeles Conservancy

523 West Sixth Street, Suite 826

Los Angeles, CA 90014

(213) 430-4203 | afine@laconservancy.org

Pronouns: He / His / Him / Mr.

The '70s Turn 50! Join us as the Conservancy explores the 1970s' lasting imprint on L.A. County's built environment, from its architecture to cultural contributions. Our year-long initiative includes a variety of events, https://www.laconservancy.org/curating-city-70s-turn-50.

laconservancy.org

E-News – Facebook – Twitter – Instagram

Membership starts at just $40

Join the Conservancy today

Subject: RE: Barry Building HCM
From: Adrian Fine <afine@laconservancy.org>
Date: 7/9/2020, 1:25 PM
To: Ken Bernstein <ken.bernstein@lacity.org>, Bradley Furuya <bradley.furuya@lacity.org>
CC: "Lambert Giessinger (lambert.giessinger@lacity.org)" <lambert.giessinger@lacity.org>, "Shannon.Ryan@lacity.org" <Shannon.Ryan@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

Thanks Ken, this is helpful. I was aware of the EIR but did not know where it stood.

Bradley, if you can bring me up to speed on the latest that would be great and much appreciated.

Thanks again and best, Adrian

Adrian Scott Fine
Director of Advocacy
Los Angeles Conservancy
523 West Sixth Street, Suite 826
Los Angeles, CA 90014
(213) 430-4203 | afine@laconservancy.org

Pronouns: He / His / Him / Mr.

The '70s Turn 50! Join us as the Conservancy explores the 1970s' lasting imprint on L.A. County's built environment, from its architecture to cultural contributions. Our year-long initiative includes a variety of events, https://www.laconservancy.org/curating-city-70s-turn-50.

laconservancy.org
E-News – Facebook – Twitter – Instagram

Membership starts at just $40
Join the Conservancy today

From: Ken Bernstein <ken.bernstein@lacity.org>
Sent: Thursday, July 09, 2020 12:11 PM
To: Adrian Fine <afine@laconservancy.org>
Cc: Lambert Giessinger (lambert.giessinger@lacity.org) <lambert.giessinger@lacity.org>; Shannon.Ryan@lacity.org; Melissa Jones <melissa.jones@lacity.org>; Bradley Furuya <bradley.furuya@lacity.org>
Subject: Re: Barry Building HCM

Thanks, Adrian, for your message on the Barry Building. As I think you know, an EIR is being prepared to address the proposed demolition without a replacement project. This is being overseen by our Department's Major Projects section; Bradley Furuya (who previously worked in the HPOZ Unit) is the lead planner for this request, and I'm copying him here in case he has additional updates. It appears we will need to follow up separately on the removal of the louvers.

Ken

Ken Bernstein, AICP
Principal City Planner, Office of Historic Resources and Urban Design Studio
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3652

On Thu, Jul 9, 2020 at 9:53 AM Adrian Fine <afine@laconservancy.org> wrote:

> Hi all,
>
> I'm checking in on the Barry Building to see where this currently stands, regarding the owner's desire to demolish or through demolition by neglect. Here's a recent picture I took of the building as it seems they've now removed the building's distinctive louvers that were located over the windows. Below is the condition of the building before the owner evicted tenants and fenced it off.
>
> Can you share any recent news on this and where this stands in terms of any city processes? Thanks much!

Best, Adrian



Adrian Scott Fine
Director of Advocacy
Los Angeles Conservancy
523 West Sixth Street, Suite 826
Los Angeles, CA 90014
(213) 430-4203 | afine@laconservancy.org

Pronouns: He / His / Him / Mr.

The '70s Turn 50! Join us as the Conservancy explores the 1970s' lasting imprint on L.A. County's built environment, from its architecture to cultural contributions. Our year-long initiative includes a variety of events, https://www.laconservancy.org/curating-city-70s-turn-50.

laconservancy.org
E-News – Facebook – Twitter – Instagram

Membership starts at just $40
Join the Conservancy today

Subject: Re: Barry Building HCM
From: Ken Bernstein <ken.bernstein@lacity.org>
Date: 7/9/2020, 12:11 PM
To: Adrian Fine <afine@laconservancy.org>
CC: "Lambert Giessinger (lambert.giessinger@lacity.org)" <lambert.giessinger@lacity.org>, "Shannon.Ryan@lacity.org" <Shannon.Ryan@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, Bradley Furuya <bradley.furuya@lacity.org>

Thanks, Adrian, for your message on the Barry Building. As I think you know, an EIR is being prepared to address the proposed demolition without a replacement project. This is being overseen by our Department's Major Projects section; Bradley Furuya (who previously worked in the HPOZ Unit) is the lead planner for this request, and I'm copying him here in case he has additional updates. It appears we will need to follow up separately on the removal of the louvers.

Ken

Ken Bernstein, AICP
Principal City Planner, Office of Historic Resources and Urban Design Studio
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3652

On Thu, Jul 9, 2020 at 9:53 AM Adrian Fine <afine@laconservancy.org> wrote:

> Hi all,
>
> I'm checking in on the Barry Building to see where this currently stands, regarding the owner's desire to demolish or through demolition by neglect. Here's a recent picture I took of the building as it seems they've now removed the building's distinctive louvers that were located over the windows. Below is the condition of the building before the owner evicted tenants and fenced it off.
>
> Can you share any recent news on this and where this stands in terms of any city processes? Thanks much!
>
> Best, Adrian



Adrian Scott Fine

Director of Advocacy

Los Angeles Conservancy

523 West Sixth Street, Suite 826

Los Angeles, CA 90014

(213) 430-4203 | afine@laconservancy.org

-

Pronouns: He / His / Him / Mr.

The '70s Turn 50! Join us as the Conservancy explores the 1970s' lasting imprint on L.A. County's built environment, from its architecture to cultural contributions. Our year-long initiative includes a variety of events, https://www.laconservancy.org/curating-city-70s-turn-50.

laconservancy.org

E-News – Facebook – Twitter – Instagram

Membership starts at just $40

Join the Conservancy today

Subject: Re: HCM List
From: Lambert Giessinger <lambert.giessinger@lacity.org>
Date: 9/12/2020, 9:41 AM
To: Betty Dong <betty.dong@lacity.org>
CC: Melissa Jones <melissa.jones@lacity.org>, Shannon Ryan <Shannon.Ryan@lacity.org>

Hi Betty,

As a follow-up, HCM 148 (Brentwood Coral Trees) is also missing from the list. Can you attach it to the Barry Building HCM which is adjacent? Thanks.

Lambert



Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648



On Thu, Aug 13, 2020 at 9:37 AM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

> Hi Betty,
>
> Is there a way to manually add HCM 944 to the list or does the list only populate from a polygon/ZIMAS? A while back we talked about deflagging the properties adjacent to the street tree HCMs. Is there still a way to do that? Or, will that cause a problem with the list? If we have to flag a property to keep the list populated, we could identify one per HCM, rather than the hundreds that are now flagged.
>
> Lambert
>
> On Wednesday, August 12, 2020, Betty Dong <betty.dong@lacity.org> wrote:
>
> > Hi Lambert,
> >
> > I have it in my database:
> >
> > 6410 HCM LA **944** Hermon Car Wall 400 Block of Pullman Avenue (S'ly of Block 21, Highland Park Addition and N'ly of Blocks A & F of the Pasadena Villa Tract) 1/28/2009 CHC-2008-3350-HCM
> > But it is a polygon that is not represented in ZIMAS:



ZIMAS:



Since ZIMAS is based on landbase, if there is no polygon, then it won't appear in ZIMAS.
I don't think you want me to tag a nearby parcel.

Thank you, Betty

On Wed, Aug 12, 2020 at 3:38 PM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

> Hi Betty,
>
> I just noticed that HCM 944 (Hermon Car Wall) is missing from the list:
>
> https://planning.lacity.org/odocument/24f6fce7-f73d-4bca-87bc-c77ed3fc5d4f/Historical%20Cultural%20Monuments%20List.pdf
>
> Please let me or Melissa know if you need any information to add it to the list. Thanks!

Lambert



Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648



--



BettyDong
Geographic Information Systems Chief
Los Angeles CityPlanning
200 N. Spring St., Room 825
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1392| F: (213) 978-1403



Subject: Re: HCM List
From: Betty Dong <betty.dong@lacity.org>
Date: 9/14/2020, 4:31 PM
To: Lambert Giessinger <lambert.giessinger@lacity.org>
CC: Melissa Jones <melissa.jones@lacity.org>, Shannon Ryan <Shannon.Ryan@lacity.org>, Jay Strahan <jay.strahan@lacity.org>

Hi Lambert,

I've replicated the Barry Building polygon for HCM 148, but I don't have the Case Number.
If you have that let me know.
Also, if you want me to do the same for the earlier HCM 944.

Thanks, Betty

On Mon, Sep 14, 2020 at 3:12 PM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

> Yes, that is correct. That way, the Brentwood Coral Trees HCM will show up on the list. Do you have an old HCM list to see how the Brentwood Coral Trees HCM was described? If not, I can get you the language. I can also get you a parcel to flag for the Hermon Car Wall HCM. I'll check to see if any other non-parcel HCMs are missing from the list. Thank you.
>
> Lambert

Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648

> On Mon, Sep 14, 2020 at 2:28 PM Betty Dong <betty.dong@lacity.org> wrote:
>
> > Hi Lambert,
> >
> > Just want to confirm what you are asking me to do.
> > In the HCM GIS Database, I do have HCM 148 which is the portion of San Vicente Blvd. But ZIMAS does not show this since it is not in the landbase polygon.
> > There is an HCM 887 called Barry Building.
> > So I will copy the Barry Building polygon and assign it the HCM 148 attributes? But keep the real HCM 148 in the database. So it will appear twice in my GIS.
> > Thanks, Betty



On Sat, Sep 12, 2020 at 9:41 AM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

> Hi Betty,
>
> As a follow-up, HCM 148 (Brentwood Coral Trees) is also missing from the list. Can you attach it to the Barry Building HCM which is adjacent? Thanks.
>
> Lambert

Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648

On Thu, Aug 13, 2020 at 9:37 AM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

> Hi Betty,
>
> Is there a way to manually add HCM 944 to the list or does the list only populate from a polygon/ZIMAS? A while back we talked about deflagging the properties adjacent to the street tree HCMs. Is there still a way to do that? Or, will that cause a problem with the list? If we have to flag a property to keep the list populated, we could identify one per HCM, rather than the hundreds that are now flagged.
>
> Lambert

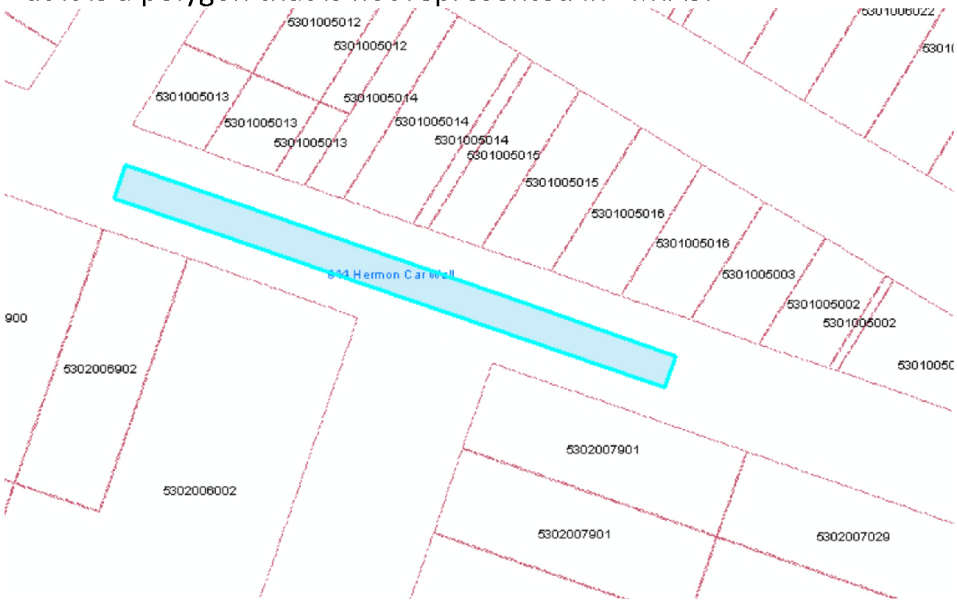
On Wednesday, August 12, 2020, Betty Dong <betty.dong@lacity.org> wrote:

Hi Lambert,

I have it in my database:

6410 HCM LA **944** Hermon Car Wall 400 Block of Pullman Avenue (S'ly of Block 21, Highland Park Addition and N'ly of Blocks A & F of the Pasadena Villa Tract) 1/28/2009 CHC-2008-3350-HCM

But it is a polygon that is not represented in ZIMAS:



ZIMAS:



Since ZIMAS is based on landbase, if there is no polygon, then it won't appear in ZIMAS. I don't think you want me to tag a nearby parcel.

Thank you, Betty

On Wed, Aug 12, 2020 at 3:38 PM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

> Hi Betty,
>
> I just noticed that HCM 944 (Hermon Car Wall) is missing from the list:
>
> https://planning.lacity.org/odocument/24f6fce7-f73d-4bca-87bc-c77ed3fc5d4f/Historical%20Cultural%20Monuments%20List.pdf
>
> Please let me or Melissa know if you need any information to add it to the list. Thanks!
>
> Lambert

Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648

--

BettyDong
Geographic Information Systems Chief
Los Angeles CityPlanning
200 N. Spring St., Room 825
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1392| F: (213) 978-1403

--

BettyDong
Geographic Information Systems Chief
Los Angeles CityPlanning
200 N. Spring St., Room 825
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1392| F: (213) 978-1403

--



Betty Dong
Geographic Information Systems Chief
Los Angeles City Planning
200 N. Spring St., Room 825
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1392| F: (213) 978-1403



Subject: Re: HCM List
From: Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org>
Date: 9/14/2020, 3:55 PM
To: Lambert Giessinger <lambert.giessinger@lacity.org>

Thanks Lambert!



Shannon Ryan
Preferred Pronouns: She, Her, Hers
Senior City Planner
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3651



On Mon, Sep 14, 2020 at 3:12 PM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

> Yes, that is correct. That way, the Brentwood Coral Trees HCM will show up on the list. Do you have an old HCM list to see how the Brentwood Coral Trees HCM was described? If not, I can get you the language. I can also get you a parcel to flag for the Hermon Car Wall HCM. I'll check to see if any other non-parcel HCMs are missing from the list. Thank you.
>
> Lambert



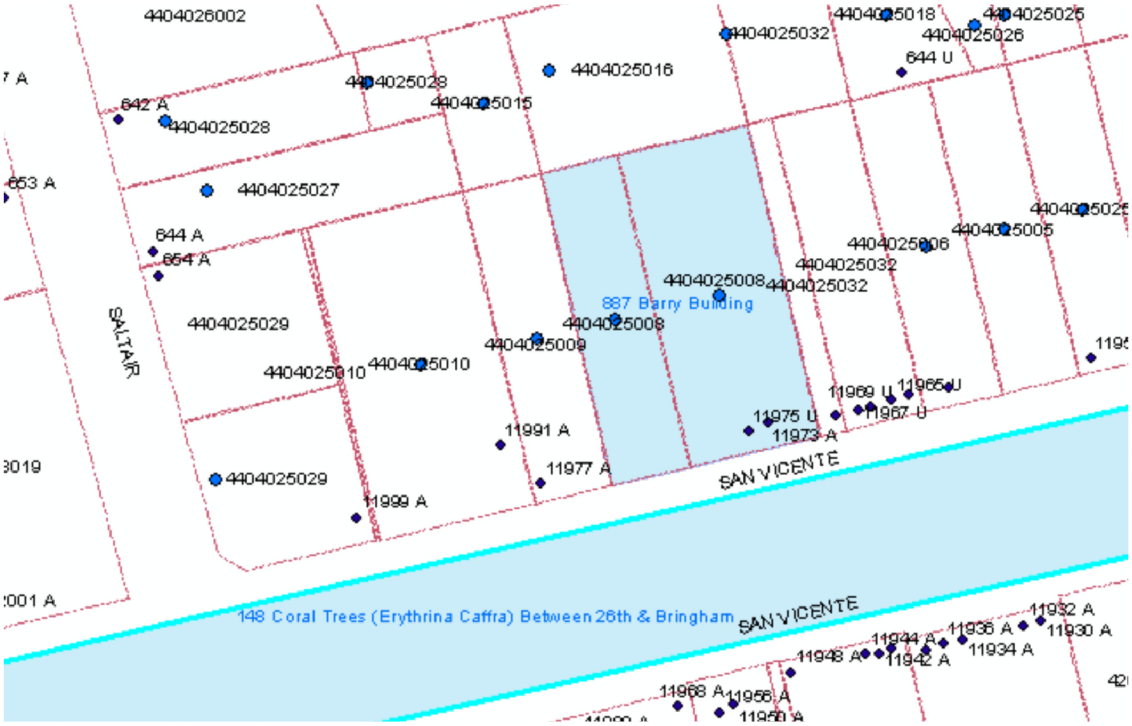
Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648



On Mon, Sep 14, 2020 at 2:28 PM Betty Dong <betty.dong@lacity.org> wrote:

> > Hi Lambert,
> >
> > Just want to confirm what you are asking me to do.
> > In the HCM GIS Database, I do have HCM 148 which is the portion of San Vicente Blvd. But ZIMAS does not show this since it is not in the landbase polygon.
> > There is an HCM 887 called Barry Building.
> > So I will copy the Barry Building polygon and assign it the HCM 148 attributes? But keep the real HCM 148 in the database. So it will appear twice in my GIS.

Thanks, Betty



On Sat, Sep 12, 2020 at 9:41 AM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

Hi Betty,

As a follow-up, HCM 148 (Brentwood Coral Trees) is also missing from the list. Can you attach it to the Barry Building HCM which is adjacent? Thanks.

Lambert

Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648

On Thu, Aug 13, 2020 at 9:37 AM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

Hi Betty,

Is there a way to manually add HCM 944 to the list or does the list only populate from a polygon/ZIMAS? A while back we talked about deflagging the properties adjacent to the street tree HCMs. Is there still a way to do that? Or, will that cause a problem with the list? If we have to flag a property to keep the list populated, we could identify one per HCM, rather than the hundreds that are now flagged.

Lambert

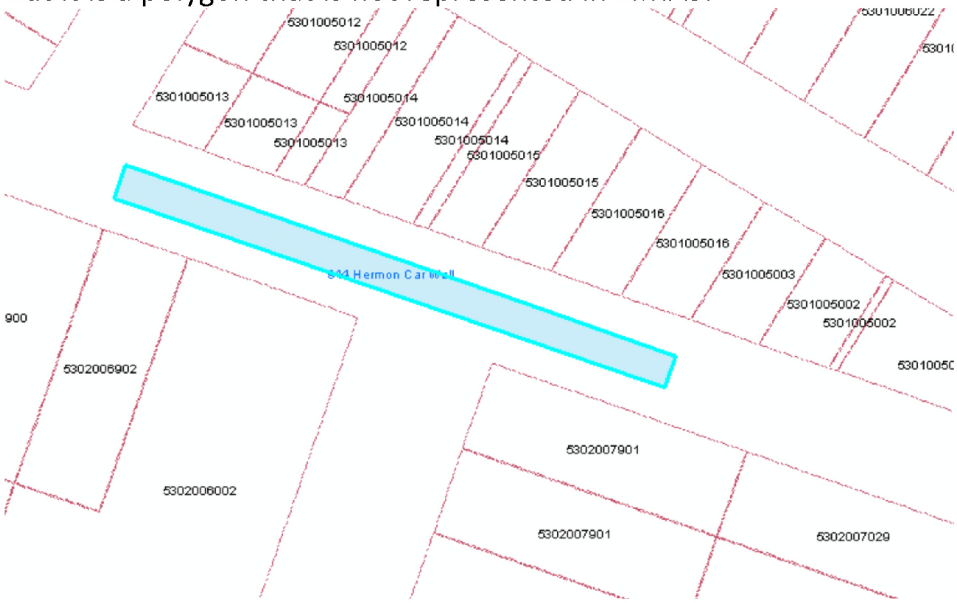
On Wednesday, August 12, 2020, Betty Dong <betty.dong@lacity.org> wrote:

Hi Lambert,

I have it in my database:

6410 HCM LA **944** Hermon Car Wall 400 Block of Pullman Avenue (S'ly of Block 21, Highland Park Addition and N'ly of Blocks A & F of the Pasadena Villa Tract) 1/28/2009 CHC-2008-3350-HCM

But it is a polygon that is not represented in ZIMAS:



ZIMAS:



Since ZIMAS is based on landbase, if there is no polygon, then it won't appear in ZIMAS. I don't think you want me to tag a nearby parcel.

Thank you, Betty

On Wed, Aug 12, 2020 at 3:38 PM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

> Hi Betty,
>
> I just noticed that HCM 944 (Hermon Car Wall) is missing from the list:
>
> https://planning.lacity.org/odocument/24f6fce7-f73d-4bca-87bc-c77ed3fc5d4f/Historical%20Cultural%20Monuments%20List.pdf
>
> Please let me or Melissa know if you need any information to add it to the list. Thanks!
>
> Lambert

Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648

--

BettyDong
Geographic Information Systems Chief
Los Angeles CityPlanning
200 N. Spring St., Room 825
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1392| F: (213) 978-1403

--

BettyDong
Geographic Information Systems Chief
Los Angeles CityPlanning
200 N. Spring St., Room 825
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1392| F: (213) 978-1403

Subject: Re: HCM List
From: Lambert Giessinger <lambert.giessinger@lacity.org>
Date: 9/14/2020, 3:11 PM
To: Betty Dong <betty.dong@lacity.org>
CC: Melissa Jones <melissa.jones@lacity.org>, Shannon Ryan <Shannon.Ryan@lacity.org>, Jay Strahan <jay.strahan@lacity.org>

Yes, that is correct. That way, the Brentwood Coral Trees HCM will show up on the list. Do you have an old HCM list to see how the Brentwood Coral Trees HCM was described? If not, I can get you the language. I can also get you a parcel to flag for the Hermon Car Wall HCM. I'll check to see if any other non-parcel HCMs are missing from the list. Thank you.

Lambert



Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648



On Mon, Sep 14, 2020 at 2:28 PM Betty Dong <betty.dong@lacity.org> wrote:

> Hi Lambert,
>
> Just want to confirm what you are asking me to do.
> In the HCM GIS Database, I do have HCM 148 which is the portion of San Vicente Blvd. But ZIMAS does not show this since it is not in the landbase polygon.
> There is an HCM 887 called Barry Building.
> So I will copy the Barry Building polygon and assign it the HCM 148 attributes? But keep the real HCM 148 in the database. So it will appear twice in my GIS.
> Thanks, Betty



On Sat, Sep 12, 2020 at 9:41 AM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

> Hi Betty,
>
> As a follow-up, HCM 148 (Brentwood Coral Trees) is also missing from the list. Can you attach it to the Barry Building HCM which is adjacent? Thanks.
>
> Lambert

Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648

On Thu, Aug 13, 2020 at 9:37 AM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

> Hi Betty,
>
> Is there a way to manually add HCM 944 to the list or does the list only populate from a polygon/ZIMAS? A while back we talked about deflagging the properties adjacent to the street tree HCMs. Is there still a way to do that? Or, will that cause a problem with the list? If we have to flag a property to keep the list populated, we could identify one per HCM, rather than the hundreds that are now flagged.
>
> Lambert

On Wednesday, August 12, 2020, Betty Dong <betty.dong@lacity.org> wrote:

Hi Lambert,

I have it in my database:

6410 HCM LA **944** Hermon Car Wall 400 Block of Pullman Avenue (S'ly of Block 21, Highland Park Addition and N'ly of Blocks A & F of the Pasadena Villa Tract) 1/28/2009
CHC-2008-3350-HCM
But it is a polygon that is not represented in ZIMAS:



ZIMAS:



Since ZIMAS is based on landbase, if there is no polygon, then it won't appear in ZIMAS.
I don't think you want me to tag a nearby parcel.

Thank you, Betty

On Wed, Aug 12, 2020 at 3:38 PM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

> Hi Betty,
>
> I just noticed that HCM 944 (Hermon Car Wall) is missing from the list:
>
> https://planning.lacity.org/odocument/24f6fce7-f73d-4bca-87bc-c77ed3fc5d4f/Historical%20Cultural%20Monuments%20List.pdf
>
> Please let me or Melissa know if you need any information to add it to the list. Thanks!
>
> Lambert
>
> 
>
> **Lambert Giessinger**
> Architect
> **Los Angeles City Planning**
> 221 N. Figueroa Street, Suite 1350
> Los Angeles, CA 90012
> Planning4LA.org
> T: (213) 847-3648
>
> 

--



Betty Dong
Geographic Information Systems Chief
Los Angeles City Planning
200 N. Spring St., Room 825
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1392| F: (213) 978-1403



--



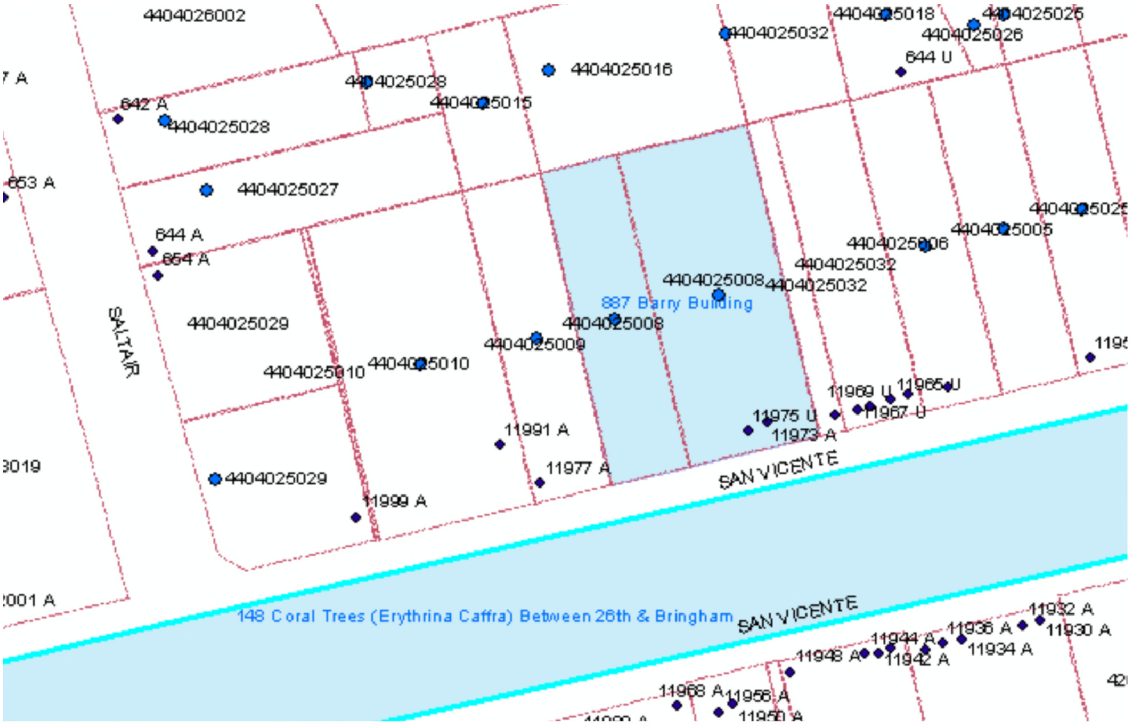
Betty Dong
Geographic Information Systems Chief
Los Angeles City Planning
200 N. Spring St., Room 825
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1392| F: (213) 978-1403



Subject: Re: HCM List
From: Betty Dong <betty.dong@lacity.org>
Date: 9/14/2020, 2:28 PM
To: Lambert Giessinger <lambert.giessinger@lacity.org>
CC: Melissa Jones <melissa.jones@lacity.org>, Shannon Ryan <Shannon.Ryan@lacity.org>, Jay Strahan <jay.strahan@lacity.org>

Hi Lambert,

Just want to confirm what you are asking me to do.
In the HCM GIS Database, I do have HCM 148 which is the portion of San Vicente Blvd. But ZIMAS does not show this since it is not in the landbase polygon.
There is an HCM 887 called Barry Building.
So I will copy the Barry Building polygon and assign it the HCM 148 attributes? But keep the real HCM 148 in the database. So it will appear twice in my GIS.
Thanks, Betty

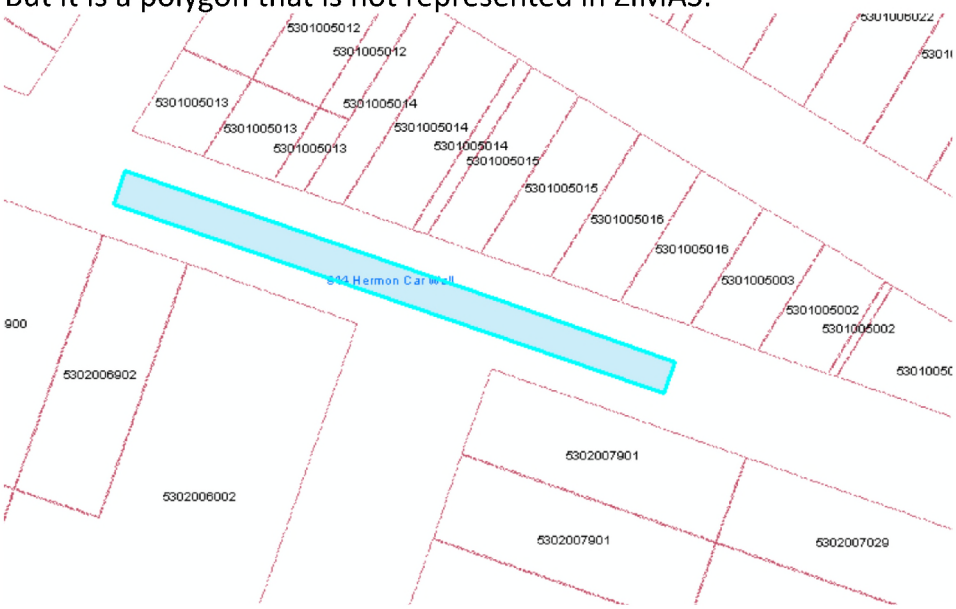


On Sat, Sep 12, 2020 at 9:41 AM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

> Hi Betty,
>
> As a follow-up, HCM 148 (Brentwood Coral Trees) is also missing from the list. Can you attach it to the Barry Building HCM which is adjacent? Thanks.
>
> Lambert

Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648

On Thu, Aug 13, 2020 at 9:37 AM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

> Hi Betty,
>
> Is there a way to manually add HCM 944 to the list or does the list only populate from a polygon/ZIMAS? A while back we talked about deflagging the properties adjacent to the street tree HCMs. Is there still a way to do that? Or, will that cause a problem with the list? If we have to flag a property to keep the list populated, we could identify one per HCM, rather than the hundreds that are now flagged.
>
> Lambert
>
> On Wednesday, August 12, 2020, Betty Dong <betty.dong@lacity.org> wrote:
>
> > Hi Lambert,
> >
> > I have it in my database:
> >
> > 6410 HCM LA **944** Hermon Car Wall 400 Block of Pullman Avenue (S'ly of Block 21, Highland Park Addition and N'ly of Blocks A & F of the Pasadena Villa Tract) 1/28/2009 CHC-2008-3350-HCM
> > But it is a polygon that is not represented in ZIMAS:
>
> 
>
>
> ZIMAS:



Since ZIMAS is based on landbase, if there is no polygon, then it won't appear in ZIMAS.
I don't think you want me to tag a nearby parcel.

Thank you, Betty

On Wed, Aug 12, 2020 at 3:38 PM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

> Hi Betty,
>
> I just noticed that HCM 944 (Hermon Car Wall) is missing from the list:
>
> https://planning.lacity.org/odocument/24f6fce7-f73d-4bca-87bc-c77ed3fc5d4f/Historical%20Cultural%20Monuments%20List.pdf
>
> Please let me or Melissa know if you need any information to add it to the list. Thanks!
>
> Lambert

Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648

--

BettyDong
Geographic Information Systems Chief
Los Angeles CityPlanning
200 N. Spring St., Room 825
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1392| F: (213) 978-1403

--

BettyDong
Geographic Information Systems Chief
Los Angeles CityPlanning
200 N. Spring St., Room 825
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1392| F: (213) 978-1403

Subject: Re: HCM List
From: Lambert Giessinger <lambert.giessinger@lacity.org>
Date: 9/28/2020, 3:43 PM
To: Betty Dong <betty.dong@lacity.org>
CC: Melissa Jones <melissa.jones@lacity.org>, Shannon Ryan <Shannon.Ryan@lacity.org>, Jay Strahan <jay.strahan@lacity.org>

Hi Betty,

To clarify, the case number for the Barry Building or HCM 148? HCM 148 is pre-case number creation. I can create a new historical case number if you need something.

Lambert

Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648

On Mon, Sep 14, 2020 at 4:31 PM Betty Dong <betty.dong@lacity.org> wrote:

> Hi Lambert,
>
> I've replicated the Barry Building polygon for HCM 148, but I don't have the Case Number.
> If you have that let me know.
> Also, if you want me to do the same for the earlier HCM 944.
>
> Thanks, Betty
>
> On Mon, Sep 14, 2020 at 3:12 PM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:
>
> > Yes, that is correct. That way, the Brentwood Coral Trees HCM will show up on the list. Do you have an old HCM list to see how the Brentwood Coral Trees HCM was described? If not, I can get you the language. I can also get you a parcel to flag for the Hermon Car Wall HCM. I'll check to see if any other non-parcel HCMs are missing from the list. Thank you.
> >
> > Lambert
> >
> > **Lambert Giessinger**
> > Architect
> > **Los Angeles City Planning**
> > 221 N. Figueroa Street, Suite 1350
> > Los Angeles, CA 90012
> > Planning4LA.org
> > T: (213) 847-3648

On Mon, Sep 14, 2020 at 2:28 PM Betty Dong <betty.dong@lacity.org> wrote:

Hi Lambert,

Just want to confirm what you are asking me to do.
In the HCM GIS Database, I do have HCM 148 which is the portion of San Vicente Blvd. But ZIMAS does not show this since it is not in the landbase polygon.
There is an HCM 887 called Barry Building.
So I will copy the Barry Building polygon and assign it the HCM 148 attributes? But keep the real HCM 148 in the database. So it will appear twice in my GIS.
Thanks, Betty



On Sat, Sep 12, 2020 at 9:41 AM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

Hi Betty,

As a follow-up, HCM 148 (Brentwood Coral Trees) is also missing from the list. Can you attach it to the Barry Building HCM which is adjacent? Thanks.

Lambert

Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648

On Thu, Aug 13, 2020 at 9:37 AM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

Hi Betty,

Is there a way to manually add HCM 944 to the list or does the list only populate from a polygon/ZIMAS? A while back we talked about deflagging the properties adjacent to the street tree HCMs. Is there still a way to do that? Or, will that cause a problem with the list? If we have to flag a property to keep the list populated, we could identify one per HCM, rather than the hundreds that are now flagged.

Lambert

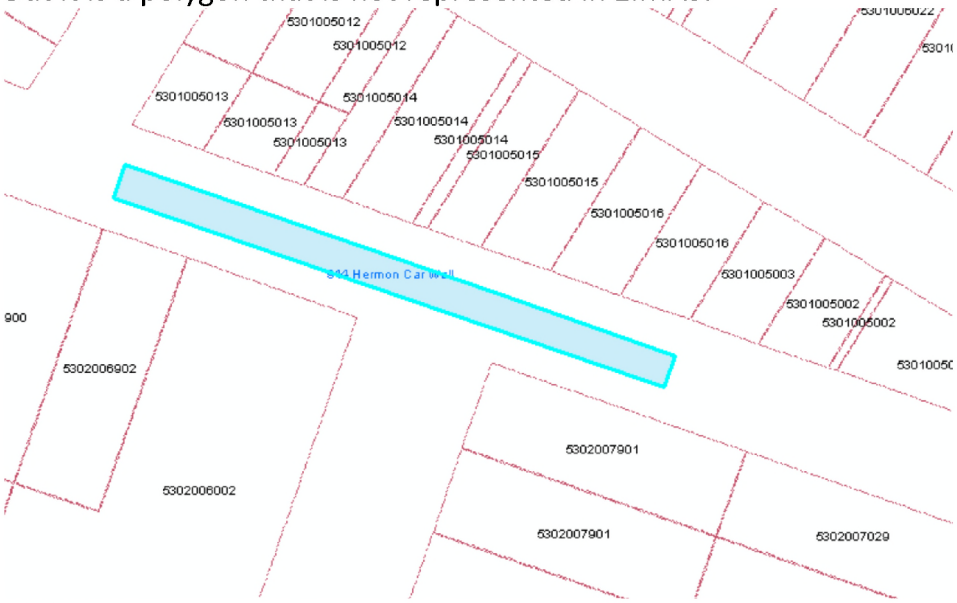
On Wednesday, August 12, 2020, Betty Dong <betty.dong@lacity.org> wrote:

Hi Lambert,

I have it in my database:

6410 HCM LA **944** Hermon Car Wall 400 Block of Pullman Avenue (S'ly of Block 21, Highland Park Addition and N'ly of Blocks A & F of the Pasadena Villa Tract) 1/28/2009 CHC-2008-3350-HCM

But it is a polygon that is not represented in ZIMAS:



ZIMAS:



Since ZIMAS is based on landbase, if there is no polygon, then it won't appear in ZIMAS. I don't think you want me to tag a nearby parcel.

Thank you, Betty

On Wed, Aug 12, 2020 at 3:38 PM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

> Hi Betty,
>
> I just noticed that HCM 944 (Hermon Car Wall) is missing from the list:
>
> https://planning.lacity.org/odocument/24f6fce7-f73d-4bca-87bc-c77ed3fc5d4f/Historical%20Cultural%20Monuments%20List.pdf
>
> Please let me or Melissa know if you need any information to add it to the list. Thanks!
>
> Lambert

Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648

--

Betty Dong
Geographic Information Systems Chief
Los Angeles City Planning
200 N. Spring St., Room 825
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1392| F: (213) 978-1403

--

Betty Dong
Geographic Information Systems Chief
Los Angeles City Planning
200 N. Spring St., Room 825
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1392| F: (213) 978-1403

--

Betty Dong
Geographic Information Systems Chief
Los Angeles City Planning
200 N. Spring St., Room 825
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1392| F: (213) 978-1403

Subject: OHR Contracts
From: Ken Bernstein <ken.bernstein@lacity.org>
Date: 9/30/2020, 9:16 AM
To: Lambert Giessinger <lambert.giessinger@lacity.org>, Shannon Ryan <Shannon.Ryan@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, Sara Delgadillo Cruz <sara.cruz@lacity.org>

Good morning -- I need to fill out a spreadsheet for Admin by the end of today summarizing our existing OHR contracts, task orders, and requests for bids, and anticipated contracts for 2021-22, based upon the Mayor's recent budgetary memos. Can you let me know if I'm missing any existing work or forthcoming bid letters?

Mills Act Periodic Inspections, GPA (Need help here - can't find final dollar amount or final NTP)

Mills Act Program Assessment, Chattel, $50,000

Mills Act Pre-Approval Inspections, GPA, $46,530

2020-2021 CLG Grant: HistoricPlacesLA v. 2 web and video content, consultant TBD, $30,000

2019-20 CLG Contract ends today so I won't list

I'm not sure whether to list the Barry Building EIR economic peer review, or whether Major Projects will be covering this.

We'll also have consultant needs for the soon to be finalized African American Heritage initiative with GCI.

Thanks!

Ken

Ken Bernstein, AICP
Principal City Planner, Office of Historic Resources and Urban Design Studio
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3652

Subject: Re: OHR Contracts
From: Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org>
Date: 9/30/2020, 3:55 PM
To: Lambert Giessinger <lambert.giessinger@lacity.org>
CC: Ken Bernstein <ken.bernstein@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, Sara Delgadillo Cruz <sara.cruz@lacity.org>

Yes, I think we should mention those upcoming requests. Thanks!



Shannon Ryan
Preferred Pronouns: She, Her, Hers
Senior City Planner
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3651



On Wed, Sep 30, 2020 at 10:40 AM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

> Do we need to estimate/account for another $70,000 for periodic inspections and $50,000 for Pre-Contract work?



Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648



On Wed, Sep 30, 2020 at 10:35 AM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

> I've emailed Maria Ortiz to get us the final NTP for the current periodic inspections, so we'll have the amount.



Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648



On Wed, Sep 30, 2020 at 9:17 AM Ken Bernstein <ken.bernstein@lacity.org> wrote:

> Good morning -- I need to fill out a spreadsheet for Admin by the end of today summarizing our existing OHR contracts, task orders, and requests for bids, and anticipated contracts for 2021-22, based upon the Mayor's recent budgetary memos. Can you let me know if I'm missing any existing work or forthcoming bid letters?
>
> Mills Act Periodic Inspections, GPA (Need help here - can't find final dollar amount or final NTP)
>
> Mills Act Program Assessment, Chattel, $50,000
>
> Mills Act Pre-Approval Inspections, GPA, $46,530
>
> 2020-2021 CLG Grant: HistoricPlacesLA v. 2 web and video content, consultant TBD, $30,000
>
> 2019-20 CLG Contract ends today so I won't list
>
> I'm not sure whether to list the Barry Building EIR economic peer review, or whether Major Projects will be covering this.
>
> We'll also have consultant needs for the soon to be finalized African American Heritage initiative with GCI.
>
> Thanks!
>
> Ken



Ken Bernstein, AICP
Principal City Planner, Office of Historic Resources and Urban Design Studio
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3652



Subject: Re: OHR Contracts
From: Lambert Giessinger <lambert.giessinger@lacity.org>
Date: 9/30/2020, 10:40 AM
To: Ken Bernstein <ken.bernstein@lacity.org>
CC: Shannon Ryan <Shannon.Ryan@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, Sara Delgadillo Cruz <sara.cruz@lacity.org>

Do we need to estimate/account for another $70,000 for periodic inspections and $50,000 for Pre-Contract work?



Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648



On Wed, Sep 30, 2020 at 10:35 AM Lambert Giessinger <lambert.giessinger@lacity.org> wrote:

> I've emailed Maria Ortiz to get us the final NTP for the current periodic inspections, so we'll have the amount.
>
> 
>
> **Lambert Giessinger**
> Architect
> **Los Angeles City Planning**
> 221 N. Figueroa Street, Suite 1350
> Los Angeles, CA 90012
> Planning4LA.org
> T: (213) 847-3648
>
> 
>
> On Wed, Sep 30, 2020 at 9:17 AM Ken Bernstein <ken.bernstein@lacity.org> wrote:
>
> > Good morning -- I need to fill out a spreadsheet for Admin by the end of today summarizing our existing OHR contracts, task orders, and requests for bids, and anticipated contracts for 2021-22, based upon the Mayor's recent budgetary memos. Can you let me know if I'm missing any existing work or forthcoming bid letters?
> >
> > Mills Act Periodic Inspections, GPA (Need help here - can't find final dollar amount or final NTP)
> >
> > Mills Act Program Assessment, Chattel, $50,000
> >
> > Mills Act Pre-Approval Inspections, GPA, $46,530
> >
> > 2020-2021 CLG Grant: HistoricPlacesLA v. 2 web and video content, consultant TBD, $30,000
> >
> > 2019-20 CLG Contract ends today so I won't list

I'm not sure whether to list the Barry Building EIR economic peer review, or whether Major Projects will be covering this.

We'll also have consultant needs for the soon to be finalized African American Heritage initiative with GCI.

Thanks!

Ken



Ken Bernstein, AICP
Principal City Planner, Office of Historic Resources and Urban Design Studio
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3652



Subject: Re: OHR Contracts
From: Lambert Giessinger <lambert.giessinger@lacity.org>
Date: 9/30/2020, 10:35 AM
To: Ken Bernstein <ken.bernstein@lacity.org>
CC: Shannon Ryan <Shannon.Ryan@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, Sara Delgadillo Cruz <sara.cruz@lacity.org>

I've emailed Maria Ortiz to get us the final NTP for the current periodic inspections, so we'll have the amount.

Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648

On Wed, Sep 30, 2020 at 9:17 AM Ken Bernstein <ken.bernstein@lacity.org> wrote:

> Good morning -- I need to fill out a spreadsheet for Admin by the end of today summarizing our existing OHR contracts, task orders, and requests for bids, and anticipated contracts for 2021-22, based upon the Mayor's recent budgetary memos. Can you let me know if I'm missing any existing work or forthcoming bid letters?
>
> Mills Act Periodic Inspections, GPA (Need help here - can't find final dollar amount or final NTP)
>
> Mills Act Program Assessment, Chattel, $50,000
>
> Mills Act Pre-Approval Inspections, GPA, $46,530
>
> 2020-2021 CLG Grant: HistoricPlacesLA v. 2 web and video content, consultant TBD, $30,000
>
> 2019-20 CLG Contract ends today so I won't list
>
> I'm not sure whether to list the Barry Building EIR economic peer review, or whether Major Projects will be covering this.
>
> We'll also have consultant needs for the soon to be finalized African American Heritage initiative with GCI.
>
> Thanks!
>
> Ken

Ken Bernstein, AICP
Principal City Planner, Office of Historic Resources and Urban Design Studio
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3652

Subject: Re: OHR Contracts
From: Sara Delgadillo Cruz <sara.cruz@lacity.org>
Date: 9/30/2020, 10:28 AM
To: Ken Bernstein <ken.bernstein@lacity.org>
CC: Lambert Giessinger <lambert.giessinger@lacity.org>, Shannon Ryan <Shannon.Ryan@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

Ken, I can confirm that you have accounted for all existing and pending CLG Grant contracts in your list.

On Wed, Sep 30, 2020 at 9:17 AM Ken Bernstein <ken.bernstein@lacity.org> wrote:

> Good morning -- I need to fill out a spreadsheet for Admin by the end of today summarizing our existing OHR contracts, task orders, and requests for bids, and anticipated contracts for 2021-22, based upon the Mayor's recent budgetary memos. Can you let me know if I'm missing any existing work or forthcoming bid letters?
>
> Mills Act Periodic Inspections, GPA (Need help here - can't find final dollar amount or final NTP)
>
> Mills Act Program Assessment, Chattel, $50,000
>
> Mills Act Pre-Approval Inspections, GPA, $46,530
>
> 2020-2021 CLG Grant: HistoricPlacesLA v. 2 web and video content, consultant TBD, $30,000
>
> 2019-20 CLG Contract ends today so I won't list
>
> I'm not sure whether to list the Barry Building EIR economic peer review, or whether Major Projects will be covering this.
>
> We'll also have consultant needs for the soon to be finalized African American Heritage initiative with GCI.
>
> Thanks!
>
> Ken

Ken Bernstein, AICP
Principal City Planner, Office of Historic Resources and Urban Design Studio
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3652

Subject: Re: OHR Contracts
From: Lambert Giessinger <lambert.giessinger@lacity.org>
Date: 10/1/2020, 9:38 AM
To: Ken Bernstein <ken.bernstein@lacity.org>
CC: Shannon Ryan <Shannon.Ryan@lacity.org>, Melissa Jones <melissa.jones@lacity.org>, Sara Delgadillo Cruz <sara.cruz@lacity.org>

The amount for the GPA periodic inspections they are working on now is $29,970.

Lambert Giessinger
Architect
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3648

On Wed, Sep 30, 2020 at 9:17 AM Ken Bernstein <ken.bernstein@lacity.org> wrote:

> Good morning -- I need to fill out a spreadsheet for Admin by the end of today summarizing our existing OHR contracts, task orders, and requests for bids, and anticipated contracts for 2021-22, based upon the Mayor's recent budgetary memos. Can you let me know if I'm missing any existing work or forthcoming bid letters?
>
> Mills Act Periodic Inspections, GPA (Need help here - can't find final dollar amount or final NTP)
>
> Mills Act Program Assessment, Chattel, $50,000
>
> Mills Act Pre-Approval Inspections, GPA, $46,530
>
> 2020-2021 CLG Grant: HistoricPlacesLA v. 2 web and video content, consultant TBD, $30,000
>
> 2019-20 CLG Contract ends today so I won't list
>
> I'm not sure whether to list the Barry Building EIR economic peer review, or whether Major Projects will be covering this.
>
> We'll also have consultant needs for the soon to be finalized African American Heritage initiative with GCI.
>
> Thanks!
>
> Ken

Ken Bernstein, AICP
Principal City Planner, Office of Historic Resources and Urban Design Studio
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3652

Subject: Barry Building
From: Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org>
Date: 12/4/2020, 6:16 PM
To: Kathleen King <kathleen.king@lacity.org>, Bradley Furuya <bradley.furuya@lacity.org>

Hi Kathleen and Bradley,

Hope you are doing well! I was wondering if we could check in on the Barry Building demolition request and where we are in the environmental review process.

Thanks,
Shannon



Shannon Ryan
Preferred Pronouns: She, Her, Hers
Senior City Planner
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3651



Subject: Re: Barry Building
From: Kathleen King <kathleen.king@lacity.org>
Date: 12/5/2020, 10:20 PM
To: Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org>
CC: Bradley Furuya <bradley.furuya@lacity.org>

Hi Shannon-

The Initial Study for the Barry Building (the 11973 San Vicente Project) was published on November 18th and the comment period closes on December 21st. The next steps will be preparation and publication of the Draft EIR, followed by the Final EIR.

Thanks- Kathleen

On Fri, Dec 4, 2020 at 6:16 PM Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org> wrote:

> Hi Kathleen and Bradley,
>
> Hope you are doing well! I was wondering if we could check in on the Barry Building demolition request and where we are in the environmental review process.
>
> Thanks,
> Shannon



Shannon Ryan
Preferred Pronouns: She, Her, Hers
Senior City Planner
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3651



--



Kathleen King
Preferred Pronouns:
She/Hers/Her
City Planner
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

Planning4LA.org
T: (213) 847-3624



Subject: Re: Barry Building
From: Bradley Furuya <bradley.furuya@lacity.org>
Date: 12/6/2020, 7:08 PM
To: Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org>
CC: Kathleen King <kathleen.king@lacity.org>

Hi Shannon,

Here's a link to the NOP, Initial Study, and appendices. Let us know if you have any questions or want to chat about anything.



Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642



On Sun, Dec 6, 2020 at 5:13 PM Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org> wrote:

> Thanks Kathleen! Could you send me the link to the initial study?
>
> On Sat, Dec 5, 2020 at 10:20 PM Kathleen King <kathleen.king@lacity.org> wrote:
>
> > Hi Shannon-
> >
> > The Initial Study for the Barry Building (the 11973 San Vicente Project) was published on November 18th and the comment period closes on December 21st. The next steps will be preparation and publication of the Draft EIR, followed by the Final EIR.
> >
> > Thanks- Kathleen
> >
> > On Fri, Dec 4, 2020 at 6:16 PM Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org> wrote:
> >
> > > Hi Kathleen and Bradley,
> > >
> > > Hope you are doing well! I was wondering if we could check in on the Barry Building demolition request and where we are in the environmental review process.
> > >
> > > Thanks,
> > > Shannon



Shannon Ryan
Preferred Pronouns: She, Her, Hers
Senior City Planner
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3651



--



Kathleen King
Preferred Pronouns:
She/Hers/Her
City Planner
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3624



--



Shannon Ryan
Preferred Pronouns: She, Her, Hers
Senior City Planner
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3651



Subject: Re: Barry Building
From: Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org>
Date: 12/6/2020, 5:13 PM
To: Kathleen King <kathleen.king@lacity.org>
CC: Bradley Furuya <bradley.furuya@lacity.org>

Thanks Kathleen! Could you send me the link to the initial study?

On Sat, Dec 5, 2020 at 10:20 PM Kathleen King <kathleen.king@lacity.org> wrote:

> Hi Shannon-
>
> The Initial Study for the Barry Building (the 11973 San Vicente Project) was published on November 18th and the comment period closes on December 21st. The next steps will be preparation and publication of the Draft EIR, followed by the Final EIR.
>
> Thanks- Kathleen
>
> On Fri, Dec 4, 2020 at 6:16 PM Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org> wrote:
>
> > Hi Kathleen and Bradley,
> >
> > Hope you are doing well! I was wondering if we could check in on the Barry Building demolition request and where we are in the environmental review process.
> >
> > Thanks,
> > Shannon
> >
> > **Shannon Ryan**
> > Preferred Pronouns: She, Her, Hers
> > Senior City Planner
> > **Los Angeles City Planning**
> > 221 N. Figueroa St., Suite 1350
> > Los Angeles, CA 90012
> > Planning4LA.org
> > T: (213) 847-3651

--

Kathleen King
Preferred Pronouns:
She/Hers/Her
City Planner
Los Angeles City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3624

--

Shannon Ryan
Preferred Pronouns: She, Her, Hers
Senior City Planner
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3651

Subject: Fwd: Barry Building
From: Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org>
Date: 12/7/2020, 8:40 AM
To: Ken Bernstein <ken.bernstein@lacity.org>, Lambert Giessinger <lambert.giessinger@lacity.org>, Melissa Jones <melissa.jones@lacity.org>

FYI, in case you haven't seen these yet.

Thanks!



Shannon Ryan
Preferred Pronouns: She, Her, Hers
Senior City Planner
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3651



---------- Forwarded message ---------
From: **Bradley Furuya** <bradley.furuya@lacity.org>
Date: Sun, Dec 6, 2020 at 7:09 PM
Subject: Re: Barry Building
To: Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org>
Cc: Kathleen King <kathleen.king@lacity.org>

Hi Shannon,

Here's a link to the NOP, Initial Study, and appendices. Let us know if you have any questions or want to chat about anything.



Bradley Furuya, AICP
City Planning Associate
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3642



On Sun, Dec 6, 2020 at 5:13 PM Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org> wrote:

> Thanks Kathleen! Could you send me the link to the initial study?
>
> On Sat, Dec 5, 2020 at 10:20 PM Kathleen King <kathleen.king@lacity.org> wrote:
>
> > Hi Shannon-
> >
> > The Initial Study for the Barry Building (the 11973 San Vicente Project) was published on November 18th and the comment period closes on December 21st. The next steps will be preparation and publication of the Draft EIR, followed by the Final EIR.
> >
> > Thanks- Kathleen
> >
> > On Fri, Dec 4, 2020 at 6:16 PM Shannon Ryan - City of Los Angeles <Shannon.Ryan@lacity.org> wrote:
> >
> > > Hi Kathleen and Bradley,
> > >
> > > Hope you are doing well! I was wondering if we could check in on the Barry Building demolition request and where we are in the environmental review process.
> > >
> > > Thanks,
> > > Shannon
> > >
> > > 
> > >
> > > **Shannon Ryan**
> > > Preferred Pronouns: She, Her, Hers
> > > Senior City Planner
> > > **Los Angeles City Planning**
> > > 221 N. Figueroa St., Suite 1350
> > > Los Angeles, CA 90012
> > > Planning4LA.org
> > > T: (213) 847-3651
> > >
> > > 
> >
> > --
> >
> > 
> >
> > **Kathleen King**
> > Preferred Pronouns:
> > She/Hers/Her
> > City Planner
> > **Los Angeles City Planning**

221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3624

--

Shannon Ryan
Preferred Pronouns: She, Her, Hers
Senior City Planner
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3651

Appendix A:

Tree Report

Carlberg ASSOCIATES

Horticulturists and
Registered Consulting
ARBORISTS

CITY OF LOS ANGELES TREE REPORT
11973 SAN VICENTE BOULEVARD
LOS ANGELES, CALIFORNIA 90049

SUBMITTED TO:

ANDREA S. WARREN, SENIOR ASSOCIATE
ALSTON & BIRD LLP
333 SOUTH HOPE STREET, 16TH FLOOR
LOS ANGELES, CALIFORNIA 90071

PREPARED BY:

CY CARLBERG
ASCA REGISTERED CONSULTING ARBORIST #405
ISA CERTIFIED ARBORIST #WE 0575A
ISA QUALIFIED TREE RISK ASSESSOR
CAUFC CERTIFIED URBAN FORESTER #013

JAMES SANCHEZ
ISA CERTIFIED ARBORIST #WE 9883A
ISA QUALIFIED TREE RISK ASSESSOR
CERTIFIED ENVIRONMENTAL HORTICULTURIST

Santa Monica Office
828 Fifth Street, Suite 3
Santa Monica, California 90403
Office: 310.451.4804

Sierra Madre Office
80 West Sierra Madre Boulevard, #241
Sierra Madre, California 91024
Office: 626.428.5072

www.cycarlberg.com

FEBRUARY 29, 2020
REV. NOVEMBER 2, 2020

CITY OF LOS ANGELES TREE REPORT

TABLE OF CONTENTS

COVER LETTER 12

TABLE 1 – TREE INVENTORY 2

EXHIBIT A – AERIAL IMAGE OF SUBJECT PROPERTY 3

EXHIBIT B – REDUCED COPY OF TREE LOCATION MAP 4

EXHIBIT C – CAPTIONED TREE PHOTOGRAPHS 5

EXHIBIT D – MISCELLANEOUS NON-PROTECTED AND NON-SIGNIFICANT TREES 6

RESUMES 7

Carlberg ASSOCIATES
Horticulturists and
Registered Consulting
ARBORISTS

February 29, 2020 (rev. November 2, 2020)

Andrea S. Warren
Alston & Bird LLP
333 South Hope Street, 16th Floor
Los Angeles, California 90071

Re: The Barry Building - 11973 San Vicente Boulevard, Los Angeles, California 90049

Dear Ms. Warren,

This letter addresses our office's site visit of February 21, 2020 to the property known as The Barry Building, located at 11973 San Vicente Boulevard in Los Angeles, California. We were retained to visit the property and determine if any trees considered protected by the City of Los Angeles Tree Preservation Ordinance No. 177.44 were present. ***None of the private property species are considered protected by the ordinance.*** We inventoried four non-protected palm trees that are of "significant" size as defined by the City of Los Angeles Planning Department. The two City of Los Angeles rights-of-way trees in front of the building on San Vicente Boulevard were also inventoried but are not be affected by the project. The table on the following page sets forth the data for the four private property trees and two City rights-of-way trees. There are a number of trees and palms on the property that do not meet the size threshold for "significant." For clarification, the graphic on page 6 illustrates this plant material.

Please feel welcome to contact me at our Santa Monica office if you have any immediate questions or concerns.

Respectfully submitted,





Cy Carlberg, Registered Consulting Arborist
Principal, Carlberg Associates

Santa Monica Office
cy@cycarlberg.com

Santa Monica Office
828 Fifth Street, Suite 3
Santa Monica, California 90403
Office: 310.451.4804

Sierra Madre Office
80 West Sierra Madre Boulevard, #241
Sierra Madre, California 91024
Office: 626.428.5072

www.cycarlberg.com

TABLE 1 – TREE INVENTORY

Tree #	Common Name	Botanical Name	*Dbh(s) at 4.5 feet (inches)	Height (feet)	Canopy Spread (feet) NS/EW	Health Grade	Structure Grade	Protected Tree Y/N	Comments
1	Mexican fan palm	*Washingtonia robusta*	**BT-40'	45	10 x 10	B	B	No	slight crook in trunk halfway up
2	Chinese windmill palm	*Trachycarpus fortunei*	BT-20'	25	6 x 6	B	B	No	water stress, drying fronds, in planter
3	king palm	*Archontophoenix cunninghamiana*	BT-30'	35	6 x 6	B-	A	No	water stress, drying fronds, in planter
4	queen palm	*Syagrus romanzoffiana*	BT-35'	42	20 x 20	B	A	No	water stress, drying fronds, in planter
ST-5	London plane	*Platanus* x *acerifolia*	9	20	16 x 16	B	B	**Yes**	City of Los Angeles right-of-way tree
ST-6	London plane	*Platanus* x *acerifolia*	8	20	14 x 16	B	B	**Yes**	City of Los Angeles right-of-way tree

* dbh – diameter at breast height. A forestry term describing a tree trunk's diameter measured at 4.5 feet above grade. Often used as a representation of tree size.

** BT – brown trunk. Because palms do not typically increase in trunk size with age, they are measured by their 'brown trunk' height – the distance between grade and the newest emerging palm spear.

EXHIBIT A - AERIAL IMAGE OF SUBJECT PROPERTY



Aerial image of subject property
11973 San Vicente Boulevard, Los Angeles
Image Source: Zimas

N

EXHIBIT B - REDUCED COPY OT TREE LOCATION MAP

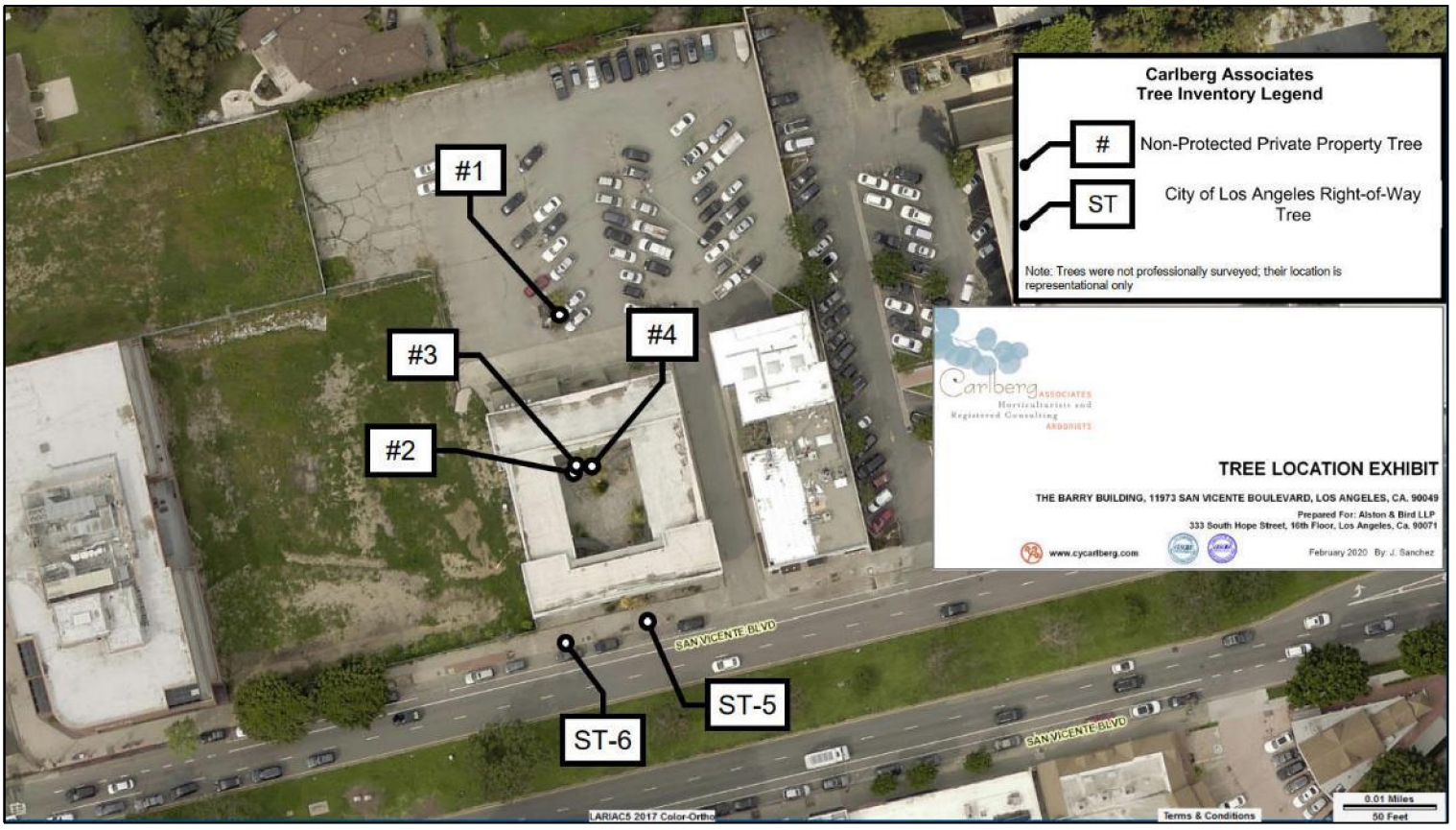


EXHIBIT C – CAPTIONED TREE PHOTOGRAPHS



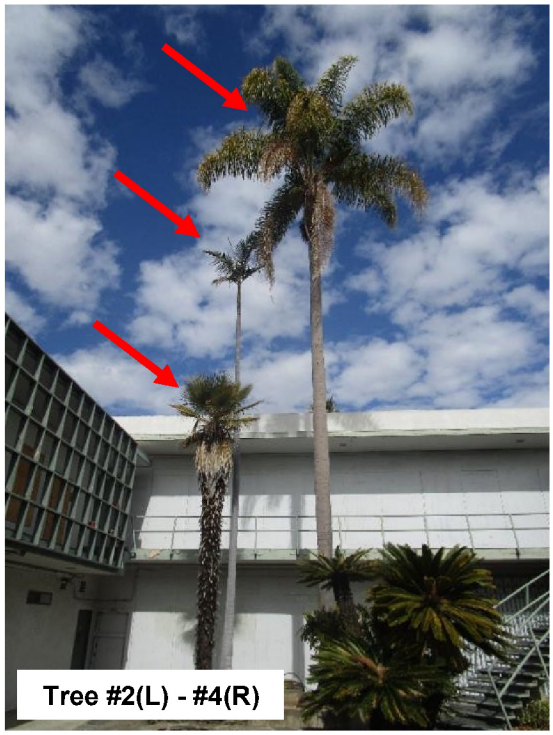






EXHIBIT D – GRAPHIC SHOWING TREES/PALMS NOT MEETING THE THRESHOLD OF 'SIGNIFICANT' STATUS



Showing the undersized trees and palms in front of the property (facing San Vicente Boulevard).

CY CARLBERG

CARLBERG ASSOCIATES
2402 California Avenue, Santa Monica, California 90403
(310) 453-TREE
cy@cycarlberg.com

Education — B.S., Landscape Architecture, California State Polytechnic University, Pomona, 1985
Graduate, Arboricultural Consulting Academy, American Society of Consulting Arborists, Chicago, Illinois, February 2002
Graduate, Municipal Forestry Institute, Lied, Nebraska, 2012

Experience — Consulting Arborist, Carlberg Associates, 1998-present
Manager of Grounds Services, California Institute of Technology, Pasadena, 1992-1998
Director of Grounds, Scripps College, Claremont, 1988-1992

Certificates — Certified Arborist (#WE-0575A), International Society of Arboriculture, 1990
Registered Consulting Arborist (#405), American Society of Consulting Arborists, 2002
Certified Urban Forester (#013), California Urban Forests Council, 2004
Certified Tree Risk Assessor (#1028), International Society of Arboriculture, 2011

AREAS OF EXPERTISE

Ms. Carlberg is experienced in the following areas of tree management and preservation:

- Tree health and risk assessment
- Master Planning
- Tree inventories and reports to satisfy jurisdictional requirements
- Expert Testimony
- Post-fire assessment, valuation, and mitigation for trees and native plant communities
- Value assessments for native and non-native trees
- Pest and disease identification
- Guidelines for oak preservation
- Selection of appropriate tree species
- Planting, pruning, and maintenance specifications
- Tree and landscape resource mapping – GPS, GIS, and AutoCAD
- Planning Commission, City Council, and community meetings representation

PREVIOUS CONSULTING EXPERIENCE

Ms. Carlberg has overseen residential and commercial construction projects to prevent damage to protected and specimen trees. She has thirty-five years of experience in arboriculture and horticulture and has performed tree health evaluation, value and risk assessment, and expert testimony for private clients, government agencies, cities, school districts, and colleges. Representative clients include:

The Huntington Library and Botanical Gardens
The Los Angeles Zoo and Botanical Gardens
The Rose Bowl and Brookside Golf Course, Pasadena
Walt Disney Concert Hall and Gardens
The Art Center College of Design, Pasadena
Pepperdine University
Loyola Marymount University
The Claremont Colleges (Pomona, Scripps, CMC, Harvey Mudd, Claremont Graduate University, Pitzer, Claremont University Center)
Quinn, Emanuel, Urquhart and Sullivan (attorneys at law)

The City of Claremont
The City of Beverly Hills
The City of Pasadena
The City of Los Angeles
The City of Santa Monica
Santa Monica/Malibu Unified School District
San Diego Gas & Electric
Los Angeles Department of Water and Power
Rancho Santa Ana Botanic Garden, Claremont
Latham & Watkins, LLP (attorneys at law)

AFFILIATIONS

Ms. Carlberg serves with the following national, state, and community professional organizations:

- California Urban Forests Council, Board Member, 1995-2006
- Street Tree Seminar, Past President, 2000-present
- American Society of Consulting Arborists Academy, Faculty Member, 2003-2005, 2014
- American Society of Consulting Arborists, Board of Directors, 2013-Present
- Member, Los Angeles Oak Woodland Habitat Conservation Strategic Alliance, 2010-present

JAMES SANCHEZ
CARLBERG ASSOCIATES
828 Fifth Street, Suite 3, Santa Monica, California 90403
james@cycarlberg.com • m: 310.924.2246 • www.cycarlberg.com

Education
Graduate, Environmental Horticulture Program, El Camino College, Torrance, California, 2002
Graduate, Hawthorne High School, Hawthorne, California, 1995

Experience
Staff Arborist, Carlberg Associates, 2015-present
Staff Arborist, Approved Tree Care, 2014-2015
Community Forester, Tree Musketeers, 2010-2014
Interior Plant Technician, Reliable Plant Service, 2008-2009
Exterior Plant Technician, Inner Gardens, 2006-2007
Exterior Plant Lead, Rolling Greens Nursery, 2005-2006
Nursery Foremen, Big Seven Nursery, 2001-2003

Certificates
Qualified Tree Risk Assessor, International Society of Arboriculture, 2017
Certified Arborist (#WE-9883A), International Society of Arboriculture, 2012
Environmental Horticulture Certificate, El Camino College, 2002

AREAS OF EXPERTISE

Mr. Sanchez is experienced in the following areas of tree management and preservation:

- Tree health assessment
- Tree inventories and reports to satisfy jurisdictional requirements
- Pest and disease identification
- Selection of appropriate tree species
- Planting, pruning, and maintenance specifications
- Working with community and city leaders in large tree planting programs

PREVIOUS CONSULTING EXPERIENCE

Mr. Sanchez has performed tree inventories, health evaluations, and impact analyses for private developers, architects, engineers, and homeowners. He has over 14 years of experience in arboriculture and is trained in environmental horticulture. Representative clients include:

City of Pasadena
City of South Gate
Metropolitan Transit Authority
E & S Ring, Inc.
Hollywood Forever Cemetery
Archdiocese of Los Angeles
City of Signal Hill
Kovac Architects
City of Torrance
Ojai Valley Community Hospital
The Kibo Group
Monte Vista Grove Homes
Google Venice
John Anson Ford Theater
The Village Green, Baldwin Hills
Camp Munz/Mendenhall
Hotel Figueroa
California State University, Long Beach
Pacific Charter School
Mill Creek Development
Los Angeles Unified School District
City of LA – Department of Water & Power
Claremont Golf Course
The New Home Company
William Carey University
City of Inglewood
Universal Hilton
Gensler Architects
Marmol Radziner, Architects
Rose Bowl Stadium
Aurora/Signature Health Services
Colfax Charter Elementary School
Highpointe Communities
Snapchat
Los Angeles Football Club
Monte Cedro Senior Living
Southern California Edison
Howard Hughes Center
Katella High School, Anaheim
Square One Homes
EPT Landscape Architecture
Tim Barber, Ltd., Architects

AFFILIATIONS

Mr. Sanchez serves with the following national professional organizations:

- Member in good standing, International Society of Arboriculture, Western Chapter

Appendix B:

Archaeology Response Letter

South Central Coastal Information Center
California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395
California Historical Resources Information System
Los Angeles, Orange, Ventura and San Bernardino Counties
sccic@fullerton.edu

5/11/2020 SCCIC File #: 21261.7419

Sherrie Cruz
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406

Re: Records Search Results for the 11973 San Vicente Boulevard Project

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Beverly Hills, CA USGS 7.5' quadrangle. The following summary reflects the results of the records search for the project area and a ½-mile radius. The search includes a review of all recorded archaeological and built-environment resources as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), the California State Built Environment Resources Directory (BERD), and the City of Los Angeles Historic-Cultural Monuments (LAHCM) listings were reviewed for the above referenced project site and a ¼-mile radius. Due to the sensitive nature of cultural resources, archaeological site locations are not released.

RECORDS SEARCH RESULTS SUMMARY

Archaeological Resources* (*see Recommendations section)	Within project area: 0 Within project radius: 0
Built-Environment Resources	Within project area: 0 Within project radius: 9
Reports and Studies	Within project area: 2 Within project radius: 4
OHP Built Environment Resources Directory (BERD) 2019	Within project area: 0 Within ¼-mile radius: 1
California Points of Historical Interest (SPHI) 2019	Within project area: 0 Within ¼-mile radius: 0
California Historical Landmarks (SHL) 2019	Within project area: 0 Within ¼-mile radius: 0
California Register of Historical Resources (CAL REG) 2019	Within project area: 0 Within ¼-mile radius: 0
National Register of Historic Places (NRHP) 2019	Within project area: 0 Within ¼-mile radius: 0

City of Los Angeles Historic-Cultural Monuments (LAHCM)	Within project area: 1 #887 (see recommendations section) Within ¼-mile radius: 1

HISTORIC MAP REVIEW – Santa Monica, CA (1902, 1921) 15' USGS Historic maps indicated that in 1902 there was little in the area. There was one improved road and the area was known historically as San Vicente and Santa Monica. There were three intermittent streams, one of which ran through the project area. In 1921, there was marked development in the area with many roads and buildings. What appears to be tracks ran along what is present day San Vicente Blvd. There were oil wells to the southwest and the place name of Westgate Gardens. All other features remained the same.

RECOMMENDATIONS

*When we report that no archaeological resources are recorded in your project area or within a specified radius around the project area; that does not necessarily mean that nothing is there. It may simply mean that the area has not been studied and/or that no information regarding the archaeological sensitivity of the property has been filed at this office. The reported records search result does not preclude the possibility that surface or buried artifacts might be found during a survey of the property or ground-disturbing activities.

Completed in 1951, the Barry Building was designed by local architect Milton Caughey for owner David Barry. It quickly became an important part of the postwar commercial development of San Vicente Boulevard. The two-story, flat-roofed building is built around a central open courtyard, with very simple outward-facing façades. It has elements of the International Style and features simple lines, a horizontal orientation, and expanses of courtyard-facing windows. Curving, cantilevered stairways connect the second story to the courtyard below. The building's best-known occupant was Dutton's Bookstore, a fixture for over twenty years. The bookstore was so legendary that many people still refer to the building as Dutton's. The unusual courtyard layout exemplifies modern ideals of integrating indoor and outdoor spaces, in a rare commercial application. The property is listed on the City of Los Angeles Historic-Cultural Monuments register (LAHCM #887). The property has not been evaluated for state or federal registers, but could potentially be eligible. Further research, recordation, and evaluation for these registers by a qualified consultant is recommended prior to the approval of project plans.

The archaeological sensitivity of the project location is unknown because there are no previous archaeological studies for the subject property. Additionally, the natural ground-surface appears to be obscured by urban development; consequently, surface artifacts would not be visible during a survey. While there are currently no recorded archaeological sites within the project area, buried resources could potentially be unearthed during project activities. An archaeological monitor is recommended for any ground disturbing activities.

Finally, it is also recommended that the Native American Heritage Commission be consulted to identify if any additional traditional cultural properties or other sacred sites are known to be in the area. The NAHC may also refer you to local tribes with particular knowledge of potential sensitivity. The NAHC and local tribes may offer additional recommendations to what is provided here and may also request an archaeological monitor.

For your convenience, you may find a professional consultant**at www.chrisinfo.org. Any resulting reports by the qualified consultant should be submitted to the South Central Coastal Information Center as soon as possible.

**The SCCIC does not endorse any particular consultant and makes no claims about the qualifications of any person listed. Each consultant on this list self-reports that they meet current professional standards.

If you have any questions regarding the results presented herein, please contact the office at 657.278.5395 Monday through Thursday 9:00 am to 3:30 pm. Should you require any additional information for the above referenced project, reference the SCCIC number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System,

Stacy St. James

Digitally signed by Stacy St. James
Date: 2020.06.17 09:30:04 -07'00'

Michelle Galaz
Assistant Coordinator

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Appendix C-1:

Geologic Hazard Evaluation

GEOLOGIC-SEISMIC HAZARD EVALUATION

11973 & 11975 WEST SAN VICENTE BOULEVARD BRENTWOOD DISTRICT LOS ANGELES, CALIFORNIA TRACT: WESTGATE ACRES LOTS: 51 (ARB 1), 52 AND 56 (ARB 3)

GEOCON
WEST, INC.
GEOTECHNICAL
ENVIRONMENTAL
MATERIALS

PREPARED FOR

ALSTON & BIRD, LLP
LOS ANGELES, CALIFORNIA

PROJECT NO. W1188-06-01

JUNE 12, 2020

GEOCON
WEST, INC.
GEOTECHNICAL ■ ENVIRONMENTAL ■ MATERIALS

Project No. W1188-06-01
June 12, 2020

Ms. Andrea Warren
Alston & Bird, LLP
333 South Hope Street, 16th Floor
Los Angeles, CA 90071

Subject: REPORT OF GEOLOGIC-SEISMIC HAZARD EVALUATION
11973 & 11975 WEST SAN VICENTE BOULEVARD
BRENTWOOD DISTRICT
LOS ANGELES, CALIFORNIA
TRACT: WESTGATE ACRES; LOTS 51 (ARB 1), 52 AND 56 (ARB 3)

Dear Ms. Warren:

In accordance with your authorization of our proposal dated May 29, 2020, we have prepared this geologic-seismic hazard evaluation report for the subject property located at 11973 & 11975 West San Vicente Boulevard. The purpose of this evaluation was to address potential soils and geologic-seismic hazards that could impact the site. It is our understanding that this report will be used in preparation of the Initial Study for the project.

We understand that there is no construction planned at this time. However, if the property were to be developed in the future, we recommend that a comprehensive design level geotechnical investigation be performed prior to finalizing grading or structural plans. We also recommend that the results of the comprehensive geotechnical investigation be included in preparation of future environmental documents for a future proposed development.

We appreciate the opportunity to be of service to you. Please contact us if you have any questions regarding this report, or if we may be of further service.

Very truly yours,

GEOCON WEST, INC.

PROFESSIONAL GEOLOGIST
SUSAN FRANZEN KIRKGARD
No. 1754
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

Susan F. Kirkgard
CEG 1754

REGISTERED PROFESSIONAL ENGINEER
JELISA THOMAS ADAMS
GE3092
GEOTECHNICAL
STATE OF CALIFORNIA

Jelisa Thomas Adams
GE 3092

TABLE OF CONTENTS

1. INTRODUCTION AND SCOPE 1

2. BACKGROUND REVIEW 1

3. SITE DESCRIPTION AND PROPOSED PROJECT 2

4. GEOLOGIC SETTING 2
   - 4.1 Regional Geology 2
   - 4.2 Local Geology 2
   - 4.3 Soil and Geologic Conditions 3
   - 4.4 Groundwater Conditions 3
   - 4.5 Faults 4

5. GEOLOGIC HAZARDS 5
   - 5.1 Surface Fault Rupture 5
   - 5.2 Seismicity 6
   - 5.3 Seismic Design Criteria 7
   - 5.4 Liquefaction 9
   - 5.5 Slope Stability 9
   - 5.6 Earthquake-Induced Flooding 9
   - 5.7 Tsunamis, Seiches, and Flooding 10
   - 5.8 Mineral Resources, Oil Fields & Methane Potential 10
   - 5.9 Subsidence and Peat Oxidation 11
   - 5.10 Volcanic Hazards 11

6. CONCLUSIONS 11

LIST OF REFERENCES

MAPS, TABLES, AND ILLUSTRATIONS
- Figure 1, Vicinity Map
- Figure 2, Site Plan
- Figure 3, Geologic Map
- Figure 4, Regional Fault Map
- Figure 5, Regional Seismicity Map

GEOLOGIC-SEISMIC HAZARDS EVALUATION

1. INTRODUCTION AND SCOPE

This report presents the results of geologic-seismic hazards evaluation for the property located at 11973 & 11975 West San Vicente Boulevard in the Brentwood District of the City of Los Angeles, California. The location of the property (site) is shown on Figure 1, Vicinity Map. The purpose of this study was to evaluate subsurface soil and geologic conditions and identify potential geologic or seismic hazards that could impact the site. It is our understanding that the report will be used in preparation of the Initial Study for the project that consists of demolishing the existing structure and underground utilities. No new construction is planned at this time. The project boundaries are shown on Figure 2, Site Plan.

The scope of our evaluation included a review available literature including geotechnical reports, fault investigation reports, and geologic maps pertinent to the geologic conditions at the site and in the immediately surrounding area. The literature review included documents contained in our in-house library and those available from the City of Los Angeles and the California Geological Survey. The Safety Element of the City of Los Angeles General Plan (1996) and the County of Los Angeles General Plan (1990) were also reviewed as part of this evaluation.

2. BACKGROUND REVIEW

Geocon West, Inc. (Geocon) previously performed a geotechnical investigation for a larger property (Geocon, 2009) that included the subject site. The previous investigation included drilling four 8-inch diameter hollow stem auger borings, two of which were located within the current project boundaries (borings B3 and B4). These borings were drilled to depths of 25½ and 30½ feet beneath the existing ground surface, and their approximate locations are shown on the Site Plan (see Figure 2).

The borings encountered artificial fill to depths of approximately 2 feet below the ground surface. The artificial fill generally consists of silty sand that is characterized as slightly moist and medium dense with some construction debris (brick and asphalt fragments). Older alluvial fan deposits were encountered beneath the fill soils that consist of interbedded silty sand and sandy silt. The alluvial soils are characterized as medium dense to very dense or firm to hard. Groundwater was not encountered to a depth of 30½ feet beneath the existing ground surface (maximum depth drilled).

3. SITE DESCRIPTION AND PROPOSED PROJECT

The property is currently occupied by a 2-story commercial structure, paved driving lanes and a paved parking lot (see Site Plan, Figure 2). The site is bounded by San Vicente Boulevard to the south, by a vacant lot and a paved parking lot to the west, by a paving driving lane to the east and by single-family residential structures to the north. The subject property is roughly level to gently sloping to the south. Surface water drainage at the site appears to be by sheet flow along the ground surface to the city streets. Vegetation on the site consists of grass, shrubs and trees located in planter areas.

It is our understanding that the proposed project will consist of demolishing the existing structure and underground utilities; no new construction is planned at this time. This report is intended to provide geologic-seismic hazard information to be used in preparation of the Initial Study for the project and is not intended for design purposes.

4. GEOLOGIC SETTING

4.1 Regional Geology

The site is located within the northwestern Los Angeles Basin, approximately one mile south of the Santa Monica Mountains and approximately 3.4 miles east of the Pacific Ocean. The Los Angeles Basin is a coastal plain between the Santa Monica Mountains to the north, the Puente Hills and Whittier Fault to the east, the Palos Verdes Peninsula and Pacific Ocean to the west and south, and the Santa Ana Mountains and San Joaquin Hills on the southeast. The basin is underlain by a deep structural depression which has been filled by both marine and continental sedimentary deposits, which is underlain by igneous and metamorphic basement rock (Yerkes et al., 1965). The structural depression within the central portion of the basin extends to a maximum depth of 32,000 feet below sea level.

Regionally, the site is located within the Transverse Ranges geomorphic province, near the boundary of the Peninsular Ranges geomorphic province. The Transverse Ranges is characterized by east-west geologic structures in contrast to the Peninsular Ranges that is characterized by northwest-trending geologic structures. The boundary between the two geomorphic provinces is the Santa Monica Fault Zone located approximately 0.5 mile south-southwest of the site as shown on Figure 3, Geologic Map.

4.2 Local Geology

Locally, the site is located on the Santa Monica Plain, an older elevated and dissected alluvial fan surface that is located along the southern flank of the Santa Monica Mountains an extends from the Pacific Ocean on the west to the Newport-Inglewood Fault Zone on the east (California Department of Water Resources [CDWR], 1961). The plain has been dissected by drainages originating in the Santa Monica Mountains including Sepulveda, Dry, Stone, and Brown Canyons and was formed by large coalescing fans originating from these canyons and other subsidiary drainages (CDWR, 1961).

As shown on Figure 3, the site is underlain by Pleistocene age alluvial fan deposits (designated Qof2), that are described as late Pleistocene age slightly to moderately consolidated silt, sand and gravel deposits that have been uplifted and removed form locus of recent sedimentation (Dibblee, 1991; CGS, 2018a). The fan surface can exhibit moderately to well-developed pedogenic soil development (CDWR, 1961).

4.3 Soil and Geologic Conditions

Based on published geologic maps and the geologic materials encountered in the previous borings onsite, the property is underlain by artificial fill that is in turn underlain by Pleistocene age older alluvial fan deposits (CGS, 2012; Campbell, 2014; Dibblee, 1991). The thickness of the artificial fill encountered in the previous site borings ranges was approximately 2 feet in depth.

The artificial fill generally consists of silty sand that is characterized as slightly moist and medium dense with some construction debris (brick and asphalt fragments). The fill is likely the result of past grading and construction activities at the site. Deeper fill may exist between excavations and in other portions of the site that were not directly explored.

The artificial fill is underlain by older alluvial fan deposits that consist of interbedded silty sand and sandy silt. The alluvial soils are characterized as medium dense to very dense or firm to hard.

4.4 Groundwater Conditions

The site is located within the Santa Monica Groundwater Basin (CDWR, 1961). The majority of groundwater wells within this basin are located south of Santa Monica Fault, in the area of young alluvial sediments, and are not representative of the groundwater conditions at the site (CDWR, 1961; LACDPW, 2020a). North of the Santa Monica Fault, on the older alluvial fan surface and in the site vicinity, only a few wells have been drilled and there is minimal groundwater level data available (CDWR, 1961; LACDPW, 2020a).

The closest monitoring wells to the site are Los Angeles County Department of Public Works (LACDPW) Well Nos. 2524, 2514, and 2544D. Groundwater level information for these wells is presented in the table on the following page.

Summary of Groundwater Monitoring Well Information

LACPD W Well No.	Monitoring Period		Most Recent Groundwater Level		Distance and Direction from Site	
	Date	Groundwater Level Fluctuation (depth in feet)	Depth to Water (feet)	Date	Distance (miles)	Direction
2524	1934 – 1989	57.8– 99.3	73.7	10/27/1989	0.35	NNW
2514	1972 - 1975	76.3 – 76.8	76.3	04/21/1975	0.90	WNW
2544D	1951 – 1989	31.1 – 92.1	72.0	10/27/1989	1.1	ENE

The available data from these wells suggests that groundwater levels in the local area have been variable since the 1930s. However, there is no recent groundwater data available that documents the depth to groundwater in the immediate area over the last 30 years.

Published groundwater contour maps by the California Geological Survey (CGS, formerly California Division of Mines and Geology [CDMG]) indicate that the historic high groundwater level in project area ranges between 25 and 30 feet below the ground surface (CDMG, 1998). This is consistent with the highest groundwater levels observed in nearby groundwater monitoring wells.

Groundwater was not encountered in the borings drilled at the site to a maximum depth of 30½ feet beneath the existing ground surface. Based on the historic high groundwater level in the immediate area and the lack of groundwater in the borings, groundwater is not anticipated to impact the project. However, it is not uncommon for groundwater levels to vary seasonally or for groundwater seepage conditions to develop where none previously existed, especially in impermeable fine-grained soils which are heavily irrigated or after seasonal rainfall. In addition, recent requirements for stormwater infiltration could result in shallower seepage conditions in the immediate site vicinity. Proper surface drainage of irrigation and precipitation should be incorporated into the project design.

4.5 Faults

The closest active fault to the Site is the Santa Monica Fault Zone (SMFZ). The SMFZ is a north-dipping oblique-reverse left-lateral fault that trends east-west along the base of the Santa Monica Mountains from the Santa Monica coastline on the west to Beverly Hills on the east. Much of the surface expression of the SMFZ is limited to fault-related geomorphic features, many of which have been destroyed by urbanization within the greater Los Angeles area. This has resulted in a poor understanding of the lateral extent, location, and rupture history of the SMFZ.

In the West Los Angeles area, including the immediate site vicinity, Dolan et al. (2000) identified the SMFZ based on a series of en echelon geomorphic fault scarps that separate an older, uplifted Pleistocene age surface on the north from a younger and lower Holocene alluvial surface on the south (see Figure 3).

In 2018, CGS issued the official Alquist-Priolo Earthquake Fault Zone (APEFZ) map for the Beverly Hills Quadrangle that covers the eastern projection of the Santa Monica Fault Zone into Beverly Hills (CGS, 2018b) and the western, on-shore portion of the fault as it trends through the Santa Monica and West Los Angeles areas. Prior to constructing a habitable structure within the official APEFZ, a site-specific fault rupture hazard investigation is required to evaluate the potential for surface fault rupture to impact the new structure. The site is not located within the official APEFZ for the Santa Monica Fault (CGS, 2018b).

5. GEOLOGIC HAZARDS

5.1 Surface Fault Rupture

The numerous faults in Southern California include Holocene-active, pre-Holocene, and inactive faults. The criteria for these major groups are based on criteria developed by the California Geological Survey (CGS, formerly known as CDMG) for the Alquist-Priolo Earthquake Fault Zone Program (CGS, 2018c). By definition, a Holocene-active fault is one that has had surface displacement within Holocene time (about the last 11,700 years). A pre-Holocene fault has demonstrated surface displacement during Quaternary time (approximately the last 1.6 million years) but has had no known Holocene movement. Faults that have not moved in the last 1.6 million years are considered inactive.

The site is not located within a state-designated Alquist-Priolo Earthquake Fault Zone (CGS, 2020a; CGS, 2020b; CGS, 2018b) for surface fault rupture hazards. No Holocene-active or pre-Holocene faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low. However, the site is located in the seismically active Southern California region, and could be subjected to moderate to strong ground shaking in the event of an earthquake on one of the many active Southern California faults. The faults in the vicinity of the site are shown in Figure 4, Regional Fault Map.

The closest surface trace of an active fault to the site is the Santa Monica Fault located approximately 0.5 mile (approximately 2,500 feet) to the south-southwest (CGS, 2018b). Other nearby active faults are the Newport-Inglewood Fault Zone and the Hollywood Fault located approximately 4.8 miles southeast and 5.0 miles east-northeast of the site, respectively (USGS, 2006; CGS, 2018b). The active San Andreas Fault Zone is located approximately 41 miles northeast of the site (USGS, 2006; Ziony and Jones, 1989).

Several buried thrust faults, commonly referred to as blind thrusts, underlie the greater Los Angeles area at depth. These faults are not exposed at the ground surface and are typically identified at depths greater than 3.0 kilometers. The October 1, 1987 M_w 5.9 Whittier Narrows earthquake and the January 17, 1994 M_w 6.7 Northridge earthquake were a result of movement on the Puente Hills Blind Thrust and the Northridge Thrust, respectively. These thrust faults are not exposed at the surface and do not present a potential surface fault rupture hazard at the site; however, these active features are capable of generating future earthquakes and could generate significant ground motion at the site.

5.2 Seismicity

As with all of Southern California, the site has experienced historic earthquakes from various regional faults. The seismicity of the region surrounding the site was formulated based on research of an electronic database of earthquake data. The epicenters of recorded earthquakes with magnitudes equal to or greater than 5.0 in the site vicinity are depicted on Figure 5, Regional Seismicity Map. A partial list of moderate to major magnitude earthquakes that have occurred in the Southern California area within the last 100 years is included in the following table.

LIST OF HISTORIC EARTHQUAKES

Earthquake (Oldest to Youngest)	Date of Earthquake	Magnitude	Distance to Epicenter (Miles)	Direction to Epicenter
Near Redlands	July 23, 1923	6.3	70	E
Long Beach	March 10, 1933	6.4	42	SE
Tehachapi	July 21, 1952	7.5	72	NNW
San Fernando	February 9, 1971	6.6	25	NNE
Whittier Narrows	October 1, 1987	5.9	22	E
Sierra Madre	June 28, 1991	5.8	30	ENE
Landers	June 28, 1992	7.3	117	E
Big Bear	June 28, 1992	6.4	94	E
Northridge	January 17, 1994	6.7	12	NNW
Hector Mine	October 16, 1999	7.1	131	ENE
Ridgecrest	July 5, 2019	7.1	128	NNE

Based on the historical seismicity of the Los Angeles area and the location of nearby faults, the site could be subjected to severe ground shaking in the event of an earthquake. This hazard is common in Southern California and the effects of ground shaking can be mitigated if the proposed structures are designed and constructed in conformance with current building codes and engineering practices.

5.3 Seismic Design Criteria

The following table summarizes site-specific design criteria obtained from the 2019 California Building Code (CBC; Based on the 2018 International Building Code [IBC] and ASCE 7-16), Chapter 16 Structural Design, Section 1613 Earthquake Loads. The data was calculated using the online application *Seismic Design Maps*, provided by OSHPD. The short spectral response uses a period of 0.2 second. We evaluated the Site Class based on the discussion in Section 1613.2.2 of the 2019 CBC and Table 20.3-1 of ASCE 7-16. The values presented below are for the risk-targeted maximum considered earthquake (MCE_R).

2019 CBC SEISMIC DESIGN PARAMETERS

Parameter	Value	2019 CBC Reference
Site Class	D	Section 1613.2.2
MCE_R Ground Motion Spectral Response Acceleration – Class B (short), S_S	1.992g	Figure 1613.2.1(1)
MCE_R Ground Motion Spectral Response Acceleration – Class B (1 sec), S_1	0.713g	Figure 1613.2.1(2)
Site Coefficient, F_A	1	Table 1613.2.3(1)
Site Coefficient, F_V	1.7*	Table 1613.2.3(2)
Site Class Modified MCE_R Spectral Response Acceleration (short), S_{MS}	1.992g	Section 1613.2.3 (Eqn 16-36)
Site Class Modified MCE_R Spectral Response Acceleration – (1 sec), S_{M1}	1.212g*	Section 1613.2.3 (Eqn 16-37)
5% Damped Design Spectral Response Acceleration (short), S_{DS}	1.328g	Section 1613.2.4 (Eqn 16-38)
5% Damped Design Spectral Response Acceleration (1 sec), S_{D1}	0.808g*	Section 1613.2.4 (Eqn 16-39)

Note:

*Per Section 11.4.8 of ASCE/SEI 7-16, a ground motion hazard analysis shall be performed for projects for Site Class "E" sites with Ss greater than or equal to 1.0g and for Site Class "D" and "E" sites with S1 greater than 0.2g. Section 11.4.8 also provides exceptions which indicates that the ground motion hazard analysis may be waived provided the exceptions are followed. Using the code-based values presented in the table above, in lieu of a performing a ground motion hazard analysis, requires the exceptions outlined in ASCE 7-16 Section 11.4.8 be followed.

The table below presents the mapped maximum considered geometric mean (MCE_G) seismic design parameters for projects located in Seismic Design Categories of D through F in accordance with ASCE 7-16.

ASCE 7-16 PEAK GROUND ACCELERATION

Parameter	Value	ASCE 7-16 Reference
Mapped MCE_G Peak Ground Acceleration, PGA	0.849g	Figure 22-7
Site Coefficient, F_{PGA}	1.1	Table 11.8-1
Site Class Modified MCE_G Peak Ground Acceleration, PGA_M	0.934g	Section 11.8.3 (Eqn 11.8-1)

The Maximum Considered Earthquake Ground Motion (MCE) is the level of ground motion that has a 2 percent chance of exceedance in 50 years, with a statistical return period of 2,475 years. According to the 2019 California Building Code and ASCE 7-16, the MCE is to be utilized for the evaluation of liquefaction, lateral spreading, seismic settlements, and it is our understanding that the intent of the Building code is to maintain "Life Safety" during a MCE event. The Design Earthquake Ground Motion (DE) is the level of ground motion that has a 10 percent chance of exceedance in 50 years, with a statistical return period of 475 years.

Deaggregation of the MCE peak ground acceleration was performed using the USGS online Unified Hazard Tool, 2014 Conterminous U.S. Dynamic edition (v4.2.0). The result of the deaggregation analysis indicates that the predominant earthquake contributing to the MCE peak ground acceleration is characterized as a 6.86 magnitude event occurring at a hypocentral distance of 8.23 kilometers from the site.

Deaggregation was also performed for the Design Earthquake (DE) peak ground acceleration, and the result of the analysis indicates that the predominant earthquake contributing to the DE peak ground acceleration is characterized as a 6.70 magnitude occurring at a hypocentral distance of 12.36 kilometers from the site.

Conformance to the criteria in the above tables for seismic design does not constitute any kind of guarantee or assurance that significant structural damage or ground failure will not occur if a large earthquake occurs. The primary goal of seismic design is to protect life, not to avoid all damage, since such design may be economically prohibitive.

5.4 Liquefaction

Liquefaction is a phenomenon in which loose, saturated, relatively cohesionless soil deposits lose shear strength during strong ground motions. Primary factors controlling liquefaction include intensity and duration of ground motion, gradation characteristics of the subsurface soils, in-situ stress conditions, and the depth to groundwater. Liquefaction is typified by a loss of shear strength in the liquefied layers due to rapid increases in pore water pressure generated by earthquake accelerations.

The current standard of practice, as outlined in the "Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California" and "Special Publication 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California" requires liquefaction analysis to a depth of 50 feet below the lowest portion of the proposed structure. Liquefaction typically occurs in areas where the soils below the water table are composed of poorly consolidated, fine to medium-grained, primarily sandy soil. In addition to the requisite soil conditions, the ground acceleration and duration of the earthquake must also be of a sufficient level to induce liquefaction.

A review of the State of California Seismic Hazard Zone Map for the Beverly Hills Quadrangle (CDMG, 1999; CGS, 2018b) indicates that the site is not located in an area designated as having a potential for liquefaction Also, the site is underlain by dense Pleistocene age alluvial fan deposits that are not prone to liquefaction. Based on these considerations, it is our opinion that the potential for liquefaction and associated ground deformations at the site is considered low.

5.5 Slope Stability

The site and adjacent sites are relatively flat to sloping gently to the south. The site is located within a City of Los Angeles Hillside Grading Area but is not located within a city-designated Hillside Ordinance Area (City of Los Angeles, 2020). A review of the State of California Seismic Hazard Zone Map for the Beverly Hills Quadrangle (CDMG, 1999; CGS, 2018b) indicates the site is not located within an area identified as having a potential for seismic slope instability. There are no known landslides near the site, nor is the site in the path of any known or potential landslides. Therefore, the potential for slope stability hazards to adversely affect the project is considered very low.

5.6 Earthquake-Induced Flooding

Earthquake-induced flooding is inundation caused by failure of dams or other water-retaining structures due to earthquakes. The Los Angeles County Safety Element (Leighton, 1990) indicates that the site is not located within a designated dam inundation area. Therefore, the potential for inundation at the site, as a result of an earthquake-induced dam failure, is considered low.

5.7 Tsunamis, Seiches, and Flooding

The site is located approximately 3.4 miles from the Pacific Ocean at an elevation of approximately 315 to 319 feet above mean sea level (USGS, 1966). The site is not located within a County of Los Angeles Tsunami Inundation Zone (Leighton 1990) or a State of California Tsunami Inundation Area (California Geological Survey, 2009). Therefore, tsunamis are not considered a significant hazard at the site.

Seiches are large waves generated in enclosed bodies of water in response to ground shaking. No major water-retaining structures are located immediately up gradient from the site. Flooding from a seismic-induced seiche is considered unlikely.

The majority of the site is located within an area of minimal flooding (Zone X) as defined by the Federal Emergency Management Agency (LACDPW, 2020b; FEMA, 2020). The southern portion of the site is located within a Flood Zone X (0.2%), defined as an area with a 0.2% chance of annual flooding (500 year floodplain). Therefore, the potential for flooding adversely impacting the project is considered very low.

5.8 Mineral Resources, Oil Fields & Methane Potential

The alluvial deposits underlying the site are not suitable as a potential source of aggregate. Additionally, our review of published aggregate resources indicates the site is not within an area of historic aggregate production.

Based on a review of the California Geologic Energy Management Division (CalGEM) Well Finder Website (CalGEM, 2020), the site is not located within the boundaries of an oil field and no oil wells are located in the immediate site vicinity.

Since the site is not in an area of current or historical aggregate mining and is outside the limits of an active or historic oil field, the currently proposed project or future development of the property would not result in the loss of potential aggregate, mineral resources, or petroleum resources.

The site is not located within a Methane Zone or Methane Buffer Zone as defined by the City of Los Angeles (2020). Considering the site location outside of the boundaries of known oil fields and outside of the city-designated Methane Zone or Methane Buffer Zone, the potential for methane or other volatile gases to impact the property is considered low.

5.9 Subsidence and Peat Oxidation

Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils that are particularly subject to subsidence include those with high silt or clay content. The area surrounding the site is not within an area of known ground subsidence. No large-scale extraction of groundwater, gas, oil, or geothermal energy is occurring or planned at the site or in the immediate site vicinity. There appears to be little or no potential for ground subsidence due to withdrawal of fluids or gases at the site.

Oxidation of peat deposits can result in a corresponding loss of volume, creating a potential for settlement in areas where structures or compacted fill are planned. Considering the geologic conditions at the site and the surrounding area and the local geomorphology, peat is not anticipated to be present at the site. Also, peat deposits were not encountered in the borings drilled as part of the previous site-specific geotechnical investigation at the site. Therefore, the probability of hazards associated with peat oxidation impacting the project is considered very low.

5.10 Volcanic Hazards

The site is not subject to any known volcanic hazards. The nearest Quaternary age volcanic fields are located about 130 miles to the north near Little Lake and the Coso Mountains. Another area of recent volcanic activity is located about 190 miles to the northeast at Amboy and Pisgah Craters.

6. CONCLUSIONS

No soil or geologic conditions were identified that would adversely impact the proposed project. Groundwater is neither expected to be encountered during demolition or have a detrimental effect on the project.

There is a potential for erosion of soils during site preparation and demolition activities. However, the potential for erosion can be reduced by implementation of erosion control measures in accordance with current City of Los Angeles guidelines.

Based on the available geologic data, no active or potentially active faults with the potential for surface fault rupture are known to be located beneath or projecting toward the project site. Therefore the potential for surface rupture at the site is considered very low.

The potential for other geologic hazards such as liquefaction, landsliding, seismic slope instability and other slope stability hazards, subsidence, peat oxidation, flooding, seiches, inundation, tsunamis, methane gas, and volcanic hazards, to impact the proposed project is considered very low. Also, the potential for loss of mineral resources as a result of the proposed project is considered very low.

The site is located in the seismically active region, and could be subjected to moderate to strong ground shaking in the event of an earthquake on one of the many active Southern California faults. However, there are no structures currently planned at the site as part of the proposed project. Therefore, the effects of potential ground shaking at the site are not anticipated to have an adverse impact on the proposed project. If structures are planned at the site as part of a future project, the effects of ground shaking can be mitigated by proper engineering design and construction in conformance with current building codes and engineering practices.

This report is intended to evaluate the potential for geologic and seismic hazards to impact the proposed project for use in planning and preparation of an Initial Study for the project and is not intended for design purposes.

LIST OF REFERENCES

California Department of Water Resources, 1961, *Planned Utilization of the Ground Water Basins of the Coastal Plain of Los Angeles County*, Appendix A, Ground Water Geology, Bulletin 104.

California Division of Mines and Geology, 1999, *State of California Seismic Hazard Zones, Beverly Hills Quadrangle, Official Map, Released: March 25, 1999.*

California Division of Mines and Geology, 1998 *Seismic Hazard Evaluation of the Beverly Hills 7.5-Minute Quadrangle, Los Angeles County, California,* Open File Report 98-14.

California Geologic Energy Management Division, 2020, CalGEM Resources Well Finder, http://maps.conservation.ca.gov.doggr/index.html#close.

California Geological Survey, 2020a, CGS Information Warehouse, Regulatory Map Portal, http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps.

California Geological Survey, 2020b, Earthquake Zones of Required Investigation, https://maps.conservation.ca.gov/cgs/EQZApp/app/.

California Geological Survey, 2018a, *Fault Evaluation Report FER 259, The Hollywood, Santa Monica, and Newport-Inglewood Faults in the Beverly Hills and Topanga 7.5' Quadrangles, Los Angeles County, California,* by Brian E. Olson, Engineering Geologist, revised January 5, 2018.

California Geological Survey, 2018b, *State of California Earthquake Zones of Required Investigation, Beverly Hills Quadrangle, Official Map,* Released: January 11, 2018

California Geological Survey, 2018c, *Earthquake Fault Zones, A Guide for Government Agencies, Property Owners/Developers, and Geoscience Practitioners for Assessing Fault Rupture Hazards in California,* Special Publication 42, Revised 2018.

California Geological Survey, 2012, *Geologic Compilation of Quaternary Surficial Deposits in Southern California, Los Angeles 30' X 60' Quadrangle, A Project for the Department of Water Resources by the California Geological Survey*, Compiled from existing sources by Trinda L. Bedrossian, CEG and Peter D. Roffers, CGS Special Report 217, Plate 9, Scale 1:100,000.

California Geological Survey, 2009, *Tsunami Inundation Map for Emergency Planning, State of California, County of Los Angeles, Beverly Hills Quadrangle.*

California Geological Survey, 2008, *Special Publication 117A Guidelines for Evaluating and Mitigating Seismic Hazards in California*.

California Geological Survey, 2002, *Guidelines for Evaluating the Hazard of Surface Fault Rupture*, CGS Note 49.

Campbell, 2014, *Preliminary Geologic Map of the Los Angeles 30' x 60' Quadrangle, California*, Version 2.1, Compiled by Russell H. Campbell, Chris J. Wills, Pamela J. Irvine, and Brian J. Swanson.

LIST OF REFERENCES (Continued)

Dibblee, T. W., Jr., 1991, *Geologic Map of the Beverly Hills and Van Nuys (South ½) Quadrangles, California*, Dibblee Geological Foundation Map DF-31.

Dolan, J. F., Sieh, K., and Rockwell, T. K., 2000, *Late Quaternary Activity and Seismic Potential of the Santa Monica Fault System, Los Angeles, California*, Geological Society of America Bulletin, Vol. 112, No. 10, p. 1559-1581.

Dolan, J. F. and Sieh, K., 1992, *Paleoseismology and Geomorphology of the Northern Los Angeles Basin: Evidence for Holocene Activity on the Santa Monica Fault and Identification of New Strike-Slip Faults through Downtown Los Angeles*, EOS, Transactions of the American Geophysical Union, Vol. 73.

FEMA, 2020, Online Flood Hazard Maps, http://www.esri.com/hazards/index.html.

Geocon West, Inc., 2019, *Fault Rupture Hazard Investigation, Proposed Residential Structure, 1025 South Carmelina Avenue, Los Angeles, California, 90049, Tract 8971, Lot 20*, dated June 14, 2019, Project No. A9986-06-01.

Geocon West, Inc., 2018, *Fault Rupture Hazard Investigation, 1611 Beloit, Los Angeles, California,* dated June 1, 2018, Geocon Project No. A9597-06-01.

Geocon West, Inc., 2015, *Site-Specific Fault Rupture Hazard Investigation, Proposed Multi-Family Residential Development, 1301 South Westgate Avvenue, Los Angeles, California,* dated February 10, 2015, Geocon Project No. A9204-06-01.

Geocon West, Inc., 2014, *Fault Rupture Hazard Investigation, 11800 – 11842 Santa Monica Boulevard, Los Angeles, California,* dated October 17, 2014, Geocon Project No. A9154-06-01.

Geocon West, Inc., 2009, *Geotechnical Investigation, Proposed Commercial Development, 11991, 11977, 11973, 11962 West San Vicente Boulevard and 644 and 642 South Saltair Avenue, Brentwood District, Los Angeles, California*, dated October 27, 2009, Geocon Project No. A8695-06-01.

Hoots, H. W., 1930, *Geology of the Eastern Part of the Santa Monica Mountains, Los Angeles Basin*, in Shorter Contributions to General Geology, U.S. Geological Survey Professional Paper 165.

Jennings, C. W. and Bryant, W. A., 2010, *Fault Activity Map of California,* California Geological Survey Geologic Data Map No. 6.

Jennings, C. W., 1994, *Fault Activity Map of California and Adjacent Areas with Locations and Ages of Recent Volcanic Eruptions*, California Division of Mines and Geology Map No. 6.

Leighton and Associates, Inc., 1990, *Technical Appendix to the Safety Element of the Los Angeles County General Plan, Hazard Reduction in Los Angeles County*.

Los Angeles, City of, 2020, NavigateLA website, http://navigatela.lacity.org.

Los Angeles, City of, 1996, *Safety Element of the Los Angeles City General Plan*.

LIST OF REFERENCES (Continued)

Los Angeles, County of, 1990, *Safety Element of the General Plan*.

Los Angeles County Department of Public Works, 2020a, Ground Water Wells Website, http://dpw2.co.la.ca.us/website/wells/viewer.asp.

Los Angeles County Department of Public Works, 2020b, Flood Zone Determination Website, http://dpw.lacounty.gov/apps/wmd/floodzone/map.htm.

MACTEC, 2005, *Fault Rupture Hazard Investigation, University High School, 11800 Texas Avenue, West Los Angeles, California, Prepared for the Los Angeles Unified School District, Los Angeles, California,* Project No. 4953-04-0851,

Toppozada, T., Branum, D., Petersen, M, Hallstrom, C., and Reichle, M., 2000, *Epicenters and Areas Damaged by M> 5 California Earthquakes, 1800 – 1999,* California Geological Survey, Map Sheet 49.

United States Geological Survey, 2020, Seismic Design Maps, Web Application http://earthquake.usgs.gov/designmaps/us/application.php.

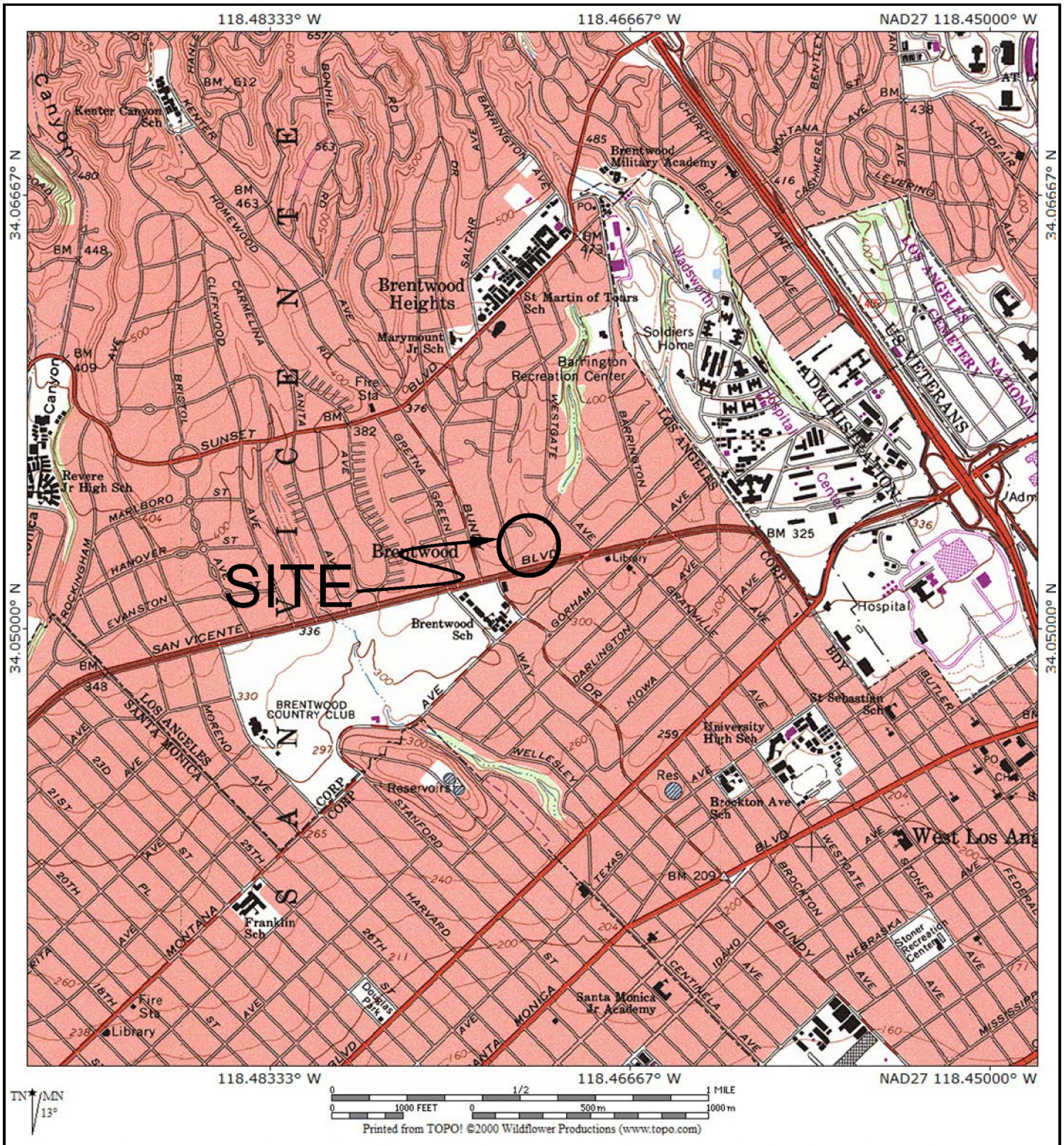
U.S. Geological Survey and California Geological Survey, 2006, *Quaternary Fault and Fold Database for the United States,* accessed June 5, 2020 from USGS web site: http//earthquake.usgs.gov/hazards/qfaults/.

United States Geological Survey, 1966, *7.5-Minute Topographic Map Series, Beverly Hills, California*, Photorevised 1981.

United States Geological Survey, 1934, *Sawtelle, Los Angeles County, California, 6.0-Minute Quadrangle,* 1:2,400.

Yerkes, R.F., McCulloch, T.H., Schoellhamer, J.E., and Vedder, J.G., 1965, *Geology of the Los Angeles Basin–An Introduction*, U.S. Geological Survey Professional Paper 420-A.

Ziony, J. I., and Jones, L. M., 1989, *Map Showing Late Quaternary Faults and 1978–1984 Seismicity of the Los Angeles Region, California*, U.S. Geological Survey Miscellaneous Field Studies Map MF-1964.



REFERENCE: U.S.G.S. TOPOGRAPHIC MAPS, 7.5 MINUTE SERIES, BEVERLY HILLS, CA QUADRANGLE

GEOCON WEST, INC.

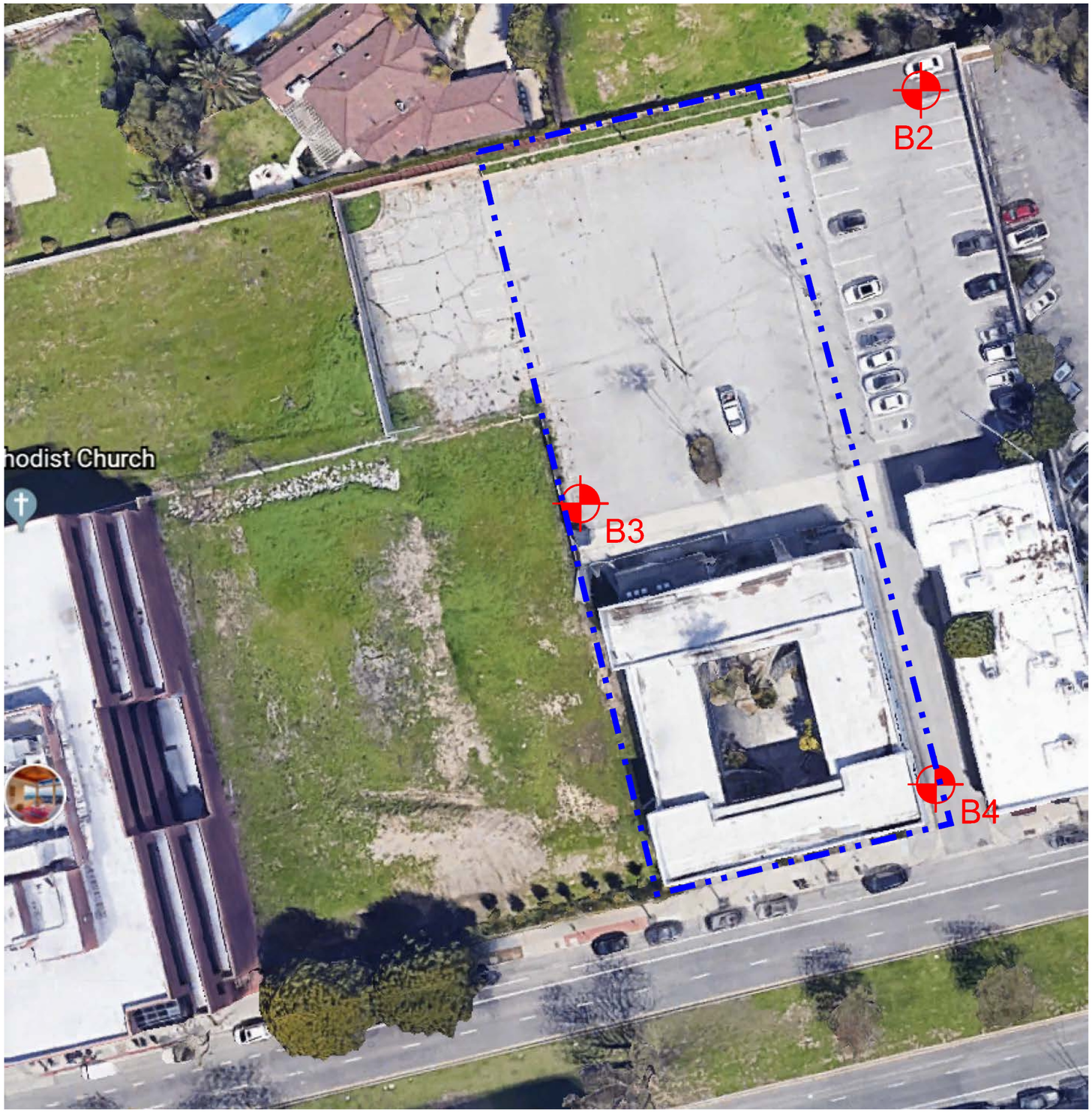
ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

VICINITY MAP

11973 & 11975 SAN VINCENT BOULEVARD LOS ANGELES, CALIFORNIA

DRAFTED BY: JA	CHECKED BY: SFK

JUNE 2020	PROJECT NO. W1188-06-01	FIG. 1



NO SCALE

LEGEND

Approximate Location of Property Line

Approximate Location of Boring (Geocon 2009)

B4

Note: B1 located beyond map limits.

GEOCON
W E S T, I N C.

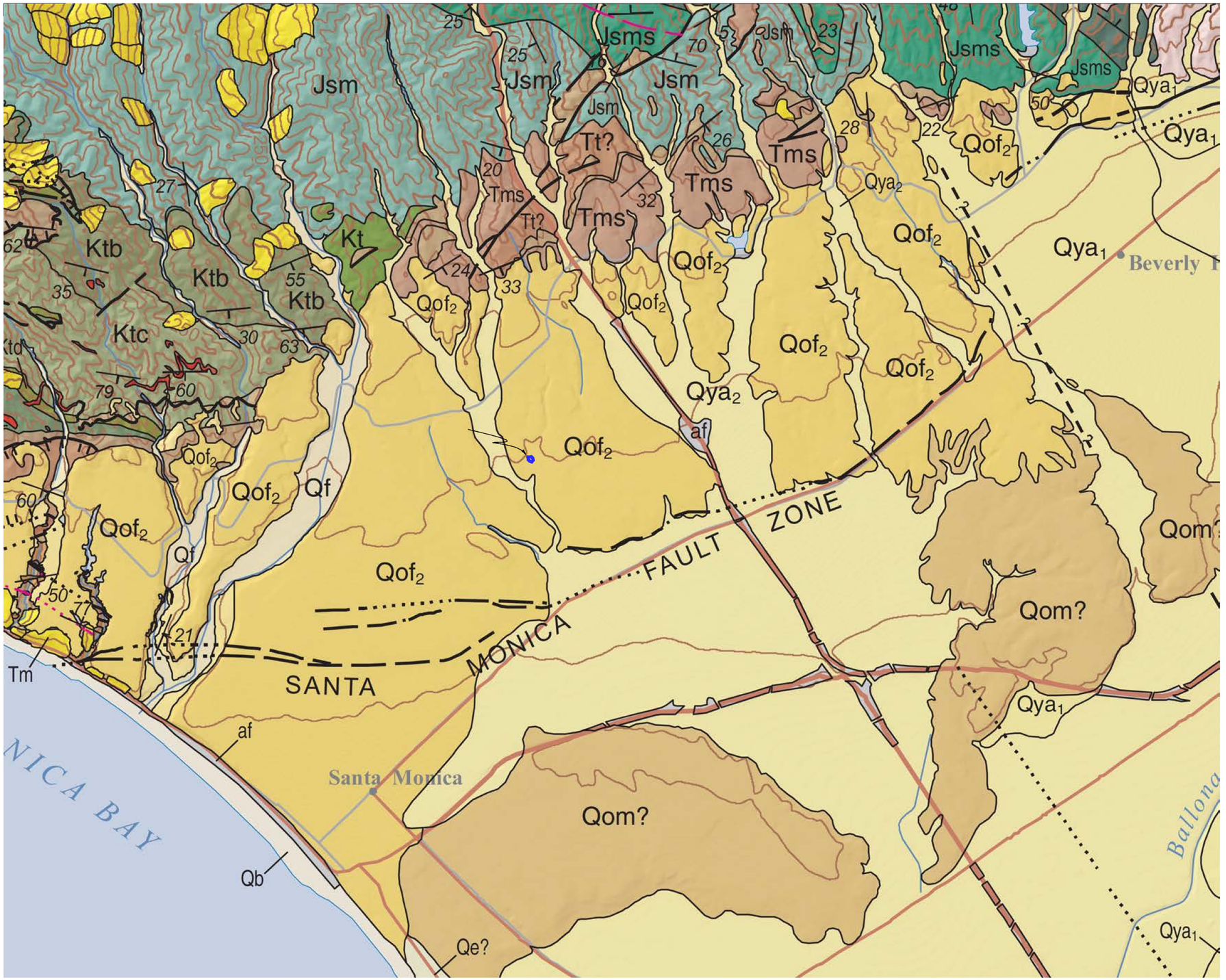
ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

DRAFTED BY: JA	CHECKED BY: SFK

SITE PLAN

11973 & 11975 SAN VINCENTE BOULEVARD
LOS ANGELES, CALIFORNIA

JUNE 2020	PROJECT NO. W1188-06-01	FIG. 2



LEGEND

af - Artificial Fill
Qe - Eolian Deposits (Late Holocene)
Qf - Alluvial Fan Deposits (Holocene)
Qb - Beach Deposits (Holocene)
Qya1 - Alluvium (Late Holocene to Early Pleistocene)
Qya2 - Alluvium (Late Holocene to Early Pleistocene)
Qof2 - Alluvial Fan Deposits (Pleistocene Age)
Qom - Shallow Marine Deposits (Pleistocene Age)
Tt - Topanga Formation (Miocene)
Tms - Modelo Formation (Miocene)
Kt - Tuna Canyon Formation (Cretaceous)
Jsm - Santa Monica Slate (Jurassic)
Jsms - Santa Monica Spotted Slate (Jurassic)

NORTH

0 3500 7000

MAP REFERENCE: C.G.S., 2014, PRELIMINARY GEOLOGIC MAP OF THE LOS ANGELES 30'x60' QUADRANGLE, CALIFORNIA

GEOCON WEST, INC.

ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

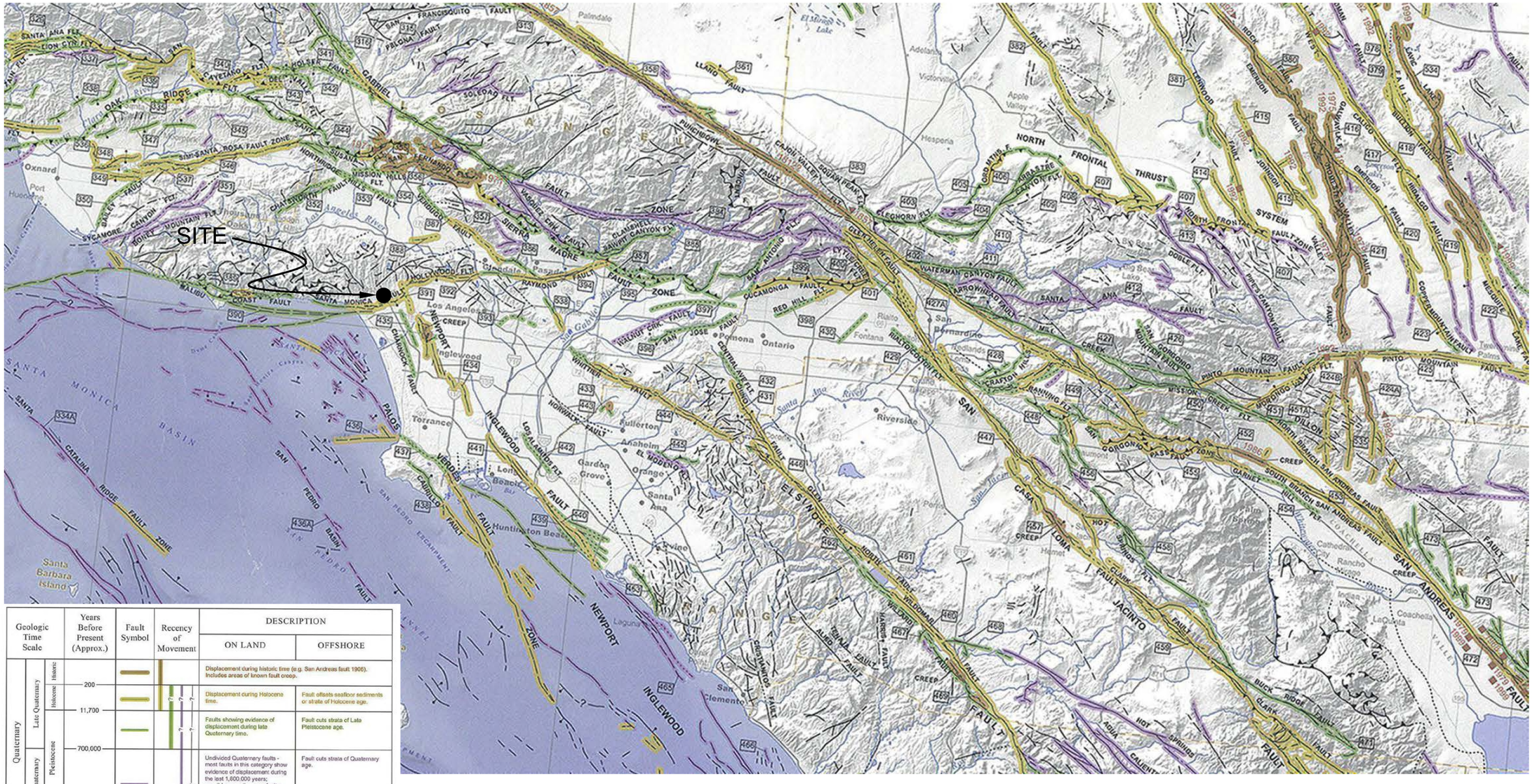
DRAFTED BY: CB	CHECKED BY: SFK

GEOLOGIC SITE MAP

11973 & 11975 SAN VICENTE BOULEVARD LOS ANGELES, CALIFORNIA

JUNE 2020	PROJECT NO. W1188-06-01	FIG. 3

Reference: Jennings, C.W. and Bryant, W. A., 2010, Fault Activity Map of California, California Geological Survey Geologic Data Map No. 6.



Geologic Time Scale			Years Before Present (Approx.)	Fault Symbol	Recency of Movement	DESCRIPTION	
						ON LAND	OFFSHORE
Quaternary	Late Quaternary	Historic	200			Displacement during historic time (e.g. San Andreas fault 1906). Includes areas of known fault creep.	
		Holocene	11,700		? ? ?	Displacement during Holocene time.	Fault offsets seafloor sediments or strata of Holocene age.
		Pleistocene			? ? ?	Faults showing evidence of displacement during late Quaternary time.	Fault cuts strata of Late Pleistocene age.
	Early Quaternary		700,000		? ?	Undivided Quaternary faults - most faults in this category show evidence of displacement during the last 1,600,000 years; possible exceptions are faults which displace rocks of undifferentiated Plio-Pleistocene age.	Fault cuts strata of Quaternary age.
			1,600,000*		?		
Pre-Quaternary						Faults without recognized Quaternary displacement or showing evidence of no displacement during Quaternary time. Not necessarily inactive.	Fault cuts strata of Pliocene or older age.
			4.5 bilion (Age of Earth)				

* Quaternary now recognized as extending to 2.6 Ma (Walker and Geissman, 2009). Quaternary faults in this map were established using the previous 1.8 Ma criterion.

0 12 24 Miles

GEOCON WEST, INC.

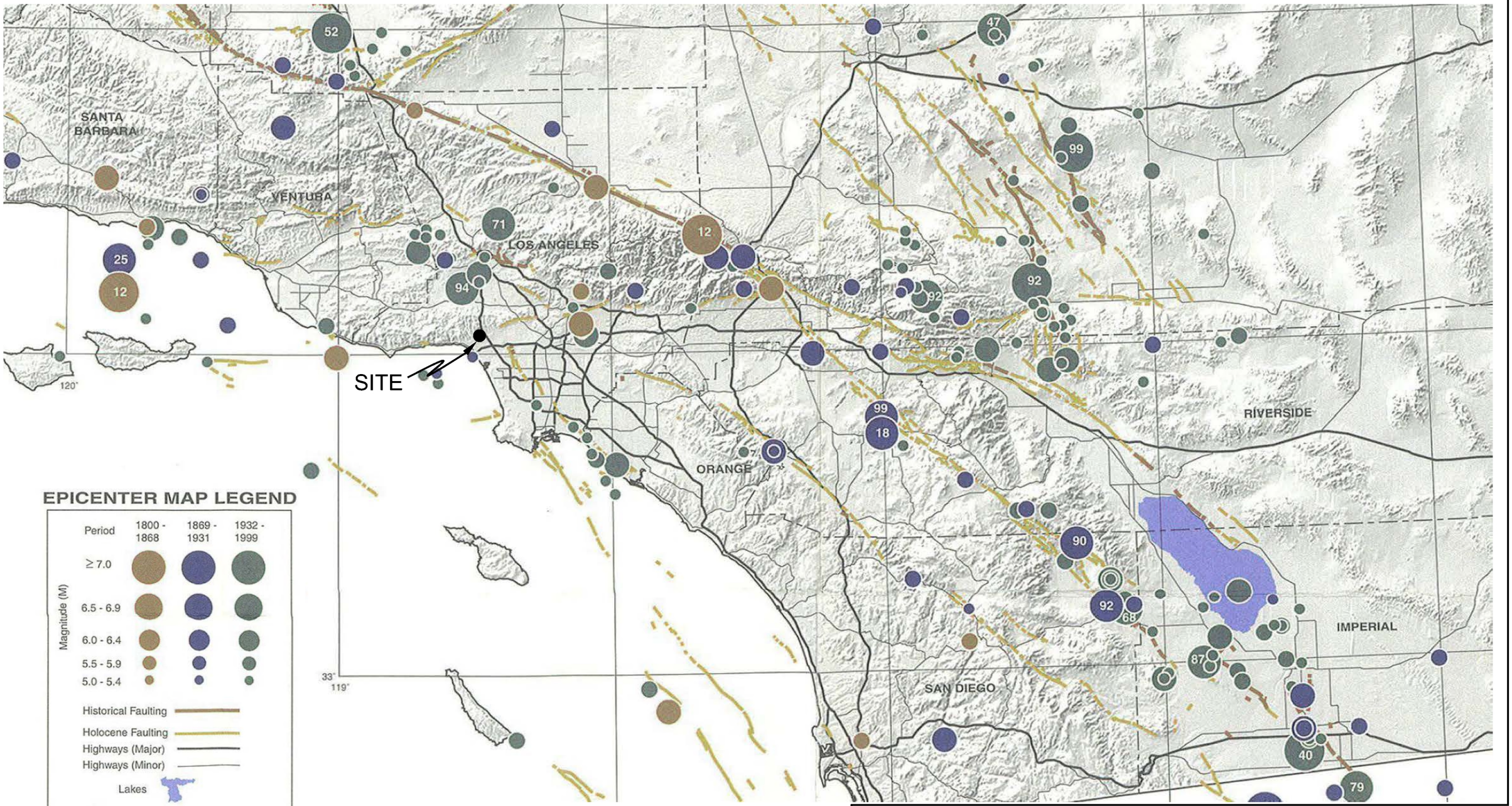
ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

DRAFTED BY: RMA | CHECKED BY: SFK

REGIONAL FAULT MAP

11973 & 11975 SAN VICENTE BOULEVARD
LOS ANGELES, CALIFORNIA

JUNE 2020 | PROJECT NO. W1188-06-01 | FIG. 4



EPICENTER MAP LEGEND

Period	1800 - 1868	1869 - 1931	1932 - 1999
≥ 7.0			
6.5 - 6.9			
6.0 - 6.4			
5.5 - 5.9			
5.0 - 5.4			

Magnitude (M)

- Historical Faulting
- Holocene Faulting
- Highways (Major)
- Highways (Minor)
- Lakes
- 65 — Last two digits of M ≥ 6.5 earthquake year

Reference: Toppozada, T., Branum, D., Petersen, M., Hallstrom, C., Cramer, C., and Reichle, M., 2000, Epicenters and Areas Damaged by M≥5 California Earthquakes, 1800 - 1999, California Geological Survey, Map Sheet 49.

0 20 40 Miles

GEOCON WEST, INC.
ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

DRAFTED BY: RMA | CHECKED BY: SFK

REGIONAL SEISMICITY MAP

11973 & 11975 SAN VICENTE BOULEVARD
LOS ANGELES, CALIFORNIA

JUNE 2020 | PROJECT NO. W1188-06-01 | FIG. 5

Appendix C-2:

Paleontology Response Letter

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org

NATURAL HISTORY MUSEUM
LOS ANGELES COUNTY

Vertebrate Paleontology Section
Telephone: (213) 763-3325

e-mail: smcleod@nhm.org

27 March 2020

CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406

Attn: Sherrie Cruz

re: Paleontological resources for the Vertebrate Paleontology Records Check for paleontological resources for the proposed 11973 San Vicente Boulevard Project, in the City of Los Angeles, Los Angeles County, project area

Dear Sherrie:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for the Vertebrate Paleontology Records Check for paleontological resources for the proposed 11973 San Vicente Boulevard Project, in the City of Los Angeles, Los Angeles County, project area as outlined on the portion of the Beverly Hills USGS topographic quadrangle map that you sent to me via e-mail on 13 March 2020. We do not have any fossil vertebrate localities that lie directly within the proposed project area boundaries, but we do have localities nearby from the same sedimentary deposits that occur in the proposed project area, either at the surface or at depth.

According to geologic mapping, originally there may have been a drainage through most of the proposed project area that contained surface material of younger Quaternary Alluvium. Otherwise, surficial deposits in the proposed project area would consist of older Quaternary alluvium, derived as alluvial fan deposits from the Santa Monica Mountains to the north. These deposits typically do not contain significant vertebrate fossils in the very upper-most layers in this vicinity, but at relatively shallow depth may well contain significant fossil vertebrate remains from older Quaternary deposits. Our closest vertebrate fossil locality in these older Quaternary deposits is LACM 5462, almost due south of the proposed project area along Pennsylvania

Avenue just south of Olympic Boulevard. Locality LACM 5462 is particularly noteworthy because a specimen of extinct lion, *Felis atrox*, was recovered from this locality at a depth of only six feet below the surface. At almost the same distance but to the east-northeast of the proposed project area, south of Wilshire Boulevard between Thayer and Westholme Avenues, our older Quaternary locality LACM 5833 produced fossils of horse, *Equus*, kangaroo rat, *Dipodomys*, wood rat, *Neotoma*, meadow vole, *Microtus*, and pocket gopher, *Thomomys*, at shallow but unstated depth. A little further almost due east of the proposed project area, south of Olympic Boulevard between Avenue of the Stars and Century Park East, our older Quaternary locality LACM 5501 produced fossil specimens of pond turtle, *Clemmys marmorata*, dog, *Canis*, and horse, *Equus*, at shallow but unstated depth and localities LACM 3355 and 3821, east-northeast of the proposed project area near the intersection of Wilshire Boulevard and Bedford Drive, produced specimens of fossil horse, *Equus*, and even-toed ungulates, Artiodactyla, at a depth of 40 feet below the surface.

Surface grading or very shallow excavations in the proposed project area probably will not uncover significant vertebrate fossil remains. Excavations that extend down below about five feet, however, may well encounter significant fossil vertebrate specimens. Any substantial excavations below the uppermost layers in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains discovered while not impeding development. Sediment samples from the proposed project area should also be collected and processed to determine the small fossil potential of the site. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

Samuel A. McLeod

Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice

Appendix D:

Sacred Lands File Search

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Joseph Myers
Pomo

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

March 20, 2020

Sherrie Cruz
City of Los Angeles

Via Email to: sherrie@ceqa-nepa.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, 11973 San Vicente Boulevard Project, Los Angeles County

Dear Ms. Cruz:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;

- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

  All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: steven.quinn@nahc.ca.gov.

Sincerely,

Steven Quinn
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Tribal Consultation List
Los Angeles County
3/20/2020

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393 Gabrieleno
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@gabrielenoindians.org

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693 Gabrieleno
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., Gabrielino
#231
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490 Gabrielino
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com

Gabrielino-Tongva Tribe
Charles Alvarez,
23454 Vanowen Street Gabrielino
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed 11973 San Vicente Boulevard Project, Los Angeles County.

LOS ANGELES
DEPARTMENT OF CITY
PLANNING
221 North Figueroa St., Suite 1350
Los Angeles, CA 90012

INITIAL STUDY

11973 San Vicente Boulevard Project

Case Number: ENV-2019-6645-EIR

Project Location: 11973 San Vicente Boulevard, Los Angeles, California, 90049

Community Plan Area: Brentwood-Pacific Palisades

Council District: 11—Bonin

Project Description: The Project includes the demolition of the existing two-story, approximately 13,956 square foot commercial building ("Building"), which is City of Los Angeles Historic-Cultural Monument No. 887. The Building has been vacant and fenced off since 2017. The Project does not include any plans beyond demolition.

DRAFT

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

CAJA Environmental Services, LLC

APPLICANT:

11973 San Vicente, LLC

March 2020

DRAFT

TABLE OF CONTENTS

Page

Introduction **5**

Executive Summary **8**

Project Description **12**
1. Project Summary 12
2. Environmental Setting 12
3. Description of Project 13
4. Requested Permits and Approvals 14
5. Responsible Public Agencies 14

Evaluation of Environmental Impacts **23**
I. Aesthetics 23
II. Agriculture and Forestry Resources 26
III. Air Quality 28
IV. Biological Resources 32
V. Cultural Resources 35
VI. Energy 38
V. Geology and Soils 40
VI. Greenhouse Gas Emissions 44
VII. Hazards and Hazardous Materials 45
VIII. Hydrology and Water Quality 51
IX. Land Use and Planning 55
X. Mineral Resources 56
XI. Noise 57
XII. Population and Housing 59
XIII. Public Services 60
XIV. Recreation 64
XV. Transportation 65
XVI. Tribal Cultural Resources 68
XVII. Utilities and Service Systems 72
XVIII. Wildfire 75
XVIX. Mandatory Findings of Significance 77

DRAFT

List of Figures

3-1 Regional Location Map 15
3-2 Aerial Photograph 16
3-3 Area of Demolition 17
3-4 Existing Views of the Project Site 1 18
3-5 Existing Views of the Project Site 2 19
3-6 Existing Views of the Project Site 3 20
3-7 Existing Views of the Project Site 4 21
3-8 Existing Views of the Project Site 5 22

List of Tables

3-1 Estimated Demolition Schedule 13
3-2 Estimated Workers On-Site 13
4.III-1 Estimated Daily Construction Emissions - Unmitigated 30
4.VIII-1 Project Demolition Related Emissions 45

DRAFT

1 INTRODUCTION

An application for the proposed 11973 San Vicente Boulevard Project ("Project") has been submitted to the City of Los Angeles Department of City Planning for discretionary review. The City of Los Angeles, as Lead Agency, has determined that the project is subject to the California Environmental Quality Act (CEQA), and that the preparation of an Initial Study is required.

This Initial Study (IS) evaluates the potential environmental effects that could result from the construction, implementation, and operation of the proposed Project. This Initial Study has been prepared in accordance with CEQA (Public Resources Code §21000 et seq.), the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.), and the City of Los Angeles CEQA Guidelines (1981, amended 2006). The City uses Appendix G of the State CEQA Guidelines as the thresholds of significance unless another threshold of significance is expressly identified in the document. Based on the analysis provided within this Initial Study, the City has concluded that the Project may result in significant impacts on the environment and the preparation of an Environmental Impact Report (EIR) is required. This Initial Study (and the forthcoming EIR) are intended as informational documents, which are ultimately required to be considered and certified by the decision-making body of the City prior to approval of the Project.

1.1 PURPOSE OF AN INITIAL STUDY

The California Environmental Quality Act was enacted in 1970 with several basic purposes, including: (1) to inform governmental decision makers and the public about the potential significant environmental effects of proposed projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures; and (4) to disclose to the public the reasons behind a project's approval even if significant environmental effects are anticipated.

An Initial Study is a preliminary analysis conducted by the Lead Agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, the Lead Agency shall prepare a Negative Declaration. If the Initial Study identifies potentially significant effects but revisions have been made by or agreed to by the applicant that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, a Mitigated Negative Declaration is appropriate. If the Initial Study concludes that neither a Negative Declaration nor Mitigated Negative Declaration is appropriate, an EIR is normally required.[1]

[1] State CEQA Guidelines Section 15063(b)(1) identifies the following three options for the Lead Agency when there is substantial evidence that the project may cause a significant effect on the environment: "(A) Prepare

DRAFT

1.2 ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into sections as follows:

1 INTRODUCTION

Describes the purpose and content of the Initial Study and provides an overview of the CEQA process.

2 EXECUTIVE SUMMARY

Provides Project information, identifies key areas of environmental concern, and includes a determination whether the Project may have a significant effect on the environment.

3 PROJECT DESCRIPTION

Provides a description of the environmental setting and the Project, including Project characteristics and a list of discretionary actions.

4 EVALUATION OF ENVIRONMENTAL IMPACTS

Contains the completed Initial Study Checklist and discussion of the environmental factors that would be potentially affected by the Project.

1.3 CEQA PROCESS

Below is a general overview of the CEQA process. The CEQA process is guided by the CEQA statutes and guidelines, which can be found on the State of California's website (http://resources.ca.gov/ceqa).

1.3.1 Initial Study

At the onset of the environmental review process, the City has prepared this Initial Study to determine if the proposed Project may have a significant effect on the environment. This Initial Study determined that the proposed Project may have a significant effect(s) on the environment and an EIR will be prepared.

A Notice of Preparation (NOP) is prepared to notify public agencies and the general public that the Lead Agency is starting the preparation of an EIR for the proposed project. The NOP and Initial Study are circulated for a 30-day review and comment period. During this review period, the Lead Agency requests comments from agencies and the public on the scope and content of the environmental information to be included in the EIR. After the close of the 30-day review and comment period, the Lead Agency continues the preparation of the Draft EIR and any

an EIR, or (B) Use a previously prepared EIR which the Lead Agency determines would adequately analyze the project at hand, or (C) Determine, pursuant to a program EIR, tiering, or another appropriate process, which of a project's effects were adequately examined by an earlier EIR or negative declaration.

DRAFT

associated technical studies, which may be expanded in consideration of the comments received on the NOP.

1.3.2 Draft EIR

Once the Draft EIR is complete, a Notice of Completion and Availability is prepared to inform public agencies and the general public of the availability of the document and the locations where the document can be reviewed. The Draft EIR and Notice of Availability are circulated for a 45-day review and comment period. The purpose of this review and comment period is to provide public agencies and the general public an opportunity to review the Draft EIR and comment on the document, including the analysis of environmental effects, the mitigation measures presented to reduce potentially significant impacts, and the alternatives analysis. After the close of the 45-day review and comment period, responses to comments on environmental issues received during the comment period are prepared.

1.3.3 Final EIR

The Lead Agency prepares a Final EIR, which incorporates the Draft EIR or a revision to the Draft EIR, comments received on the Draft EIR and list of commenters, and responses to significant environmental points raised in the review and consultation process.

The decision-making body then considers the Final EIR, together with any comments received during the public review process, and may certify the Final EIR and approve the project. In addition, when approving a project for which an EIR has been prepared, the Lead Agency must prepare findings for each significant effect identified, a statement of overriding considerations if there are significant impacts that cannot be mitigated, and a mitigation monitoring program.

DRAFT

2 EXECUTIVE SUMMARY

PROJECT TITLE	**11973 San Vicente Boulevard Project**
ENVIRONMENTAL CASE NO.	ENV-2019-6645-EIR
RELATED CASES	Los Angeles Department of Building and Safety ("LADBS") Application for Demolition Permit, Application # 19019-10000-05593

PROJECT LOCATION	**11973 San Vicente Boulevard, Los Angeles, CA 90049**
COMMUNITY PLAN AREA	Brentwood-Pacific Palisades
GENERAL PLAN DESIGNATION	Neighborhood Office Commercial
ZONING	C4-1VL
COUNCIL DISTRICT	11-Bonin

LEAD AGENCY	**City of Los Angeles**
CITY DEPARTMENT	Department of City Planning
STAFF CONTACT	Kimberly Henry Bradley Furuya
ADDRESS	221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012
PHONE NUMBER	Kimberly Henry, (213) 847-3688 Bradley Furuya (213) 847-3642
EMAIL	Kimberly.Henry@lacity.org Bradley.Furuya@lacity.org

APPLICANT	**11973 San Vicente, LLC**
ADDRESS	300 S. Grand Avenue, 37th Floor, Los Angeles, CA 90071
PHONE NUMBER	(213) 620-0460

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- ☐ Aesthetics
- ☐ Agriculture & Forestry Resources
- ☐ Air Quality
- ☐ Biological Resources
- ☒ Cultural Resources
- ☐ Energy
- ☐ 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
- ☐ Wildfire
- ☒ Mandatory Findings of Significance

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Xx	Xx
PRINTED NAME, TITLE	**DATE**

DRAFT

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less that significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross referenced).

5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:

    a) Earlier Analysis Used. Identify and state where they are available for review.

    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated

7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead

DRAFT

agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.

9) The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and

   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

DRAFT

3 PROJECT DESCRIPTION

3.1 PROJECT SUMMARY

The Project includes the demolition of the existing two-story, approximately 13,956 square foot commercial building ("Building"), which is City of Los Angeles Historic-Cultural Monument No. 887. The Building has been vacant and fenced off since 2017. The Project does not include any plans beyond demolition.

3.2 ENVIRONMENTAL SETTING

3.2.1 Project Location

The Project Site is located in the Brentwood-Pacific Palisades Community Plan area of the City of Los Angeles, approximately one mile west of Interstate 405 and approximately two miles north of Interstate 10. The Project Site is located at 11973 San Vicente Boulevard (Assessor Parcel No. 4404-025-008), on the north side of San Vicente Boulevard between Montana Avenue and Saltair Avenue. Figures 3-1 and 3-2 provide a regional location map and an aerial map of the Project Site, respectively.

3.2.2 Existing Conditions

The Project Site has a General Plan land use designation of Neighborhood Office Commercial and is zoned C4-1VL. The existing development on the Project Site consists of a two-story, approximately 13,956 square foot commercial building and associated surface parking. The existing building, known as the Barry Building, was built in 1951 and was designated in 2007 as a Historic-Cultural Monument by the City of Los Angeles (Monument No. LA-887).

The existing building contains approximately 11,481 square feet of leasable area, including approximately 5,150 square feet of leasable area on the ground floor and approximately 6,331 square feet of leasable area on the second story. The building has wood framing, and consists of four ranges of office and retail space arranged around a central courtyard. The second story of the building's south range is supported only on slender steel pipe columns, leaving the ground floor open to both San Vicente Boulevard and the courtyard. The building has a flat roof and its exterior walls are veneered in smooth cement plaster. The courtyard has raised planters and two curvilinear concrete-and-steel staircases with metal pipe guardrails. The courtyard on the ground floor separates the building into four wings – north, south, east, and west. The north and south wings are raised from the east and west wings, which essentially creates four separate structural building elements with no common floor or roof diaphragm. The existing building has been vacant and boarded up since 2017. Figures 3-4 through 3-8 provide views of the existing development on the Project Site.

3.2.3 Surrounding Land Uses

Land uses in the vicinity of the Project Site include various commercial, residential, and retail

DRAFT

properties. San Vicente Boulevard is a high-volume transportation corridor with a continuous 30-foot landscaped median that separates directions of vehicular travel. Coral trees are planted on the median and have been designated City of Los Angeles Historic-Cultural Monument No. 148. A broad range of commercial and community-serving uses, including restaurants and stores, occupy one- to nine-story buildings to the west and east, as well as directly opposite the Project Site. The surrounding area north of the Project Site contains single-family residential uses along Saltair Avenue. The surrounding area south of San Vicente Boulevard contains numerous multi-family residential properties. Brentwood Country Club is located approximately one-quarter mile southwest of the Project Site.

3.3 DESCRIPTION OF PROJECT

3.3.1 Project Overview

The Project includes the demolition of the existing two-story, approximately 13,956 square foot commercial building. The Project will not demolish the associated surface parking lot behind the existing two-story building, which will serve as a staging area for the Project demolition activities and will remain as a paved surface after Project demolition. Figure 3-3 shows the area of proposed demolition. The Project does not include any plans beyond demolition.

3.3.2 Anticipated Demolition Schedule

The anticipated demolition schedule is approximately seven weeks, as shown in Table 3-1.

Table 3-1
Estimated Demolition Schedule

Phase	Duration
Asbestos Abatement	2 weeks
Building Demolition	3 weeks
Utilities Removal	2 weeks

3.3.3 Anticipated Construction Workers

The different phases of the demolition are estimated to include approximately 10 workers on site during the different phases of the demolition, according to the estimates shown in Table 3-2.

Table 3-2
Estimated Workers on Site

Phase	Duration
Asbestos Abatement	10 workers
Building Demolition	8 workers
Utilities Removal	5 workers

DRAFT

3.4 REQUESTED PERMITS AND APPROVALS

The list below includes the anticipated requests for approval of the Project. The Environmental Impact Report will analyze impacts associated with the Project and will provide environmental review sufficient for all necessary entitlements and public agency actions associated with the Project. The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

- Pursuant to LA Building Code Section 91.106.4.5 and LAMC Section 22.171.14, environmental review and review by the Cultural Heritage Commission for clearance for LADBS to issue permit for demolition.
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

3.5 RESPONSIBLE PUBLIC AGENCIES

A Responsible Agency under CEQA is a public agency with some discretionary authority over a project or a portion of it, but which has not been designated the Lead Agency (State CEQA Guidelines Section 15381). The list below identifies whether any responsible agencies have been identified for the Project.

- None.

DRAFT



Legend

Project Site

Source: Google Maps 2020.

Figure 3-1
Regional Location Map



Legend

Project Site

Source: Google Maps 2020.

Figure 3-2
Aerial Photograph



Legend

Area of Demolition

Source: Google Maps 2020.

Figure 3-3
Area of Demolition



Barry Building, exterior, view of south and east façades looking northwest.



Barry Building, south façade, view looking northwest.

Figure 3-4
Views of the Project Site 1

Source: Historic Resoures Group.



Barry Building, view looking northwest from street into courtyard.



Barry Building, view looking northwest of courtyard entrance.

Figure 3-5
Views of the Project Site 2

Source: Historic Resoures Group.



Barry Building, courtyard, view looking southwest.



Barry Building, Courtyard, view looking northeast.

Figure 3-6
Views of the Project Site 3

Source: Historic Resoures Group.



Barry Building, east façade, view looking southwest.



Barry Building, north façade, view looking southwest.

Figure 3-7
Views of the Project Site 4

Source: Historic Resoures Group.



Barry Building, west façade, view looking southeast.



Barry Building, north and east façades, view looking southwest.

Figure 3-8
Views of the Project Site 5

Source: Historic Resoures Group.

4 ENVIRONMENTAL IMPACT ANALYSIS

I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099 would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

a. Have a substantial adverse effect on a scenic vista?

No Impact. A significant impact would occur if a proposed project introduces incompatible visual elements within a field of view containing a scenic vista or substantially blocks a scenic vista. As described in the City of Los Angeles CEQA Thresholds Guide, panoramic views or vistas provide visual access to a large geographic area, for which the field of view can be wide and extend into the distance. Panoramic views are usually associated with vantage points looking out over a section of urban or natural area, which provide a geographical orientation not commonly available. Examples of panoramic views might include an urban skyline, valley, mountain range, the ocean, or other water bodies. The Project Site is located in an urbanized portion of West Los Angeles, and is topographically relatively flat. Buildings surrounding the Project Site vary in height from one- and two-story residential housing to the north to multi-story

commercial buildings to the south, west, and east. The Project Site currently contains a two-story commercial building, which would be demolished. The two-story building is currently vacant, fenced off, and boarded up. As the Project does not include any plans beyond demolition, the Project would not increase building heights on the Project Site. Further, there are no scenic vistas or scenic viewpoints to the north, south, east, or west of the Project Site. Therefore, the Project would have no impact and no further analysis of this topic in the EIR is required.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less Than Significant Impact. A significant impact would occur only where scenic resources within a state scenic highway would be damaged or removed by a project. The Project Site does not contain trees with scenic significance, nor does it contain rock outcroppings. As discussed above, the Project involves the demolition of the existing building, which is a designated City of Los Angeles Historic-Cultural Monument. However, the Project Site is not located within a State-designated scenic highway.[2] (For a discussion of the potential historic impacts associated with the demolition of the existing building, please see the "Cultural Resources" subsection, below.) Therefore, Project impacts with respect to damaging scenic resources within a State-designated scenic highway would be less than significant, and no further analysis of this topic in the EIR is required.

c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. A significant impact may occur if a project introduces incompatible visual elements on the Project Site or visual elements that would be incompatible with the character of the surrounding area. The Project involves the demolition of the existing commercial building, but does not include any plans beyond demolition. While Project demolition activities would be visible from surrounding uses, the Project Site is currently fenced, which would partially shield views of demolition equipment and activities. Further, construction staging would be contained on-site. Though demolition activities would be visible from some vantage points, the Project's demolition activities would be temporary in nature and would not rise to the level of a change that would substantially degrade the existing visual character.

As shown in Figures 3-4 through 3-8, the existing vacant building on the Project Site is in disrepair with boarded up windows, and the Project Site is fenced off. The Project involves the demolition of this building but does not include any plans beyond demolition. Therefore, after

2 California Department of Transportation, List of Eligible and Officially Designated State Scenic Highways, https://dot.ca.gov/-/media/dot-media/programs/design/documents/desig-and-eligible-aug2019_a11y.xlsx, accessed February 19, 2020.

demolition, the Project Site would be vacant and fenced off, consistent with the requirements under the City's Building Code and from the Department of Building and Safety. While this would alter the visual character of the Project Site, it would not substantially degrade the Project Site's existing visual character, especially when compared to the blighted building with boarded up windows that is currently on the Project Site. In addition, the Project would comply with Project Design Feature ("PDF") AES-1 to further ensure the Project would not substantially degrade the existing visual character surrounding the Project Site. Further, as the Project does not propose any new development, it would not conflict with existing zoning or other regulations pertaining to scenic quality. (For a discussion of the San Vicente Scenic Corridor Specific Plan, please see the "Land Use and Planning" subsection, below).

Therefore, the Project would not substantially degrade the existing visual character of the Project Site or its surroundings and impacts would be less than significant. Compliance with PDF AES-1 will further ensure the Project will not substantially degrade the existing visual character of the Project Site or its surroundings. No further analysis of this topic in the EIR is required.

Project Design Feature

PDF AES-1 During the duration of the Project, temporary construction fencing will remain along the periphery of the Project Site to maintain security of the Project Site. The Project Applicant will ensure through daily visual inspections that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways that are accessible/visible to the public, and that such temporary barriers and walkways are maintained in a visually attractive manner (i.e., free of trash, graffiti, peeling postings, etc.) throughout the Project duration.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No Impact. A significant impact may occur if a project introduces new sources of light or glare on the Project Site which would be incompatible with the areas surrounding the Site or which pose a safety hazard, such as to motorists utilizing adjacent streets. The Project involves the demolition of the existing commercial building, but does not include plans beyond demolition. As the Project does not propose any new development, there would be no new sources of light or glare on the Project Site, and no impact would occur. No further analysis of this topic in the EIR is required.

DRAFT

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. A significant impact may occur if a project were to result in the conversion of state-designated agricultural land from an agricultural use to a non-agricultural use. The Project Site is currently developed with an existing commercial building, does not contain any agricultural uses, and is not delineated on any maps prepared pursuant to the Farmland Mapping and Monitoring Program.[3] Therefore, no impact would occur and further evaluation of this issue in an EIR is not required.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. A significant impact may occur if a project were to result in the conversion of land zoned for agricultural use or under a Williamson Act contract from an agricultural use to a non-agricultural use. The Project Site is currently zoned C4-1VL, for commercial uses, and no Williamson Act contract applies to the Project Site. Therefore, no impact would occur and further evaluation of this issue in an EIR is not required.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. A significant impact may occur if a project were to cause the rezoning of forest land or timberland. The Project Site is currently zoned C4-1VL, for commercial uses, and is not zoned for forest land or timberland. Therefore, no impact would occur and further evaluation of this issue in an EIR is not required.

d. Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. A significant impact may occur if a project were to result in the loss of forest land or the conversion of forest land to a non-forest use. The Project Site is currently zoned C4-1VL, for commercial uses, and is currently developed with an existing commercial building. The Project Site is not used as forest land, and therefore, the Project would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur and further evaluation of this issue in an EIR is not required.

DRAFT

3 State of California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, website: ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2006/los06.pdf , accessed February 13, 2020.

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact. A significant impact may occur if a project results in the conversion of farmland to another, non-agricultural use. The Project Site is currently developed with an existing commercial building. The Project Site does not contain any agricultural or forest land. As such, the Project would not result in the conversion of Farmland to a non-agricultural use or the conversion of forest land to a non-forest use. No impact would occur and further evaluation of this issue in an EIR is not required.

III. AIR QUALITY

Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

a. Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. A significant impact may occur if a project is not consistent with the applicable 2016 Air Quality Management Plan (AQMP) or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The Project Site is located within the 6,600 square mile South Coast Air Basin (Basin). The South Coast Air Quality Management

District (SCAQMD) is required, pursuant to the Clean Air Act, to reduce emissions of criteria pollutants for which the Basin is in non-attainment. As such, the Project would be subject to the SCAQMD's AQMP. The AQMP contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by the Southern California Association of Governments (SCAG). As demonstrated in the analysis below (see Table 4.III-1 later in this section), the Project would not produce emissions that exceed the SCAQMD thresholds, and therefore, the Project would not result in a significant impact with respect to air quality, and would also not delay timely attainment of air quality standards or interim emission reductions specified in the AQMP.

SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties, and addresses regional issues relating to transportation, the economy, community development, and the environment. With regard to future growth, SCAG has prepared the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), which provides population, housing, and employment projections for cities under its jurisdiction. The growth projections in the 2016-2040 RTP/SCS are based on growth projections in local general plans for jurisdictions in SCAG's planning area.

A significant impact may also occur if a project is inconsistent with the growth assumptions upon which the 2016 AQMP is based. The Project includes the demolition of the existing commercial building, but does not include any plans beyond demolition. Therefore, the Project would not generate any population, housing, or permanent employment growth, and would not conflict with or obstruct implementation of the AQMP. Further, the Project would be consistent with applicable policies contained in the City's Air Quality Element. For example, the Project would be consistent with Policy 1.3.1 and Policy 1.3.2, as the Project would minimize particulate emissions during demolition activities through compliance with SCAQMD rules (such as SCAQMD Rule 403, which governs fugitive emissions during construction activities). Further, the Project would be consistent with Policy 4.1.2 and Policy 4.2.4, as the Project's air quality impacts are being analyzed as part of the environmental review process, and as demonstrated below under subsection (b), would be less than significant.

As the Project does not include any population, housing, or employment growth, no impact would occur and no further analysis of this topic in the EIR is required.

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact. A significant impact would occur if a project would result in a cumulatively considerable net increase in a federal or state non-attainment pollutant. With regard to determining the significance of the Project's contribution to regional emissions, the SCAQMD recommends that a project's potential contribution to cumulative impacts be assessed utilizing the same significance criteria as those for project-specific impacts. Therefore, according

to the SCAQMD, an individual project that generates construction or operational emissions that exceed the SCAQMD recommended daily thresholds for project-specific impacts would also cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in non-attainment. The Project includes the demolition of the existing commercial building, but does not include any plans beyond demolition.

Construction

Construction-related emissions were estimated using SCAQMD's CalEEMod 2016.3.2 model using the assumed demolition schedule described above in Table 3-1, and using standard construction equipment used for demolition activities. In addition, the analysis assumes a single-trip haul distance of up to 42 miles for the asbestos-containing material (approximately 130 cubic yards) and a single-trip haul distance of up to 40 miles for all other demolition material (approximately 4,044 cubic yards).

As shown in Table 4.III-1, the Project's demolition activities would produce VOC, NO_X, CO, SO_X, PM_{10} and $PM_{2.5}$ emissions that do not exceed the SCAQMD's regional thresholds. As a result, the Project's demolition activities would not contribute substantially to an existing violation of air quality standards for regional pollutants. This impact is therefore considered less than significant, and no further analysis is required in the EIR.

Table 4.III-1
Estimated Daily Construction Emissions - Unmitigated

Construction Phase Year	Daily Emissions (Pounds Per Day)					
	VOC	**NO_X**	**CO**	**SO_X**	**PM_{10}**	**$PM_{2.5}$**
2020 Regional Emissions	2.4	27.0	16.3	<1	2.9	1.4
Regional Threshold	**75**	**100**	**550**	**150**	**150**	**55**
Exceed Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
2020 Localized Emissions	2.3	23.0	15.4	<1	2.1	1.2
Localized Significance Threshold	N/A	103	562	N/A	4	3
Exceed Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

The construction dates are used for the modeling of air quality emissions in the CalEEMod software. If construction activities commence later than what is assumed in the environmental analysis, the actual emissions would be lower than analyzed because of the increasing penetration of newer equipment with lower certified emission levels. Assumes implementation of SCAQMD Rule 403 (Fugitive Dust Emissions).
Localized Significance Thresholds based on one-acre site with 25-meter distance to nearest sensitive receptors in the Northwest Coastal LA County monitoring area.
Source: DKA Planning, 2020, based on CalEEMod 2016.3.2 model runs (included in Appendix A of this Initial Study).

Operation

As the Project does not include any plans beyond demolition, the Project would not result in any operational impacts with respect to the cumulatively considerable increase of any criteria pollutants for which the region is in non-attainment. No impact would occur and no further analysis of operational impacts is required in the EIR.

c. Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. Land uses that are considered more sensitive to air pollution than others include hospitals, schools, residences, playgrounds, childcare centers, athletic facilities, and retirement homes.[4] Sensitive receptors in the Project vicinity include, but are not limited to, the residential neighborhoods located in the Project vicinity (the surrounding area north of the Project Site contains single-family dwellings along Saltair Avenue and the surrounding area south of San Vicente Boulevard contains numerous multi-family residential dwellings), Brentwood Presbyterian School at 12000 San Vicente Boulevard (approximately 200 feet southwest of the Project Site), Brentwood Science Magnet School at 740 S. Gretna Green Way (approximately 1,000 feet southwest of the Project Site), and Brentwood Country Club at 590 S. Burlingame Avenue (approximately 1,200 feet southwest of the Project Site). During demolition activities, the Project could expose these sensitive receptors to pollutant emissions. However, as demonstrated in Table 4.III-1, above, the Project's demolition activities would not result in pollutant emissions that exceed the SCAQMD's Localized Significance Thresholds. These represent the thresholds at which local sensitive receptors could be exposed to pollutant concentrations that exceed federal or State ambient air quality standards. Therefore, the Project's demolition activities would not expose sensitive receptors to substantial pollutant concentrations and impacts would be less than significant. No further analysis of this issue is required in the EIR.

As the Project does not include any plans beyond demolition, the Project would not have the potential to expose any sensitive receptors to substantial pollutant concentrations beyond the demolition activities. No impact would occur and no further analysis of operational impacts is required in the EIR.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. A significant impact would occur only if a project would generate substantial odors. The SCAQMD's *CEQA Air Quality Handbook* identifies those land uses that are associated with odor complaints, which typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project does not include any plans beyond the demolition of the existing commercial building, and therefore, the Project would not include any of the uses identified by the SCAQMD as being associated with substantial odors.

4 South Coast Air Quality Management District, CEQA Air Quality Handbook, Figure 5-1, April 1993.

Activities and materials associated with demolition would be typical of demolition projects of similar type and size, and Project contractors would comply with applicable SCAQMD rules related to the use of construction materials that do not cause substantial impacts related to odor. 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. Accordingly, impacts with regard to odors would be less than significant and no further analysis of this topic in the EIR is required.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐

DRAFT

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. A significant impact would occur if a project would remove or modify habitat for any species identified or designated as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the state or federal regulatory agencies cited above. The Project Site is located in an urbanized area of Los Angeles and is currently developed with a commercial building and minimal ornamental landscaping. The Site does not contain any natural open spaces, act as a wildlife corridor, nor possess any areas of significant biological resource value. No hydrological features are present on the Site and there are no sensitive habitats present. Due to the urbanized nature of the Site and surrounding area, the Site does not support habitat for candidate, sensitive, or special status species identified in local plans, policies, regulations, by the California Department of Fish and Wildlife (CDFW), the California Native Plant Society (CNPS), or the U.S. Fish and Wildlife Service (USFWS). Therefore, no impact would occur and no further analysis of this topic in the EIR is required.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. A significant impact would occur if riparian habitat or any other sensitive natural community identified locally, regionally, or by the state and federal regulatory agencies cited would be adversely modified by a project. As discussed above, the Project Site and surrounding area are located in an urbanized setting. 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.[5] Therefore, no impact would occur, and no further analysis of this topic in the EIR is required.

5 NavigateLA, Water, Lakes, and Streams layer: http://navigatela.lacity.org/navigatela/, February 13, 2020.

c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. A significant impact would occur if federally protected wetlands, as defined by Section 404 of the Clean Water Act, would be modified or removed by a project. Review of the National Wetlands Inventory identified no wetlands or water features on the Project Site.[6] Therefore, no impact would occur, and no further analysis of this topic in the EIR is required.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact. A significant impact would occur if a project would interfere or remove access to a migratory wildlife corridor or impede the use of native wildlife nursery sites. The Project Site is developed with an existing commercial building and other hard surfaces and currently does not interfere substantially with the movement of any native resident or migratory birds. The Project Site is located within an urban area that is highly disturbed and that does not contain any major water bodies that would contain or support habitat for native resident or migratory bird species. According to the tree report prepared for the Project Site (included as Appendix B to this Initial Study), the Project Site contains three trees of "significant" size, which may potentially provide nesting sites for migratory birds.[7] During Project demolition activities, the removal of these trees would comply with the Migratory Bird Treaty Act (MBTA), which regulates vegetation removal during the nesting season to ensure that significant impacts to migratory birds would not occur. To the extent that vegetation removal activities must occur during the nesting season (February 1 through August 31), a biological monitor would be present during the removal activities to ensure that no active nests would be impacted. If any active nests are detected, the area would be flagged with a buffer (ranging between 50 and 300 feet, as determined by the monitoring biologist), and the area would be avoided until the nesting cycle has been completed or the monitoring biologist has determined that the nest has failed. With compliance with this existing regulatory requirement, impacts to nesting and migratory birds would be less than significant, and no mitigation measures are required. No further analysis of this topic in the EIR is required.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?

No Impact. A significant adverse impact would occur if a project were inconsistent with local regulations pertaining to biological resources. Local ordinances protecting biological resources are limited to the City of Los Angeles Protected Tree Ordinance, as modified by Ordinance 177404. The amended Protected Tree Ordinance provides guidelines for the preservation of all

6 U.S. Fish & Wildlife Service, National Wetlands Inventory: http://www.fws.gov/wetlands/data/mapper.HTML

7 As noted in the tree report, there is a fourth three of significant size located in the surface parking lot on the Project Site. However, this tree would not be removed as part of the Project.

Oak trees indigenous to California (excluding the Scrub Oak or *Quercus dumosa*) as well as the following tree species: Southern California Black Walnut (*Juglans californica var. californica*); Western Sycamore (*Platanus racemosa*); and California Bay (*Umbellularia californica*).[8] In addition, Mexican Elderberry (*Sambucus nigra ssp. caerulina)* and Toyon (*Heteromeles arbutifolia)* are under consideration by the City of Los Angeles to be included as "protected trees." According to the tree report prepared for the Project Site (included as Appendix B to this Initial Study), there are three non-protected palm trees on the Project Site that are of "significant" size are located on the Project Site that would be removed as part of the Project's demolition activities.[9] However, none of these trees are considered protected trees under the City's Protected Tree Ordinance. There are two street trees in the public right of way in the sidewalk directly south of the building along San Vicente Boulevard. The Project's demolition activities will remain within the footprint of the Project Site and will not affect those trees. As none of the trees located on the Project Site are protected trees, no impact would occur, and no further analysis of this topic in the EIR is required.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. A significant impact would occur if a project would be inconsistent with policies in any draft or adopted conservation plan. The Project Site is located in an urbanized area of Los Angeles and is currently developed with a commercial building, paved parking, and minimal ornamental landscaping. The Project Site is not located in or adjacent to an existing or proposed Significant Ecological Area.[10] Additionally, there is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan that applies to the Project Site. The Project would not conflict with any habitat conservation plans. Therefore, no impact would occur, and no further analysis of this topic in the EIR is required.

V. CULTURAL RESOURCES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Would the project:

8 City of Los Angeles, Ordinance 177404, approved March 13, 2006 and effective April 23, 2006.

9 There is a fourth tree located in the surface parking lot on the Project Site. However, this tree would not be removed as part of the Project.

10 NavigateLA, Significant Ecological Area layer: http://navigatela.lacity.org/navigatela/, February 13, 2020.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☒	☐	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

a. Cause a substantial adverse change in the significance of a historical resource pursuant to State CEQA Guidelines §15064.5?

Potentially Significant Impact. Section 15064.5 of the CEQA Guidelines defines historical resources as: 1) a resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; 2) a resource listed in a local register of historical resources or identified as significant in a historical resource survey meeting certain state guidelines; or 3) an object, building, structure, site, area, place, record or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record. A project-related significant adverse effect would occur if the proposed project were to adversely affect a historical resource meeting one of the above definitions.

On October 2, 2007, the City of Los Angeles declared the existing commercial building, the Barry Building, to be Historic-Cultural Monument No. 887. The Project involves the demolition of this building. Therefore, Project impacts with respect to historic resources would be potentially significant and would be analyzed further in the EIR.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines §15064.5?

Less Than Significant with Mitigation Incorporated. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources which meet the criteria for historical resources, as discussed above, or resources which constitute unique archaeological resources. A project-related significant adverse effect could occur if the Project was to affect archaeological resources that fall under either of these categories. The Project Site is located in an urbanized area of the Brentwood-Pacific Palisades Community Plan Area of the City of Los Angeles, and the Project Site has been disturbed by past development activities. The Project

does not include plans beyond the demolition of the existing building. The demolition will include removal of existing utilities, which are approximately 2 to 5 feet underground. Nevertheless, the archaeological sensitivity of the Project Site is unknown, and therefore, though unlikely, the potential exists for the inadvertent discovery of unknown archaeological resources. As such, Mitigation Measure CUL-MM-1 shall be enforced during the construction phase of the Project. The Construction Monitor shall be responsible for implementing the mitigation measure and shall be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that construction monitoring and coordination with a certified archaeologist has been implemented. The Construction Monitor shall maintain records demonstrating compliance with the mitigation measure and submit compliance reports as described below.

Mitigation Measure

CUL-MM-1 Prior to the start of demolition activities, the prime contractor and any subcontractors shall be advised of the legal and/or regulatory implications of knowingly destroying cultural resources or removing artifacts, human remains, bottles, and other cultural materials from the Project Site. In addition, in the event that buried archaeological resources are exposed during Project demolition activities, work within 50 feet of the find shall stop until a professional archaeologist, meeting the standards of the Secretary of the Interior, can identify and evaluate the significance of the discovery and develop recommendations for treatment, in conformance with California Public Resources Code Section 21083.2. However, demolition activities could occur in other areas of the Project Site. Recommendations could include preparation of a Treatment Plan, which could require recordation, collection, and analysis of the discovery; preparation of a technical report; and curation of the collection and supporting documentation in an appropriate depository.

In the event of the discovery of previously unknown archeological resources during demolition activities, implementation of Mitigation Measure CUL-MM-1 would reduce potential impacts to a less than significant level. Accordingly, no further analysis of this topic in the EIR is required.

c. Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact. A project-related significant adverse effect could occur if grading or excavation activities associated with the Project would disturb previously interred human remains. The Project Site is located in an urbanized area, and is developed with an existing commercial building and associated surface parking. No known traditional burial sites or other type of cemetery usage has been identified with the Project Site and immediate vicinity. The likelihood of encountering human remains on the Project Site is therefore minimal. The Project does not include plans beyond the demolition of the existing building. The demolition will include removal of existing utilities, which are approximately 2 to 5 feet underground. Although

unlikely, there is a possibility that human remains could be encountered during demolition activities, which is a potential significant impact. If human remains are encountered during demolition activities, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code Section 5097.98. In the event that human remains are discovered during demolition activities, the following procedure (CEQA Guidelines, Section 15064.5) shall be observed:

> Stop immediately and contact the County Coroner:
> 1104 N. Mission Road
> Los Angeles, CA 90033
>
> 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or
>
> 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)

If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods as provided in Public Resources Code Section 5097.98. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

Compliance with the regulatory standards described above would ensure appropriate treatment of any potential human remains discovered during demolition activities. Therefore, the Project's impacts on human remains would be less than significant, and no mitigation measures are required. No further analysis of this topic in the EIR is required.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact. During Project demolition activities, energy would be consumed in the form of electricity associated with the conveyance of water used for dust control and, on a limited basis, powering lights, electronic equipment, or other activities necessitating electrical power. As discussed later in this document in the "Utilities and Service Systems" section, the Project would require approximately 695 gallons of water per day during demolition activities for dust control.[11] This would translate into approximately 17.9 kilowatt hours of electricity per day.[12] Construction and demolition activities typically do not involve the consumption of natural gas. Demolition would also consume energy in the form of petroleum-based fuels associated with the use of off-road construction vehicles and equipment on the Project Site, construction worker travel to and from the Project Site, and haul truck trips. The minimal amount of electricity required for the Project's demolition activities would be provided via existing power lines located in the vicinity of the Project Site. Existing off-site infrastructure would not have to be expanded or newly developed to provide electrical service to the Project Site during demolition. Likewise, the amount of gasoline-related energy consumption and diesel fuel-related energy consumption associated with the Project's demolition activities would be minimal when compared to the annual gasoline and diesel fuel consumption in Los Angeles County. As the Project does not include any plans beyond demolition, there would be no operational demand for energy. Therefore, the Project would not cause wasteful, inefficient, and unnecessary consumption of energy and the Project's minimal energy requirements for the proposed demolition activities would not significantly affect local and regional supplies or capacity. As such, Project impacts would be less than significant and no further analysis of this topic in the EIR is required.

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. Demolition activities at the Project Site would require minor quantities of electricity for the conveyance of water used for dust control, lighting, power tools,

11 This is a conservative estimate, as dust control activities may not be required for the entirety of the Project Site and may not occur on every day of Project activities.

12 Each gallon of delivered potable water in Southern California is associated with 0.009727 kilowatt hours of electricity.

and other support equipment. Demolition and construction activities typically do not involve the consumption of natural gas. Thus there would be no demand for natural gas generated by demolition activities. Heavy construction equipment would be powered with diesel fuel. The minimal amount of electricity required for the Project's demolition activities would be provided via existing power lines located in the vicinity of the Project Site. Existing off-site infrastructure would not have to be expanded or newly developed to provide electrical service to the Project Site during demolition. As the Project does not include any plans beyond demolition, there would be no operational demand for energy. Therefore, the Project would not result in an increase in demand for electricity or natural gas that exceeds available supply or distribution infrastructure capabilities that could result in the construction of new energy facilities or the expansion of existing facilities, the construction of which could cause significant environmental impacts. In addition, as the Project does not include any plans beyond demolition, plans such as the CALGreen Code, California's Building Energy Efficiency Standards, and the City's Green Building Code would not be applicable to the Project. Overall, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and Project impacts would be less than significant. No further analysis of this topic in the EIR is required.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii. Strong seismic ground shaking?	☐	☐	☐	☒
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv. Landslides?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. The Project Site is located within the Santa Monica Fault Zone.[13] However, the Project only includes the demolition of the existing commercial building, and does not include any plans beyond demolition. Therefore, despite the Project Site's location in a fault zone, the Project would not cause substantial adverse effects involving the rupture of a known earthquake fault. No impact would occur and no further analysis of this issue in the EIR is required.

ii. Strong seismic ground shaking?

No Impact. A significant impact may occur if a project represents an increased risk to public safety or destruction of property by exposing people, property, or infrastructure to seismically

[13] City of Los Angeles, ZIMAS Parcel Profile Report, website: http://zimas.lacity.org, accessed February 14, 2020.

induced ground shaking hazards that are greater than the average risk associated with locations in the Southern California region, caused in whole or in part by the project's exacerbation of existing environmental conditions. Southern California is an active seismic region (UBC Seismic Zone IV), and as stated above, the Project Site is located within the Santa Monica Fault Zone. The Building is subject to 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) and must meet the minimum seismic standards of that Ordinance or apply for a permit to demolish the Building within a certain period of time. In compliance with that Ordinance, the Project only includes the demolition of the existing commercial building, and does not include any plans beyond demolition. The Project does not include any new buildings or infrastructure, nor would the Project result in additional people living or working at the Project Site. Therefore, despite the Project Site's location in a fault zone, the Project would not cause substantial adverse effects with respect to strong seismic ground shaking. No impact would occur and no further analysis of this issue in the EIR is required.

iii. Seismic-related ground failure, including liquefaction?

No Impact. The Project Site is not identified by ZIMAS as being within a liquefaction zone.[14] In addition, as stated above, the Project only involves the demolition of the existing commercial building, and does not involve plans beyond demolition. Therefore, the Project would result in no impacts with respect to liquefaction and no further analysis of this issue in the EIR is required.

iv. Landslides?

No Impact. The Project Site is relatively flat and is not identified by ZIMAS as being within a landslide hazard zone.[15] Further, as stated above, the Project only involves the demolition of the existing commercial building, and does not include plans beyond demolition. Therefore, the Project would result in no impacts with respect to landslides and no further analysis of this issue in the EIR is required.

b. Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. A significant impact may occur if a project exposes large areas to the erosional effects of wind or water for a protracted period of time. The Project Site is located in an urbanized portion of West Los Angeles and contains an existing commercial building. Any topsoil that may exist on the Project Site was previously blended with other on-site soils during previous site preparation/grading activities. As such, the Project would not result in the substantial loss of topsoil.

Demolition activities could create the potential for soil erosion. However, the potential for soil erosion on the Project Site is low due to the generally level topography of the Project Site and the presence of off-site drainage facilities. Compliance with existing regulations, including SCAQMD Rule 403 (Fugitive Dust) and City Building Code requirements, would reduce the

14 Ibid.
15 Ibid.

potential for wind or waterborne erosion. Finally, the Project would be required to implement a site drainage pattern pursuant to requirements under the Building Code and Department of Building and Safety as approved by the City. Through compliance with these existing regulations, Project impacts related to soil erosion during construction are anticipated to be minimal and would be less than significant. The Project does not include plans beyond the demolition of the existing building. However, the potential for soil erosion after demolition has been completed would also be relatively low due to the urban nature of the Project area and the generally level topography of the Project Site. Therefore, Project impacts would be less than significant and no further analysis of this topic in the EIR is required.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

No Impact. As explained above, the Project only involves the demolition of the existing commercial building, and does not involve plans for development on the Project Site beyond demolition. Therefore, the Project would result in no impacts with respect to soil stability and no further analysis of this issue in the EIR is required.

d. Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

No Impact. As stated above, the Project only involves the demolition of the existing commercial building, and does not involve plans for development on the Project Site beyond demolition. Therefore, the Project would result in no impacts with respect to expansive soils and no further analysis of this issue in the EIR is required.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. As stated above, the Project only involves the demolition of the existing building, and does not include any plans beyond demolition. Therefore, the Project would not result in any impacts with respect to septic tanks or alternative wastewater disposal systems, and no further analysis of this topic in the EIR is required.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant with Mitigation Incorporated. A project-related significant adverse effect could occur if grading or excavation activities associated with the Project would disturb paleontological resources or geologic features which presently exist within the Project Site. The Project Site has been previously graded and is currently developed with a commercial building. According to the Natural History Museum of Los Angeles County, there are no known vertebrate fossil localities that lie directly within the Project Site boundaries, although there are localities nearby from the same sedimentary deposits that occur in the Project area. Although no

paleontological or unique geological resources are known to exist on-site, there is a possibility that paleontological resources exist at sub-surface levels on the Project Site and may be uncovered during the removal of the existing utilities. The following standard City mitigation measure shall be enforced during the construction phase of the Project. The Construction Monitor shall be responsible for implementing the mitigation measure and shall be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that construction monitoring and coordination with a certified paleontologist has been implemented. The Construction Monitor shall maintain records demonstrating compliance with the mitigation measure and submit compliance reports as described below.

Mitigation Measure

GEO-MM-1 Prior to the start of demolition activities, the prime contractor and any subcontractors shall be advised of the legal and/or regulatory implications of knowingly destroying paleontological or unique geologic resources or sites from the Project Site. In addition, in the event that paleontological resources or sites, or unique geologic features are exposed during Project demolition activities, work within 50 feet of the find shall stop until a professional paleontologist can identify and evaluate the significance of the discovery and develop recommendations for treatment, in conformance with California Public Resources Code Section 21083.2. However, demolition activities could occur in other areas of the Project Site. Recommendations could include preparation of a Treatment Plan, which could require recordation, collection, and analysis of the discovery; preparation of a technical report; and curation of the collection and supporting documentation in an appropriate depository.

In the event of the discovery of previously known paleontological or unique geological resources during demolition activities, implementation of Mitigation Measure GEO-MM-1 would reduce potential impacts to a less than significant level. Accordingly, no further analysis of this topic in the EIR is required.

VIII. GREENHOUSE GAS EMISSIONS

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. The Project involves the demolition of the existing commercial building, but does not include any plans beyond demolition. The Project's demolition activities are estimated to take approximately seven weeks to complete, during which a minimal amount of greenhouse gas (GHG) emissions would be emitted as a result of equipment used on-site as well as off-site activities, such as hauling, as shown in Table 4.VIII-1. The estimates provided in Table 4.VIII-1 are based on the assumed demolition schedule described above in Table 3-1, and using standard construction equipment used for demolition activities, and assuming a single-trip haul distance of up to 42 miles for the asbestos-containing material (approximately 130 cubic yards) and a single-trip haul distance of up to 40 miles for all other demolition material (approximately 4,044 cubic yards). As recommended by the SCAQMD, the total GHG construction emissions should be amortized over a 30-year lifetime of a project (i.e., total construction GHG emissions should be divided by 30 to determine an annual construction emissions estimate that can be added to the operational emissions) to determine a project's annual GHG emissions inventory. As discussed below, the Project does not include any plans beyond demolition and therefore would not result in any operational GHG emissions. Nevertheless, Table 4.VIII-1 provides an estimate of GHG emissions if the demolition-related emissions were amortized over a period of 30 years.

Table 4.VIII-1
Project Demolition Related Emissions

Year	Metric Tons of CO_2e[a]
2020	10.79
Total	**10.79**
Amortized Over 30 Years	**(0.36 tons)**

[a] *CO_2e was calculated using the CalEEMod 2016.3.2 model and the results are provided in Appendix A of this Initial Study.*

Source: DKA Planning, 2020.

As stated previously, the Project does not include plans beyond demolition, and therefore would not emit GHG emissions beyond the approximately seven-week demolition period. Based on the limited scope of demolition activities, and the fact that the Project does not include plans beyond demolition, the Project would not generate GHG emissions that would have a significant impact on the environment. Project impacts would be less than significant and no further analysis of this topic in the EIR is required.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact. As stated above, the Project involves the demolition of the existing building, but does not include plans beyond demolition. The State and City climate action plans (including the Climate Change Scoping Plan and First Update, the 2017 Scoping Plan Update, the 2016-2040 RTP/SCS, the LA Green Plan, and the Sustainable City pLAn) do not address demolition activities. As no new development is proposed, and as the applicable GHG-reduction plans do not address demolition activities, there would be no potential to conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions, and no impact would occur. As such, no further analysis of this topic in the EIR is required.

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. A significant impact may occur if a project involves the use or disposal of hazardous materials as part of its routine operations and would have the potential to generate toxic or otherwise hazardous emissions that could adversely affect sensitive receptors. The demolition of the existing building could require the use of potentially hazardous materials, including vehicle fuels, oils, and transmission fuels. However, all potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. (The potential to encounter asbestos and lead-based paint during demolition activities is discussed below under subsection b.) Further, the Project does not include any plans beyond the demolition of the existing building and would therefore not require the use or disposal of hazardous materials as part of its routine operations. Thus, Project impacts would be less than significant and no further analysis of this topic in the EIR is required.

DRAFT

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. A significant impact may occur if a project could potentially pose a hazard to nearby sensitive receptors by releasing hazardous materials into the environment through accident or upset conditions. The Project involves the demolition of the existing commercial building, which was constructed in 1951. Based on the age of the existing building, it is assumed that it contains asbestos containing materials (ACMs). ACMs, which are carcinogenic and can cause lung disease, are derived from naturally occurring fibrous minerals that have been mined for their useful properties in built structures, such as thermal insulation, chemical and thermal stability, and high tensile strength. When left intact and undisturbed, these materials do not pose a health risk to building occupants. There is, however, a potential for exposure when the material becomes damaged to the extent that asbestos fibers become airborne and are inhaled. The principal federal government agencies that regulate asbestos exposure at the Occupational Safety and Health Administration (OSHA) and the US Environmental Protection Agency (EPA), both of which began regulating asbestos exposure in the early 1970s. Additional regulation and oversight is provided by the SCAQMD.

Removal of asbestos in a building is not unusual and can be readily accomplished. In accordance with existing City, State, and federal rules and regulations, including the federal EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP) regulation (40 Code of Federal Regulations 61 Subpart M), the federal regulations under the Occupational Safety and Health Act (29 Code of Federal Regulations Section 1926.1101) California Occupational Safety and Health Administration (CAL-OSHA) regulations (California Code of Regulations, title 8, Sections 341.15, 1529), and SCAQMD Rule 1403, all materials, which are identified as ACM, would be removed by a trained and licensed asbestos abatement contractor. Generally, asbestos removal is a low risk operation. When following asbestos-related regulations, the possibility of exposure to airborne asbestos fibers from asbestos removal projects is limited.

As the existing building was constructed in 1951, it is likely that it also contains lead-based paint (LBP). Demolition of the existing building could therefore release LBP present in the structure. In order to ensure minimal exposure to sensitive receptors and workers, LBP found in the building shall be removed and disposed of as recommended by a qualified Department of Health Services lead consultant and in accordance with applicable federal, State, and City regulations, including the federal regulations under the Occupational Safety and Health Act (29 Code of Federal Regulations Section 1926 et seq.), CAL-OSHA regulations (California Code of Regulations, title 8, Sections 1532.1 and 35001 *et seq.*).

The removal and disposal of ACMs and LBP from the Project Site in accordance with existing regulations would ensure that the Project would not create a significant hazard to the public or the environment through accident or upset conditions, and impacts would be less than significant. No further analysis of this topic in the EIR is required.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. A significant adverse effect may occur if a project site is located within one-quarter mile of an existing or proposed school site and is projected to release toxic emissions which pose a health hazard beyond regulatory thresholds. Brentwood Presbyterian School is located approximately 200 feet southwest of the Project Site and Brentwood Science Magnet School is located approximately 1,000 feet southwest of the Project Site. During demolition of the existing building, compliance with existing regulations related to the presence and abatement of LBP and ACMs would ensure that the Project does not emit hazardous emissions within one-quarter mile of an existing or proposed school. Further, the Project does not include plans beyond the demolition of the existing building. Therefore, Project impacts would be less than significant and no further analysis of this topic in the EIR is required.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. California Government Code Section 65962.5 requires various State agencies to compile lists of hazardous waste disposal facilities, unauthorized releases from underground storage tanks (USTs), contaminated drinking water wells, and solid waste facilities where there is known migration of hazardous waste and submit such information to the Secretary for Environmental Protection on at least an annual basis, commonly referred to as the "Cortese List." A significant impact may occur if a project site is included on any of the above lists and poses an environmental hazard to surrounding sensitive uses.

According to EnviroStor, no record of known hazardous cleanup or hazardous waste facilities exists on the Project Site.[16] According to GeoTracker, no record of known contamination, leaking USTs, or monitoring wells exists on the Project Site.[17] Further, the Project Site has not been identified as a solid waste disposal site having hazardous waste levels outside of the Waste Management Unit.[18] In addition, there are no active Cease and Desist Orders or Cleanup and Abatement Orders from the California Water Resources Control Board associated with the

[16] State of California Department of Toxic Substances Control, EnviroStor, website: https://www.envirostor.dtsc.ca.gov/public/, accessed February 17, 2020.

[17] State of California Environmental Protection Agency, State Water Resources Control Board, GeoTracker, website: https://geotracker.waterboards.ca.gov/, accessed February 17, 2020.

[18] State of California Environmental Protection Agency, Cortese List Data Resources, Sites Identified with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit, website: https://calepa.ca.gov/wp-content/uploads/sites/6/2016/10/SiteCleanup-CorteseList-CurrentList.pdf, accessed February 17, 2020.

Project Site.[19] Finally, the Project Site is not subject to corrective action pursuant to the Health and Safety Code, as it has not been identified as a hazardous waste facility.[20]

Thus, the Project Site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and therefore, no impact would occur. No further analysis of this topic in the EIR is required.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. A significant impact may occur if a project is located within an airport land use plan, or within two miles of a public airport or public use airport, and would subject people residing or working in the area to a safety hazard or excessive noise levels. The Project Site is not located within an airport land use plan or within two miles of a public airport or public use airport. Santa Monica Airport is located approximately three miles southeast of the Project Site. Therefore, no impact would occur and no further analysis of this topic in the EIR is required.

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. A significant impact may occur if a project were to interfere with roadway operations used in conjunction with an emergency response plan or emergency evacuation plan or would generate traffic congestion that would interfere with the execution of such a plan. The demolition activities as well as staging areas would be confined to the Project Site, and as such, are not expected to interfere with emergency response or emergency evacuation for the surrounding area. Further, as described previously, the Project does not include any plans beyond the demolition of the existing building. Therefore, the Project would not generate traffic congestion that would interfere with an emergency response or evacuation plan. In addition, the Project will implement a construction management plan as part of PDF TR-PDF1, which will further ensure the Project will not interfere with the City's emergency response. As such, no impact would occur and no further analysis of this topic in the EIR is required.

g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. A significant impact may occur if a project is located in proximity to wildland areas and poses a potential fire hazard, which could affect persons or structures in the area in the

---

19 State of California Environmental Protection Agency, Cortese List Data Resources, List of "Active" CDO and CAO from Water Board, website: https://calepa.ca.gov/wp-content/uploads/sites/6/2016/10/SiteCleanup-CorteseList-CDOCAOList.xlsx, accessed February 17, 2020.

20 State of California Environmental Protection Agency, Cortese List Data Resources, Cortese List: Section 65962.5(a), website: https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5a/, accessed February 17, 2020.

DRAFT

event of a fire. The Project Site is not located in a Very High Fire Hazard Severity Zone.[21] Therefore, no impact regarding this topic would occur and no further analysis of this topic in the EIR is required.

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒	☐
iii. Create or contribute runoff water which would exceed the capacity or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv. Impede or redirect flood flows?	☐	☐	☐	☒
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒

[21] City of Los Angeles, ZIMAS Parcel Profile Report, website: http://zimas.lacity.org, February 14, 2020.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. A significant impact may occur if a project discharges water which does not meet the quality standards of agencies that regulate surface water quality and water discharge into stormwater drainage systems. Significant impacts would also occur if a project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). During Project demolition activities, the Project would comply with City of Los Angeles Stormwater Program, including its Development Best Management Practices Handbook and associated ordinances that the City has adopted (such as Ordinance No. 172,176), which contains specific minimum best management practices (BMP) requirements for all construction activities, which would help manage runoff water quality during the limited demolition period. Compliance with the requirements of this handbook is required by City of Los Angeles Ordinance No. 173,494. Further, as the Project only includes demolition of the existing building and does not include plans beyond demolition, the Project would not have the potential to affect surface or ground water quality after demolition activities have been completed. Compliance with existing regulations would ensure that Project impacts with respect to surface and ground water quality are less than significant, and no further analysis of this topic in the EIR is required.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. A significant impact may occur if a project includes deep excavations which have the potential to interfere with groundwater movement, or includes withdrawal of groundwater or paving of existing permeable surfaces that are important to groundwater recharge. The Project involves the demolition of the existing commercial building, but does not include any plans beyond demolition. The demolition will include removal of existing utilities, which are approximately 2 to 5 feet underground, however, the Project would not require deep excavations. Therefore, the Project would not require dewatering during construction activities. Further, the Project would increase the amount of pervious area on the Project Site, as the area containing the existing building would be pervious after the demolition of the existing building. Therefore, Project impacts would be less than significant and no further analysis of this topic in the EIR is required.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site;

Less Than Significant Impact. A significant impact may occur if a project results in a substantial alteration of drainage patterns that would result in a substantial increase in erosion or siltation. No natural watercourses exist on or in the vicinity of the Project Site, and runoff flows toward the existing storm drains. During Project demolition activities, the Project would comply with LAMC Chapter IX, Division 70, which addresses erosion control during grading and excavation. As described above, the Project only includes demolition of the existing building and does not include plans beyond demolition. Therefore, the Project would decrease stormwater runoff volume, as the area that contains the existing building would be entirely pervious. Further, the Project would implement the site drainage pattern as approved by the City as part of the plan check process for the demolition permit through the Department of Building and Safety. Thus, the Project would not substantially alter the drainage pattern of the area surrounding the Project Site such that it would result in substantial erosion or siltation on- or off-site. Therefore, Project impacts would be less than significant and no further analysis of this topic in the EIR is required.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

Less Than Significant Impact. A significant impact may occur if a project results in increased runoff volumes during construction or operation of the project that would result in flooding conditions affecting the Project Site or nearby properties. No natural watercourses exist on or in the vicinity of the Project Site, and runoff flows toward the existing storm drains. Further, as the Project only includes demolition of the existing building and does not include plans beyond demolition, the Project would decrease stormwater runoff volume, as the area that contains the existing building would be entirely pervious after the demolition of the building. Therefore, no flooding would occur on- or off-site. Impacts related to surface runoff, including through the alteration of the course of a stream or river or the increase of impervious surface area would therefore be less than significant, and no further analysis of this topic in the EIR is required.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Less Than Significant Impact. A significant impact may occur if a project would increase the volume of stormwater runoff to a level which exceeds the capacity of the storm drain system serving the Project Site, or if the Project would substantially increase the probability that polluted runoff would reach storm drains. As the Project only includes demolition of the existing building and does not include plans beyond demolition, the Project would decrease stormwater runoff volume, as the area that contains the existing building would be entirely pervious after the

demolition of the building. As described above, during Project demolition activities, the Project's compliance with the City's Stormwater Program, including its Development Best Management Practices Handbook, would help manage runoff water quality during the limited demolition period. Therefore, Project impacts would be less than significant and no further analysis of this topic in the EIR is required.

iv. Impede or redirect flood flows?

No Impact. According to the City of Los Angeles Bureau of Engineering, the Project Site is located outside of a floodplain,[22] which is defined as any land area susceptible to being inundated by flood waters from any source (including floods, dam/reservoir inundation, coastal storm surge, tsunami, etc.).[23] The Project involves the demolition of the existing commercial building, but does not include any plans beyond demolition. Therefore, the Project would decrease stormwater runoff volume, as the area that contains the existing building would be entirely pervious after the demolition of the building. Further, there are no natural watercourses, including streams and rivers, on or in the vicinity of the Project Site. Therefore, the Project would not have the potential to impede or redirect flood flows and no impact would occur. No further analysis of this topic in the EIR is required.

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. A significant impact may occur if a project is sufficiently close to the ocean or other water body to be potentially at risk of the effects of seismically-induced tidal phenomena (i.e., seiche and tsunami) or if the Project Site is located in a flood hazard zone. According to the City of Los Angeles Bureau of Engineering, the Project Site is located outside of a floodplain,[24] which is defined as any land area susceptible to being inundated by flood waters from any source (including floods, dam/reservoir inundation, coastal storm surge, tsunami, etc.).[25] As the Project Site is not located within a floodplain, there would be no risk of release of pollutants due to Project inundation and no impact would occur. No further analysis of this topic in the EIR is required.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. As discussed in response to threshold (a), above, the Project would comply with the City's Stormwater Program. There are no other water quality control plans or groundwater management plans that would be applicable to the Project. Impacts would therefore be less than significant and no further analysis of this topic in the EIR is required.

---

22 City of Los Angeles, ZIMAS Parcel Profile Report, website: http://zimas.lacity.org, February 14, 2020.
23 City of Los Angeles, Bureau of Engineering, website: https://eng.lacity.org/faqs, accessed February 19, 2020.
24 City of Los Angeles, ZIMAS Parcel Profile Report, website: http://zimas.lacity.org, February 14, 2020.
25 City of Los Angeles, Bureau of Engineering, website: https://eng.lacity.org/faqs, accessed February 19, 2020.

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

a. Physically divide an established community?

No Impact. A significant impact may occur if a project is sufficiently large enough or otherwise configured in such a way as to create a physical barrier within an established community (a typical example would be a project which involved a continuous right-of-way such as a roadway which would divide a community and impede access between parts of the community). The Project involves the demolition of the existing commercial building, but does not include plans beyond demolition. The Project does not contain features such as highways or new infrastructure that would cause a permanent disruption in the physical arrangement of the established community. Therefore, no impact would occur and no further analysis of this topic in the EIR is required.

b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. A significant impact may occur if a project conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. The Project Site is located within the Brentwood-Pacific Palisades Community Plan Area, and also within the San Vicente Scenic Corridor Specific Plan. The Project involves the demolition of the existing commercial building, but does not include any plans for development beyond demolition. Nevertheless, the EIR will provide additional analysis to assess the potential impact from the Project's consistency with applicable General Plan policies, Southern California Association of Governments (SCAG) policies, any other applicable City policies (such as those contained in the Brentwood-Pacific Palisades Community Plan and the San Vicente Scenic Corridor Specific Plan), or regional plans and policies (such as the SCAQMD and Metro CMP).

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. A significant impact may occur if a project is located in an area used or available for extraction of a regionally-important mineral resource, and if the project converted an existing or potential future regionally-important mineral extraction use to another use, or if the project affected access to a site used or potentially available for regionally-important mineral resource extraction. The Project Site is not located within a City-designated oil field or oil drilling area,[26] or a City-designation Mineral Resource Zone 2 Area (MRZ-2),[27] and is currently developed with a commercial building. Demolition of the existing building would have no impact with respect to loss of availability of a known regionally-important mineral resource, and no further analysis of this topic in the EIR is required.

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. A significant impact may occur if a project is located in an area used or available for extraction of a locally-important mineral resource extraction, and if the project converted an existing or potential future locally-important mineral extraction use to another use, or if the project affected access to a site used or potentially available for locally-important mineral resource extraction. Government Code Section 65302(d) states that a conservation element of the general plan shall address "minerals and other natural resources." According to the Conservation Element of the City of Los Angeles General Plan, sites that contain potentially significant sand and gravel deposits which are to be conserved follow the Los Angeles River

26 State of California, Department of Conservation, Division of Oil, Gas & Geothermal Resources Well Finder: http://maps.conservation.ca.gov/doggr/index.html#close, accessed February 13, 2020.

27 City of Los Angeles, Safety Element of the General Plan, Oil Fields and Oil Drilling Areas in the City of Los Angeles, Exhibit E.

flood plain, coastal plain, and other water bodies and courses and lie along the flood plain from the San Fernando Valley through downtown Los Angeles. The Project Site is not located within a City-designated Mineral Resource Zone[28] where significant mineral deposits are known to be present, and the area surrounding the Project Site has been developed with structures and is inaccessible for mining extraction. Demolition of the existing commercial building would therefore not result in impacts associated with the loss or availability of a known mineral resource that would be of value to the region and the residents of the state. Therefore, no impact would occur and no further analysis of this topic in the EIR is required.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. A significant impact may occur if the project would generate excess noise that could cause the ambient noise environment at the Project Site to exceed noise level standards set forth in the City of Los Angeles General Plan Noise Element (Noise

[28] Ibid.

Element), the City of Los Angeles Noise Ordinance, or other applicable standards. The Project includes the demolition of the existing commercial building, but does not include any plans beyond demolition. Demolition of the existing building would include the use of equipment such as backhoes, skip loaders, track loaders, and water trucks (for dust control). The concurrent use of construction equipment and machinery has the potential to increase noise levels above the applicable standards of the City's Noise Ordinance. Therefore, the Project's noise impacts during demolition of the existing building would be potentially significant and will be analyzed further in the EIR.

As the Project does not include any plans beyond demolition, there would be no operational noise impacts and no further analysis of this topic in the EIR is required.

b. Generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. A significant impact would occur if the project would generate or expose people to excessive groundborne vibration or groundborne noise levels. The Project would require the use of heavy construction equipment for demolition and hauling. The use of this equipment has the potential to cause groundborne vibration and noise. Therefore, the Project's groundborne vibration and noise impacts during demolition and hauling would be potentially significant and will be analyzed further in the EIR.

As the Project does not include any plans beyond demolition, there would be no operational groundborne vibration or noise impacts and no further analysis of this topic in the EIR is required.

c. For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. A significant impact may occur if a project is located within the vicinity of a private airstrip or an airport land use plan, or within two miles of a public airport or public use airport, and would subject people residing or working in the area to excessive noise levels. The Project Site is not located within an airport land use plan or within two miles of a public airport or public use airport. Santa Monica Airport is located approximately three miles southeast of the Project Site. Further, there are no private airstrips in the vicinity of the Project Site. Therefore, no impact would occur and no further analysis of this topic in the EIR is required.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. A significant impact may occur if a project would locate new development such as homes, businesses, or infrastructure, with the effect of substantially inducing population growth that would otherwise not have occurred as rapidly or in as great a magnitude. The Project includes the demolition of the existing commercial building but does not include any plans beyond demolition. The Project will be temporary in nature, lasting for approximately seven weeks, and will employ approximately 10 construction workers during any given week on the Project Site. Further, the patterns of construction workers in Southern California are such that it is not likely that the workers for the Project will relocate their households as a consequence of being employed to conduct the Project's demolition work. The construction industry differs from most other industry sectors in several ways—(1) there is no regular place of work; (2) many construction workers are highly specialized and move from job site to job site as dictated by the demand for their skills; and (3) the work requirements for most construction project are highly specialized. The Project-related construction would not represent a permanent or substantial new employment generator that would cause growth. Therefore, the Project would not induce substantial unplanned population growth. No impact would occur and no further analysis of this issue in the EIR is required.

b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. A significant impact may occur if a project would result in the displacement of a substantial number of existing housing units or residents, necessitating construction of replacement housing elsewhere. The Project Site is currently developed with a vacant commercial building. The Project would not displace any housing or residents, as there is no

housing on the Project Site. The Project includes the demolition of the existing commercial building but does not include any plans beyond demolition. Therefore, no impact would occur and no further analysis of this issue in the EIR is required.

XV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?	☐	☐	☒	☐
b. Police protection?	☐	☐	☒	☐
c. Schools?	☐	☐	☐	☒
d. Parks?	☐	☐	☐	☒
e. Other public facilities?	☐	☐	☐	☒

a. Fire protection?

Less Than Significant Impact. A significant impact may occur if the City of Los Angeles Fire Department (LAFD) could not adequately serve a project, and a new or physically altered fire station would be necessary, the construction of which could cause significant environmental impacts. Construction activities associated with the Project may temporarily increase demand for fire protection and emergency medical services. Demolition activities may also cause the occasional exposure of combustible materials, such as wood, plastics, sawdust, coverings and coatings, to heat sources from machinery and equipment sparking, exposed electrical lines, welding activities, and chemical reactions in combustible materials and coatings.

The demolition would comply with all applicable federal, State, and City regulations related to fire safety, including federal regulations under the Occupational Safety and Health Acts (29 Code of Federal Regulations, Part 1926 Subpart F), the California Building Code (California Code of Regulations, Title 24), the City's Fire Code (LAMC Chapter V, Article 7). To comply with California Department of Industrial Relations, Division of Occupational Safety and Health (Cal-OSHA) and Fire and Building Code requirements, construction managers and personnel would be trained in fire prevention and emergency response, and fire suppression equipment specific

to construction would be maintained on-site.[29] Project demolition activities would comply with all applicable codes and ordinances related to the maintenance of mechanical equipment, handling and storage of flammable materials, and cleanup of spills of flammable materials. City and State regulations and code requirements would, in part, require personnel to be trained in fire prevention and emergency response, maintenance of fire suppression equipment, and implementation of proper procedures for storage and handling of flammable materials.

Further, the Project would implement a Construction Traffic Management Plan (provided below as Project Design Feature TR-PDF-1), which would ensure that adequate and safe access remains available within and near the Project Site and includes traffic management strategies during construction activities. Overall, construction is not considered to be a high-risk activity, and the LAFD is equipped and prepared to deal with construction-related traffic and fires should they occur. Furthermore, Section 21806 of the California Vehicle Code allows drivers of emergency vehicles to have a variety of options for avoiding traffic, such as using sirens to clear a path of travel and driving in the lanes of opposing traffic.

Due to the limited nature of demolition activities and compliance with applicable codes and fire safety standards, the Project would not be expected to adversely impact firefighting and emergency services to the extent that there would be a need for the addition of a new fire station or the expansion, consolidation, or relocation of an existing facility, the construction of which would cause significant environmental effects, in order to maintain acceptable fire protection services. Therefore, impacts associated with construction of the Project on fire protection services would be less than significant.

As the Project does not include plans beyond demolition, there would be no operational impact to fire protection facilities as a result of the Project. Therefore, Project impacts would be less than significant and no further analysis of this topic in the EIR is required.

b. Police protection?

Less Than Significant Impact. A significant impact may occur if a project creates the need for new or physically altered police facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives. The Project involves the demolition of the existing commercial building, but does not include plans beyond demolition. Construction sites can be sources of attractive nuisances, providing hazards, and inviting theft and vandalism. Therefore, when not properly secured, construction sites can become a distraction for local law enforcement from more pressing matters that require their attention. The Project Applicant would employ construction security features, such as fencing the perimeter of the construction area, which would serve to minimize the need for Los Angeles Police Department (LAPD) services and prevent trespassing and theft during demolition activities. Furthermore, Section 21806 of the California Vehicle Code allows drivers of emergency vehicles to have a variety of options for avoiding traffic, such as

29 https://www.dir.ca.gov/title8/1920.html

using sirens to clear a path of travel and driving in the lanes of opposing traffic. Therefore, during demolition, Project impacts would be less than significant and no further analysis of this topic in the EIR is required.

After the existing building has been demolished, the Project Site will be vacant and fenced off to prevent unauthorized entry, consistent with the requirements under the City's Building Code and from the Department of Building and Safety. As the Project does not involve plans for development beyond the demolition of the existing building, the Project would not result in any operational impacts with respect to police services and facilities. No further analysis of this topic in the EIR is required.

c. Schools?

No Impact. A significant impact may occur if a project includes substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the Los Angeles Unified School District (LAUSD). The Project includes the demolition of the existing commercial building but does not include any plans beyond demolition. The Project will be temporary in nature, lasting for approximately seven weeks, and will employ approximately 10 construction workers during any given week on the Project Site. Further, the patterns of construction workers in Southern California are such that it is not likely that the workers for the Project will relocate their households as a consequence of being employed to conduct the Project's demolition work. The construction industry differs from most other industry sectors in several ways—(1) there is no regular place of work; (2) many construction workers are highly specialized and move from job site to job site as dictated by the demand for their skills; and (3) the work requirements for most construction project are highly specialized. The Project-related construction would not represent a permanent or substantial new employment generator that would cause growth that would impact school facilities. Therefore, the Project would not include any employment or population growth that would generate a demand for school facilities. No impact would occur and no further analysis of this issue in the EIR is required.

d. Parks?

No Impact. A significant impact may occur if the available City of Los Angeles Department of Recreation and Parks (LADRP) recreation and park services could not accommodate a project, necessitating new or physically altered facilities, the construction of which could cause significant environmental impacts. The Project includes the demolition of the existing commercial building but does not include any plans beyond demolition. The Project will be temporary in nature, lasting for approximately seven weeks, and will employ approximately 10 construction workers during any given week on the Project Site. Further, the patterns of construction workers in Southern California are such that it is not likely that the workers for the Project will relocate their households as a consequence of being employed to conduct the Project's demolition work. The construction industry differs from most other industry sectors in several ways—(1) there is no regular place of work; (2) many construction workers are highly

specialized and move from job site to job site as dictated by the demand for their skills; and (3) the work requirements for most construction project are highly specialized. Construction workers are more likely to use recreational facilities near their places of residence. The Project-related construction would not represent a permanent or substantial new employment generator that would cause growth in the population that would impact recreational and park facilities. Therefore, the Project would not include any population growth that would generate a demand for recreational and park facilities. No impact would occur and no further analysis of this issue in the EIR is required.

e. Other public facilities?

No Impact. A significant impact may occur if a project includes substantial employment or population growth that could exceed the capacity of public facilities (such as libraries), necessitating a new or physically altered library, the construction of which could have significant physical impacts on the environment. The Project includes the demolition of the existing commercial building but does not include any plans beyond demolition. The Project will be temporary in nature, lasting for approximately seven weeks, and will employ approximately 10 construction workers during any given week on the Project Site. Further, the patterns of construction workers in Southern California are such that it is not likely that the workers for the Project will relocate their households as a consequence of being employed to conduct the Project's demolition work. The construction industry differs from most other industry sectors in several ways—(1) there is no regular place of work; (2) many construction workers are highly specialized and move from job site to job site as dictated by the demand for their skills; and (3) the work requirements for most construction project are highly specialized. Construction workers are more likely to use public facilities near their places of residence. The Project-related construction would not represent a permanent or substantial new employment generator that would cause growth that would impact other public facilities. Therefore, the Project would not include any population growth that would generate a demand for library facilities. No impact would occur and no further analysis of this issue in the EIR is required.

DRAFT

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
a. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

a. Would the project Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

No Impact. A significant impact may occur if a project includes substantial population growth that could generate a demand for parks or recreational facilities that exceed the capacity of existing parks or recreational facilities and cause premature deterioration of the facilities. The Project includes the demolition of the existing commercial building but does not include any plans beyond demolition. As explained above in Section XV, the Project-related construction would not represent a permanent or substantial new employment generator that would cause growth in the population that would impact recreational and park facilities. Therefore, the Project would not include any population growth that would generate a demand for recreational and park facilities. No impact would occur and no further analysis of this issue in the EIR is required.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. A significant impact may occur if a project includes the construction or expansion of park facilities, the construction of which could have a significant adverse effect on the environment. The Project includes the demolition of the existing commercial building but does not include any plans beyond demolition. As explained above in Section XV, the Project-related construction would not represent a permanent or substantial new employment generator that would cause growth in the population that would impact recreational and park facilities. Therefore, the Project does not include the construction or expansion of any park or recreational facilities and no impact would occur. No further analysis of this issue in the EIR is required.

XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☐	☒
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d. Result in inadequate emergency access?	☐	☐	☒	☐

a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. The Project involves the demolition of the existing commercial building, but does not include any plans beyond demolition. Therefore, once demolition has been completed, the Project would not result in any operational impacts with respect to the circulation system. The Project's demolition will be temporary in nature, lasting for approximately seven weeks. The Project is expected to have approximately 10 construction workers on-site during any of the Project's demolition phases. During the approximately seven-week demolition period, the Project would implement a Construction Traffic Management Plan, formally provided below as Project Design Feature TR-PDF-1. The Construction Traffic Management Plan would ensure that truck activity to and from the Project Site occurs outside of the morning and afternoon commuter peak hours. The Project will also comply with all City requirements to minimize the potential impacts of construction projects on the surrounding community, including the "Good Neighbor Construction Practices" under LAMC Section 91.106.4.8. In addition, the demolition activities as well as staging areas would be confined to the Project Site. Further, the Project will comply with all applicable safety requirements related to transit, roadway, bicycle, or pedestrian facilities under the Building Code and from the Department of Building and Safety and Bureau of Engineering. As such, the demolition activities are not expected to interfere with transit, roadway, bicycle, or pedestrian facilities.

DRAFT

Therefore, with implementation of the Construction Traffic Management Plan and based on the limited number of truck trips over the seven-week demolition period, Project impacts would be less than significant and no further analysis of this topic in the EIR is required.

Project Design Feature

TR-PDF-1 **Construction Traffic Management Plan.** Prior to the start of demolition, the Project Applicant shall prepare a detailed Construction Traffic Management Plan (CTMP), including street closure information, detour plans, haul routes (if required), and staging plans, and submit it to LADOT for review and approval. The Construction Traffic Management Plan shall include a Worksite Traffic Control Plan, which will facilitate traffic and pedestrian movement, and minimize the potential conflicts between construction activities, street traffic, bicyclists, and pedestrians. The Construction Traffic Management Plan and Worksite Traffic Control Plan shall be based on the nature and timing of specific demolition or construction activities and other projects in the vicinity, and shall include, but not be limited to, the following measures:

- Maintain access for land uses in the vicinity of the Project Site during construction;
- Organize Project Site any deliveries necessary to support demolition activities and the staging of all equipment and materials in the most efficient manner possible, and on-site where possible, to avoid an impact to the surrounding roadways;
- Coordinate truck activity and any deliveries necessary to support demolition activities to ensure trucks do not wait to unload or load at the Project Site and impact roadway traffic, and if needed, utilize an organized off-site staging area;
- Provide advance notification of adjacent property owners and occupants of upcoming construction activities, including durations and daily hours of operation;
- Prohibit construction worker or equipment parking on adjacent streets;
- Provide temporary pedestrian, bicycle, and vehicular traffic controls during all construction activities to ensure traffic safety on public rights of way. These controls shall include flag people trained in pedestrian and bicycle safety;
- Schedule construction activities to reduce the effect on traffic flow on surrounding arterial streets;
- Contain construction activity within the Project Site boundaries to the extent feasible;

- Implement safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers as appropriate;
- Limit sidewalk and lane closures to the maximum extent possible, and avoid peak hours to the extent possible. Where such closures are necessary, the Project's Worksite Traffic Control Plan will identify the location of any sidewalk or lane closures and identify all traffic detours and control measures, signs, delineators, and work instructions to be implemented by the construction contractor through the duration of demolition and construction activity;
- Schedule construction-related any deliveries necessary to support demolition activities, haul trips, etc., so as to occur outside the commuter peak hours to the extent feasible; and/or
- Prepare a haul truck route program that specifies the construction truck routes to and from the Project Site.

b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

No Impact. The City recently adopted updated guidelines and requirements (LADOT Transportation Assessment Guidelines, LADOT, July 2019 [LADOT TAG]) for analysis of traffic impacts for development projects based on the updated CEQA Guidelines from the State in its implementation of SB 743. The LADOT TAG requires that a project's potential transportation impacts be evaluated based on vehicle miles traveled (VMT) rather than on the former level of service (LOS). Further, VMT is the required methodology Statewide going forward for all jurisdictions.

The VMT analysis is intended to promote the reduction of GHG emissions, the development of multimodal transportation networks, and a diversity of land uses. This encourages development that shortens the distance between housing, jobs, and services, increases the availability of affordable housing options proximate to public transit, offers attractive non-vehicular transportation alternatives, provides strong transportation demand management programs, and promotes walking and bicycling trips. Former LOS-based metrics that evaluated automobile congestion are no longer used to determine significant environmental impacts under CEQA.

The Project involves the demolition of the existing commercial building, but does not include any plans beyond demolition. Therefore, the Project would not result in any additional traffic trips or VMT and no impact would occur. No further analysis of this topic in the EIR is required.

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. A significant impact may occur if a project were to include a new roadway design, introduce a new land use or project features into an area with specific transportation requirements and characteristics that have not been previously experienced in that area, or if project access or other features were designed in such a way as to create hazardous

conditions. The Project does not include any geometric design features or incompatible uses that will affect transportation in the surrounding area. The Project involves the demolition of the existing commercial building, but does not include plans beyond demolition. Therefore, the Project would not increase hazards due to a geometric design feature or incompatible uses and no impact would occur. No further analysis of this topic in the EIR is required.

d. Result in inadequate emergency access?

Less Than Significant Impact. A significant impact may occur if a project does not provide emergency access meeting the requirements of the LAFD or in any other way threatens the ability of emergency vehicles to access and serve the Project Site or adjacent uses. The Project involves the demolition of the existing building, but does not include any plans beyond demolition. Therefore, the Project would not result in any operational impacts with respect to emergency access. During demolition, the Project would implement a Construction Traffic Management Plan (formally provided above as Project Design Feature TR-PDF-1), which would ensure that emergency access to the Project Site and adjacent uses is maintained at all times. Therefore, Project impacts would be less than significant and no further analysis of this topic in the EIR is required.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

No Impact. As discussed above, the Project includes the demolition of the Barry Building, which is Los Angeles Historic-Cultural Monument No. 887. In its determination of historical significance, the Barry Building was determined to exhibit character-defining features of "mid-century" California modern architecture. However, while the Barry Building is listed on a local register of historical resources, it would not be considered a tribal cultural resource as defined in Public Resources Code Section 21074. Therefore, no impact would occur and no further analysis of this topic in the EIR is required.

b. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact. Approved by Governor Brown on September 25, 2014, Assembly Bill 52 (AB 52) establishes a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources (TCRs), as

defined in Public Resources Code Section 21074, as part of CEQA. Effective July 1, 2015, AB 52 applies to projects that file a Notice of Preparation of an MND or EIR on or after July 1, 2015. PRC Section 21084.2 now establishes that a project with an effect that may cause a substantial adverse change in the significance of a TCR is a project that may have a significant effect on the environment. To help determine whether a project may have such an effect, PRC Section 21080.3.1 requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. That consultation must take place prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project. As a result of AB 52, the following must take place: 1) prescribed notification and response timelines; 2) consultation on alternatives, resource identification, significance determinations, impact evaluation, and mitigation measures; and 3) documentation of all consultation efforts to support CEQA findings for the administrative record.

The Project will comply with all required notification and consultation under AB 52. Under AB 52, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the tribe has submitted a written request to be notified. The tribe must respond to the lead agency within 30 days of receipt of the notification if it wishes to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation.

The Project does not include plans beyond the demolition of the existing building. The demolition will include removal of existing utilities, which are approximately 2 to 5 feet underground. While unlikely, it is possible that unknown tribal cultural resources could exist at the Project Site and could be encountered during the removal of the existing utilities. The City has established a standard condition of approval to address the inadvertent discovery of tribal cultural resources (provided below as Project Design Feature PDF-TCR-1). Should tribal cultural resources be inadvertently encountered, PDF-TCR-1 provides for temporarily halting of construction activities near the encounter and the Project's certified construction monitor notifying the City and Native American tribes that have informed the City that they are traditionally and culturally affiliated with the geographic area of the Project. If the City determines that the object or artifact appears to be a tribal cultural resource, the City would provide any affected tribe a reasonable period of time to conduct a site visit and make recommendations regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources. Therefore, potential impacts with respect to tribal cultural resources would be less than significant and no further analysis of this topic in the EIR is required.

Project Design Feature

PDF-TCR-1 **Inadvertent discovery of tribal cultural resources:** If objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease on the project site until the potential tribal cultural resources are properly assessed and

addressed pursuant to the process set forth below:

- Upon a discovery of a potential tribal cultural resource, the project permittee shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; and (2) the Department of City Planning at (213) 978-1454.
- If the City determines, pursuant to PRC Section 21074(a)(2), that the object or artifact appears to be a tribal cultural resource, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the project permittee and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
- The project permittee shall implement the tribe's recommendations if a qualified archaeologist, retained by the City and paid for by the project permittee, reasonably concludes that the tribe's recommendations are reasonable and feasible.
- The project permittee shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any affected tribes that have been reviewed and determined by the qualified archaeologist to be reasonable and feasible. The project permittee shall not be allowed to recommence ground disturbance activities until the City approves this plan.
- If the project permittee does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist, the project permittee may request mediation by a mediator agreed to by the permittee and the City who has the requisite professional qualifications and experience to mediate such a dispute. The project permittee shall pay any costs associated with the mediation.
- The project permittee may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by the qualified archaeologist and determined to be reasonable and appropriate.
- Copies of any subsequent prehistoric archaeological study or tribal cultural resources study or report detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the SCCIC at California State University, Fullerton.

- Notwithstanding the above, any information determined to be confidential in nature by the City Attorney's office shall be excluded from submission to the SCCIC or the public under the applicable provisions of the California Public Records Act, California PRC, and shall comply with the City's AB 52 Confidentiality Protocols.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

DRAFT

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

No Impact. A significant impact may occur if a project would increase water, electricity, or natural gas consumption, telecommunications usage, or the generation of drainage or wastewater to such a degree that the capacity of the facilities currently serving the Project Site would be exceeded, necessitating the construction of new or expanded facilities, which could cause significant environmental effects. The Project involves the demolition of the existing commercial building, but does not include any plans beyond demolition. During demolition, the Project could require limited water (for dust control activities) and electricity. Demolition and construction activities typically do not involve the consumption of natural gas, the need for telecommunications infrastructure, or the generation of wastewater that would need to be treated by wastewater treatment infrastructure that serves the Project Site. Beyond the demolition period, the Project would not require water, electricity, natural gas, or telecommunications capabilities, nor would the Project generate wastewater or increase storm water drainage. Therefore, the Project would not require or result in the relocation or construction of new or expanded facilities, the construction of which could cause significant environmental effects. No impact would occur and no further analysis of this topic in the EIR is required.

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

No Impact. A significant impact may occur if a project were to increase water consumption to such a degree that new water sources would need to be identified, or that existing resources would be consumed at a pace greater than planned for by purveyors, distributors, and service providers. The City's water supply comes from local groundwater sources, the Los Angeles-Owens River Aqueduct, State Water Project, and from the Metropolitan Water District of Southern California, which is obtained from the Colorado River Aqueduct. These sources, along with recycled water, are expected to supply the City's water needs in the years to come. The Project involves the demolition of the existing commercial building, but does not include any plans beyond demolition. The Project would require a limited amount of water for dust control during demolition activities. Based on a ratio of 3,020 gallons of water/acre/day, the Project would require approximately 695 gallons of water per day during demolition.[30] The Los Angeles Department of Water and Power (LADWP), through its Urban Water Management Plan, anticipates its projected water supplies will meet demand through the year 2035. Therefore, LADWP would be able to supply water for the Project's demolition activities based on its existing supply. However, the Project would not require any water beyond the demolition period. Therefore, based on the limited amount of water required during the demolition activities, no

[30] This is a conservative estimate, as dust control activities may not be required for the entirety of the Project Site and may not occur on every day of Project activities.

impact with respect to water supply would occur, and no further analysis of this topic in the EIR is required.

c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact. A significant impact may occur if a project would increase wastewater generation to such a degree that the capacity of facilities currently serving the Project Site would be exceeded. The Project involves the demolition of the existing commercial building, but does not include any plans beyond demolition. Therefore, the Project would not result in the generation of any wastewater, and therefore would not affect the capacity of facilities that serve the Project Site. As such, no impact would occur and no further analysis of this topic in the EIR is required.

d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. According to the State permit issued on July 7, 2008, the Sunshine Canyon Landfill is estimated to close in 2037. It has approximately 112.3 million cubic yards (cy) of remaining capacity out of a total capacity of 140.9 million cy, and a maximum permitted daily intake of 12,100 tons per day (tpd). For a point of reference, 1.7 cubic yards is equal one ton of solid waste. As of June 30, 2011, Sunshine Canyon Landfill accepted approximately 9,000 tpd during the week and 3,000 tpd on Saturday (due to reduced hours of operation). Therefore, the Sunshine Canyon Landfill has a remaining daily capacity intake of approximately 3,100 tpd during the week.

The Project involves the demolition of the existing commercial building, which is expected to generate approximately 4,174 cy of debris that would need to be disposed of at area landfills. Of the 4,174 cubic yards of debris, approximately 130 cubic yards would be asbestos-containing material that would be disposed of at a landfill designated to accept contaminated materials. California Assembly Bill (AB) 939, also known as the Integrated Waste Management Act, requires each city and county in the State to divert 50 percent of its solid waste from landfill disposal through source reduction, recycling, and composting. As such, much of this material would be recycled and salvaged to the maximum extent feasible. Materials not recycled would be disposed of at local landfills.

Compliance with AB 939 would require a minimum of 50 percent of demolition and construction debris to be recycled, and compliance with SB 1374 requires that the Project implement a construction waste management plan to recycle and/or salvage a minimum of 75 percent of non-hazardous demolition and construction debris. The Project would also be required to comply with the Citywide Construction and Demolition Debris Recycling Ordinance (Ordinance No. 181,519), the RENEW LA Plan, and the City of Los Angeles Solid Waste Integrated Resources Plan. Because of the recycling of most of the solid waste generated by the

construction of the Project, short-term construction impacts to landfills and solid waste services would be less than significant.

As the Project does not include any plans beyond the demolition of the existing building, the Project would not generate any solid waste beyond the demolition of the building, and no operational impact would occur.

Overall, 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. No further analysis of this topic in the EIR is required.

e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. Solid waste management in the State is primarily guided by the California Integrated Waste Management Act of 1989 (AB 939), which emphasizes resource conservation through reduction, recycling, and reuse of solid waste. AB 939 establishes an integrated waste management hierarchy consisting of (in order of priority): 1) source reduction; 2) recycling and composting; and 3) environmentally safe transformation and land disposal. Additionally, the City is currently implementing its "Zero-Waste-to-Landfill" goal to achieve zero waste to landfills by 2025 to enhance the Solid Waste Integrated Resources Planning Process. The Project would comply with the applicable regulations associated with solid waste, including AB 939 and SB 1374. Since the Project would comply with federal, State, and local statutes and regulations related to solid waste, a less than significant impact would occur, and no further analysis of this topic in the EIR is required.

XX. WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. The Project Site is not located in or near a state responsibility area, nor is the Project Site located in a Very High Fire Hazard Severity Zone.[31] Further, the Project will implement a Construction Management Plan pursuant to TR-PDF-1, which will further ensure the Project will not interfere with the City's emergency response. Therefore, no impact regarding this topic would occur and no further analysis of this topic in the EIR is required.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. The Project Site is not located in or near a state responsibility area, nor is the Project Site located in a Very High Fire Hazard Severity Zone.[32] Due to the Project's site's location and topography, the Project would not be exposed to slope, prevailing winds, or other factors that exacerbate wildlife risks. Further, the Project does not include any activities beyond demolition and will not lead to occupants on the Project Site. Therefore, no impact regarding this topic would occur and no further analysis of this topic in the EIR is required.

31 City of Los Angeles, ZIMAS Parcel Profile Report, website: http://zimas.lacity.org, February 14, 2020.
32 Ibid.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. The Project Site is not located in or near a state responsibility area, nor is the Project Site located in a Very High Fire Hazard Severity Zone.[33] Further, the Project does not include any activities beyond demolition and will not require the installation or maintenance of associated infrastructure such as roads, fuel breaks, emergency water sources, power lines, or other utilities that may exacerbate fire risk. Therefore, no impact regarding this topic would occur and no further analysis of this topic in the EIR is required.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. The Project Site is not located in or near a state responsibility area, nor is the Project Site located in a Very High Fire Hazard Severity Zone.[34] Further, the Project does not include any activities beyond demolition. The Project will not include new structures or occupants and will not lead to changes in topography or the Project Site that will expose people or structures to significant risks such as downslope or downstream flooding or landslides. Therefore, no impact regarding this topic would occur and no further analysis of this topic in the EIR is required.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐

33 Ibid.
34 Ibid.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☒	☐	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact. Based on the analysis contained in this Initial Study, the Project has the potential to result in significant impacts with regard to the issues addressed herein. Based on the analysis contained in this Initial Study, the Project would not have the potential to result in any significant impacts with respect to biological resources. As also described in this Initial Study, the existing building that would be demolished is a City of Los Angeles Historic-Cultural Monument. Therefore, the EIR will further analyze whether the Project would have a significant impact on the existing historic resource and whether the Project would eliminate important examples of the major periods of California history.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Potentially Significant Impact. The potential for cumulative impacts occurs when the independent impacts of the Project are combined with the impacts of related projects in proximity to the Project Site such that impacts occur that are greater than the impacts of the Project alone. Located within the vicinity of the Project Site are other past, current, and/or reasonably foreseeable projects whose development, in conjunction with that of the Project, may contribute to potential cumulative impacts. Impacts of the Project on both an individual and cumulative basis will be addressed in an EIR. Therefore, the potential for cumulative impacts

related to air quality, cultural resources, land use and planning, and noise resulting from the Project in conjunction with the applicable related projects will be analyzed and documented in the EIR. The potential for significant cumulative impacts from the other environmental issues that are not to be evaluated and documented in the EIR can be assessed at this time. These cumulative impacts are concluded to be less than significant for those issues for which it has been determined that the Project's incremental contribution would be less than significant. Therefore, only those aspects of the Project to be analyzed and documented in an EIR are concluded to have the potential for significant cumulative impacts.

With regards to cumulative effects with respect to aesthetics, agricultural resources, air quality, biological resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, mineral resources, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire, 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.

Therefore, cumulative impacts with respect to these areas would be less than significant, and no mitigation measures are required. No further analysis of these topics in the EIR is required. However, as indicated above, the EIR will address cumulative impacts associated with the remaining CEQA topic areas.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. As discussed above, the Project could result in environmental effects that could have substantial adverse effects on human beings, either directly or indirectly. As a result, these potential effects will be analyzed further in the EIR.

DRAFT

GEOLOGIC-SEISMIC HAZARD EVALUATION

11973 & 11975 WEST SAN VICENTE BOULEVARD BRENTWOOD DISTRICT LOS ANGELES, CALIFORNIA TRACT: WESTGATE ACRES LOTS: 51 (ARB 1), 52 AND 56 (ARB 3)

GEOCON
WEST, INC.
GEOTECHNICAL
ENVIRONMENTAL
MATERIALS

PREPARED FOR

ALSTON & BIRD, LLP
LOS ANGELES, CALIFORNIA

PROJECT NO. W1188-06-01

JUNE 12, 2020

GEOCON
WEST, INC.
GEOTECHNICAL ■ ENVIRONMENTAL ■ MATERIALS

Project No. W1188-06-01
June 12, 2020

Ms. Andrea Warren
Alston & Bird, LLP
333 South Hope Street, 16th Floor
Los Angeles, CA 90071

Subject: REPORT OF GEOLOGIC-SEISMIC HAZARD EVALUATION
11973 & 11975 WEST SAN VICENTE BOULEVARD
BRENTWOOD DISTRICT
LOS ANGELES, CALIFORNIA
TRACT: WESTGATE ACRES; LOTS 51 (ARB 1), 52 AND 56 (ARB 3)

Dear Ms. Warren:

In accordance with your authorization of our proposal dated May 29, 2020, we have prepared this geologic-seismic hazard evaluation report for the subject property located at 11973 & 11975 West San Vicente Boulevard. The purpose of this evaluation was to address potential soils and geologic-seismic hazards that could impact the site. It is our understanding that this report will be used in preparation of the Initial Study for the project.

We understand that there is no construction planned at this time. However, if the property were to be developed in the future, we recommend that a comprehensive design level geotechnical investigation be performed prior to finalizing grading or structural plans. We also recommend that the results of the comprehensive geotechnical investigation be included in preparation of future environmental documents for a future proposed development.

We appreciate the opportunity to be of service to you. Please contact us if you have any questions regarding this report, or if we may be of further service.

Very truly yours,

GEOCON WEST, INC.

PROFESSIONAL GEOLOGIST
SUSAN FRANZEN KIRKGARD
No. 1754
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

Susan F. Kirkgard
CEG 1754

REGISTERED PROFESSIONAL ENGINEER
JELISA THOMAS ADAMS
GE3092
GEOTECHNICAL
STATE OF CALIFORNIA

Jelisa Thomas Adams
GE 3092

TABLE OF CONTENTS

1. INTRODUCTION AND SCOPE 1

2. BACKGROUND REVIEW 1

3. SITE DESCRIPTION AND PROPOSED PROJECT 2

4. GEOLOGIC SETTING 2
   - 4.1 Regional Geology 2
   - 4.2 Local Geology 2
   - 4.3 Soil and Geologic Conditions 3
   - 4.4 Groundwater Conditions 3
   - 4.5 Faults 4

5. GEOLOGIC HAZARDS 5
   - 5.1 Surface Fault Rupture 5
   - 5.2 Seismicity 6
   - 5.3 Seismic Design Criteria 7
   - 5.4 Liquefaction 9
   - 5.5 Slope Stability 9
   - 5.6 Earthquake-Induced Flooding 9
   - 5.7 Tsunamis, Seiches, and Flooding 10
   - 5.8 Mineral Resources, Oil Fields & Methane Potential 10
   - 5.9 Subsidence and Peat Oxidation 11
   - 5.10 Volcanic Hazards 11

6. CONCLUSIONS 11

LIST OF REFERENCES

MAPS, TABLES, AND ILLUSTRATIONS
- Figure 1, Vicinity Map
- Figure 2, Site Plan
- Figure 3, Geologic Map
- Figure 4, Regional Fault Map
- Figure 5, Regional Seismicity Map

GEOLOGIC-SEISMIC HAZARDS EVALUATION

1. INTRODUCTION AND SCOPE

This report presents the results of geologic-seismic hazards evaluation for the property located at 11973 & 11975 West San Vicente Boulevard in the Brentwood District of the City of Los Angeles, California. The location of the property (site) is shown on Figure 1, Vicinity Map. The purpose of this study was to evaluate subsurface soil and geologic conditions and identify potential geologic or seismic hazards that could impact the site. It is our understanding that the report will be used in preparation of the Initial Study for the project that consists of demolishing the existing structure and underground utilities. No new construction is planned at this time. The project boundaries are shown on Figure 2, Site Plan.

The scope of our evaluation included a review available literature including geotechnical reports, fault investigation reports, and geologic maps pertinent to the geologic conditions at the site and in the immediately surrounding area. The literature review included documents contained in our in-house library and those available from the City of Los Angeles and the California Geological Survey. The Safety Element of the City of Los Angeles General Plan (1996) and the County of Los Angeles General Plan (1990) were also reviewed as part of this evaluation.

2. BACKGROUND REVIEW

Geocon West, Inc. (Geocon) previously performed a geotechnical investigation for a larger property (Geocon, 2009) that included the subject site. The previous investigation included drilling four 8-inch diameter hollow stem auger borings, two of which were located within the current project boundaries (borings B3 and B4). These borings were drilled to depths of 25½ and 30½ feet beneath the existing ground surface, and their approximate locations are shown on the Site Plan (see Figure 2).

The borings encountered artificial fill to depths of approximately 2 feet below the ground surface. The artificial fill generally consists of silty sand that is characterized as slightly moist and medium dense with some construction debris (brick and asphalt fragments). Older alluvial fan deposits were encountered beneath the fill soils that consist of interbedded silty sand and sandy silt. The alluvial soils are characterized as medium dense to very dense or firm to hard. Groundwater was not encountered to a depth of 30½ feet beneath the existing ground surface (maximum depth drilled).

3. SITE DESCRIPTION AND PROPOSED PROJECT

The property is currently occupied by a 2-story commercial structure, paved driving lanes and a paved parking lot (see Site Plan, Figure 2). The site is bounded by San Vicente Boulevard to the south, by a vacant lot and a paved parking lot to the west, by a paving driving lane to the east and by single-family residential structures to the north. The subject property is roughly level to gently sloping to the south. Surface water drainage at the site appears to be by sheet flow along the ground surface to the city streets. Vegetation on the site consists of grass, shrubs and trees located in planter areas.

It is our understanding that the proposed project will consist of demolishing the existing structure and underground utilities; no new construction is planned at this time. This report is intended to provide geologic-seismic hazard information to be used in preparation of the Initial Study for the project and is not intended for design purposes.

4. GEOLOGIC SETTING

4.1 Regional Geology

The site is located within the northwestern Los Angeles Basin, approximately one mile south of the Santa Monica Mountains and approximately 3.4 miles east of the Pacific Ocean. The Los Angeles Basin is a coastal plain between the Santa Monica Mountains to the north, the Puente Hills and Whittier Fault to the east, the Palos Verdes Peninsula and Pacific Ocean to the west and south, and the Santa Ana Mountains and San Joaquin Hills on the southeast. The basin is underlain by a deep structural depression which has been filled by both marine and continental sedimentary deposits, which is underlain by igneous and metamorphic basement rock (Yerkes et al., 1965). The structural depression within the central portion of the basin extends to a maximum depth of 32,000 feet below sea level.

Regionally, the site is located within the Transverse Ranges geomorphic province, near the boundary of the Peninsular Ranges geomorphic province. The Transverse Ranges is characterized by east-west geologic structures in contrast to the Peninsular Ranges that is characterized by northwest-trending geologic structures. The boundary between the two geomorphic provinces is the Santa Monica Fault Zone located approximately 0.5 mile south-southwest of the site as shown on Figure 3, Geologic Map.

4.2 Local Geology

Locally, the site is located on the Santa Monica Plain, an older elevated and dissected alluvial fan surface that is located along the southern flank of the Santa Monica Mountains an extends from the Pacific Ocean on the west to the Newport-Inglewood Fault Zone on the east (California Department of Water Resources [CDWR], 1961). The plain has been dissected by drainages originating in the Santa Monica Mountains including Sepulveda, Dry, Stone, and Brown Canyons and was formed by large coalescing fans originating from these canyons and other subsidiary drainages (CDWR, 1961).

As shown on Figure 3, the site is underlain by Pleistocene age alluvial fan deposits (designated Qof2), that are described as late Pleistocene age slightly to moderately consolidated silt, sand and gravel deposits that have been uplifted and removed form locus of recent sedimentation (Dibblee, 1991; CGS, 2018a). The fan surface can exhibit moderately to well-developed pedogenic soil development (CDWR, 1961).

4.3 Soil and Geologic Conditions

Based on published geologic maps and the geologic materials encountered in the previous borings onsite, the property is underlain by artificial fill that is in turn underlain by Pleistocene age older alluvial fan deposits (CGS, 2012; Campbell, 2014; Dibblee, 1991). The thickness of the artificial fill encountered in the previous site borings ranges was approximately 2 feet in depth.

The artificial fill generally consists of silty sand that is characterized as slightly moist and medium dense with some construction debris (brick and asphalt fragments). The fill is likely the result of past grading and construction activities at the site. Deeper fill may exist between excavations and in other portions of the site that were not directly explored.

The artificial fill is underlain by older alluvial fan deposits that consist of interbedded silty sand and sandy silt. The alluvial soils are characterized as medium dense to very dense or firm to hard.

4.4 Groundwater Conditions

The site is located within the Santa Monica Groundwater Basin (CDWR, 1961). The majority of groundwater wells within this basin are located south of Santa Monica Fault, in the area of young alluvial sediments, and are not representative of the groundwater conditions at the site (CDWR, 1961; LACDPW, 2020a). North of the Santa Monica Fault, on the older alluvial fan surface and in the site vicinity, only a few wells have been drilled and there is minimal groundwater level data available (CDWR, 1961; LACDPW, 2020a).

The closest monitoring wells to the site are Los Angeles County Department of Public Works (LACDPW) Well Nos. 2524, 2514, and 2544D. Groundwater level information for these wells is presented in the table on the following page.

Summary of Groundwater Monitoring Well Information

LACPD W Well No.	Monitoring Period		Most Recent Groundwater Level		Distance and Direction from Site	
	Date	Groundwater Level Fluctuation (depth in feet)	Depth to Water (feet)	Date	Distance (miles)	Direction
2524	1934 – 1989	57.8– 99.3	73.7	10/27/1989	0.35	NNW
2514	1972 - 1975	76.3 – 76.8	76.3	04/21/1975	0.90	WNW
2544D	1951 – 1989	31.1 – 92.1	72.0	10/27/1989	1.1	ENE

The available data from these wells suggests that groundwater levels in the local area have been variable since the 1930s. However, there is no recent groundwater data available that documents the depth to groundwater in the immediate area over the last 30 years.

Published groundwater contour maps by the California Geological Survey (CGS, formerly California Division of Mines and Geology [CDMG]) indicate that the historic high groundwater level in project area ranges between 25 and 30 feet below the ground surface (CDMG, 1998). This is consistent with the highest groundwater levels observed in nearby groundwater monitoring wells.

Groundwater was not encountered in the borings drilled at the site to a maximum depth of 30½ feet beneath the existing ground surface. Based on the historic high groundwater level in the immediate area and the lack of groundwater in the borings, groundwater is not anticipated to impact the project. However, it is not uncommon for groundwater levels to vary seasonally or for groundwater seepage conditions to develop where none previously existed, especially in impermeable fine-grained soils which are heavily irrigated or after seasonal rainfall. In addition, recent requirements for stormwater infiltration could result in shallower seepage conditions in the immediate site vicinity. Proper surface drainage of irrigation and precipitation should be incorporated into the project design.

4.5 Faults

The closest active fault to the Site is the Santa Monica Fault Zone (SMFZ). The SMFZ is a north-dipping oblique-reverse left-lateral fault that trends east-west along the base of the Santa Monica Mountains from the Santa Monica coastline on the west to Beverly Hills on the east. Much of the surface expression of the SMFZ is limited to fault-related geomorphic features, many of which have been destroyed by urbanization within the greater Los Angeles area. This has resulted in a poor understanding of the lateral extent, location, and rupture history of the SMFZ.

In the West Los Angeles area, including the immediate site vicinity, Dolan et al. (2000) identified the SMFZ based on a series of en echelon geomorphic fault scarps that separate an older, uplifted Pleistocene age surface on the north from a younger and lower Holocene alluvial surface on the south (see Figure 3).

In 2018, CGS issued the official Alquist-Priolo Earthquake Fault Zone (APEFZ) map for the Beverly Hills Quadrangle that covers the eastern projection of the Santa Monica Fault Zone into Beverly Hills (CGS, 2018b) and the western, on-shore portion of the fault as it trends through the Santa Monica and West Los Angeles areas. Prior to constructing a habitable structure within the official APEFZ, a site-specific fault rupture hazard investigation is required to evaluate the potential for surface fault rupture to impact the new structure. The site is not located within the official APEFZ for the Santa Monica Fault (CGS, 2018b).

5. GEOLOGIC HAZARDS

5.1 Surface Fault Rupture

The numerous faults in Southern California include Holocene-active, pre-Holocene, and inactive faults. The criteria for these major groups are based on criteria developed by the California Geological Survey (CGS, formerly known as CDMG) for the Alquist-Priolo Earthquake Fault Zone Program (CGS, 2018c). By definition, a Holocene-active fault is one that has had surface displacement within Holocene time (about the last 11,700 years). A pre-Holocene fault has demonstrated surface displacement during Quaternary time (approximately the last 1.6 million years) but has had no known Holocene movement. Faults that have not moved in the last 1.6 million years are considered inactive.

The site is not located within a state-designated Alquist-Priolo Earthquake Fault Zone (CGS, 2020a; CGS, 2020b; CGS, 2018b) for surface fault rupture hazards. No Holocene-active or pre-Holocene faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low. However, the site is located in the seismically active Southern California region, and could be subjected to moderate to strong ground shaking in the event of an earthquake on one of the many active Southern California faults. The faults in the vicinity of the site are shown in Figure 4, Regional Fault Map.

The closest surface trace of an active fault to the site is the Santa Monica Fault located approximately 0.5 mile (approximately 2,500 feet) to the south-southwest (CGS, 2018b). Other nearby active faults are the Newport-Inglewood Fault Zone and the Hollywood Fault located approximately 4.8 miles southeast and 5.0 miles east-northeast of the site, respectively (USGS, 2006; CGS, 2018b). The active San Andreas Fault Zone is located approximately 41 miles northeast of the site (USGS, 2006; Ziony and Jones, 1989).

Several buried thrust faults, commonly referred to as blind thrusts, underlie the greater Los Angeles area at depth. These faults are not exposed at the ground surface and are typically identified at depths greater than 3.0 kilometers. The October 1, 1987 M_w 5.9 Whittier Narrows earthquake and the January 17, 1994 M_w 6.7 Northridge earthquake were a result of movement on the Puente Hills Blind Thrust and the Northridge Thrust, respectively. These thrust faults are not exposed at the surface and do not present a potential surface fault rupture hazard at the site; however, these active features are capable of generating future earthquakes and could generate significant ground motion at the site.

5.2 Seismicity

As with all of Southern California, the site has experienced historic earthquakes from various regional faults. The seismicity of the region surrounding the site was formulated based on research of an electronic database of earthquake data. The epicenters of recorded earthquakes with magnitudes equal to or greater than 5.0 in the site vicinity are depicted on Figure 5, Regional Seismicity Map. A partial list of moderate to major magnitude earthquakes that have occurred in the Southern California area within the last 100 years is included in the following table.

LIST OF HISTORIC EARTHQUAKES

Earthquake (Oldest to Youngest)	Date of Earthquake	Magnitude	Distance to Epicenter (Miles)	Direction to Epicenter
Near Redlands	July 23, 1923	6.3	70	E
Long Beach	March 10, 1933	6.4	42	SE
Tehachapi	July 21, 1952	7.5	72	NNW
San Fernando	February 9, 1971	6.6	25	NNE
Whittier Narrows	October 1, 1987	5.9	22	E
Sierra Madre	June 28, 1991	5.8	30	ENE
Landers	June 28, 1992	7.3	117	E
Big Bear	June 28, 1992	6.4	94	E
Northridge	January 17, 1994	6.7	12	NNW
Hector Mine	October 16, 1999	7.1	131	ENE
Ridgecrest	July 5, 2019	7.1	128	NNE

Based on the historical seismicity of the Los Angeles area and the location of nearby faults, the site could be subjected to severe ground shaking in the event of an earthquake. This hazard is common in Southern California and the effects of ground shaking can be mitigated if the proposed structures are designed and constructed in conformance with current building codes and engineering practices.

5.3 Seismic Design Criteria

The following table summarizes site-specific design criteria obtained from the 2019 California Building Code (CBC; Based on the 2018 International Building Code [IBC] and ASCE 7-16), Chapter 16 Structural Design, Section 1613 Earthquake Loads. The data was calculated using the online application *Seismic Design Maps*, provided by OSHPD. The short spectral response uses a period of 0.2 second. We evaluated the Site Class based on the discussion in Section 1613.2.2 of the 2019 CBC and Table 20.3-1 of ASCE 7-16. The values presented below are for the risk-targeted maximum considered earthquake (MCE_R).

2019 CBC SEISMIC DESIGN PARAMETERS

Parameter	Value	2019 CBC Reference
Site Class	D	Section 1613.2.2
MCE_R Ground Motion Spectral Response Acceleration – Class B (short), S_S	1.992g	Figure 1613.2.1(1)
MCE_R Ground Motion Spectral Response Acceleration – Class B (1 sec), S_1	0.713g	Figure 1613.2.1(2)
Site Coefficient, F_A	1	Table 1613.2.3(1)
Site Coefficient, F_V	1.7*	Table 1613.2.3(2)
Site Class Modified MCE_R Spectral Response Acceleration (short), S_{MS}	1.992g	Section 1613.2.3 (Eqn 16-36)
Site Class Modified MCE_R Spectral Response Acceleration – (1 sec), S_{M1}	1.212g*	Section 1613.2.3 (Eqn 16-37)
5% Damped Design Spectral Response Acceleration (short), S_{DS}	1.328g	Section 1613.2.4 (Eqn 16-38)
5% Damped Design Spectral Response Acceleration (1 sec), S_{D1}	0.808g*	Section 1613.2.4 (Eqn 16-39)

Note:

*Per Section 11.4.8 of ASCE/SEI 7-16, a ground motion hazard analysis shall be performed for projects for Site Class "E" sites with Ss greater than or equal to 1.0g and for Site Class "D" and "E" sites with S1 greater than 0.2g. Section 11.4.8 also provides exceptions which indicates that the ground motion hazard analysis may be waived provided the exceptions are followed. Using the code-based values presented in the table above, in lieu of a performing a ground motion hazard analysis, requires the exceptions outlined in ASCE 7-16 Section 11.4.8 be followed.

The table below presents the mapped maximum considered geometric mean (MCE_G) seismic design parameters for projects located in Seismic Design Categories of D through F in accordance with ASCE 7-16.

ASCE 7-16 PEAK GROUND ACCELERATION

Parameter	Value	ASCE 7-16 Reference
Mapped MCE_G Peak Ground Acceleration, PGA	0.849g	Figure 22-7
Site Coefficient, F_{PGA}	1.1	Table 11.8-1
Site Class Modified MCE_G Peak Ground Acceleration, PGA_M	0.934g	Section 11.8.3 (Eqn 11.8-1)

The Maximum Considered Earthquake Ground Motion (MCE) is the level of ground motion that has a 2 percent chance of exceedance in 50 years, with a statistical return period of 2,475 years. According to the 2019 California Building Code and ASCE 7-16, the MCE is to be utilized for the evaluation of liquefaction, lateral spreading, seismic settlements, and it is our understanding that the intent of the Building code is to maintain "Life Safety" during a MCE event. The Design Earthquake Ground Motion (DE) is the level of ground motion that has a 10 percent chance of exceedance in 50 years, with a statistical return period of 475 years.

Deaggregation of the MCE peak ground acceleration was performed using the USGS online Unified Hazard Tool, 2014 Conterminous U.S. Dynamic edition (v4.2.0). The result of the deaggregation analysis indicates that the predominant earthquake contributing to the MCE peak ground acceleration is characterized as a 6.86 magnitude event occurring at a hypocentral distance of 8.23 kilometers from the site.

Deaggregation was also performed for the Design Earthquake (DE) peak ground acceleration, and the result of the analysis indicates that the predominant earthquake contributing to the DE peak ground acceleration is characterized as a 6.70 magnitude occurring at a hypocentral distance of 12.36 kilometers from the site.

Conformance to the criteria in the above tables for seismic design does not constitute any kind of guarantee or assurance that significant structural damage or ground failure will not occur if a large earthquake occurs. The primary goal of seismic design is to protect life, not to avoid all damage, since such design may be economically prohibitive.

5.4 Liquefaction

Liquefaction is a phenomenon in which loose, saturated, relatively cohesionless soil deposits lose shear strength during strong ground motions. Primary factors controlling liquefaction include intensity and duration of ground motion, gradation characteristics of the subsurface soils, in-situ stress conditions, and the depth to groundwater. Liquefaction is typified by a loss of shear strength in the liquefied layers due to rapid increases in pore water pressure generated by earthquake accelerations.

The current standard of practice, as outlined in the "Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California" and "Special Publication 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California" requires liquefaction analysis to a depth of 50 feet below the lowest portion of the proposed structure. Liquefaction typically occurs in areas where the soils below the water table are composed of poorly consolidated, fine to medium-grained, primarily sandy soil. In addition to the requisite soil conditions, the ground acceleration and duration of the earthquake must also be of a sufficient level to induce liquefaction.

A review of the State of California Seismic Hazard Zone Map for the Beverly Hills Quadrangle (CDMG, 1999; CGS, 2018b) indicates that the site is not located in an area designated as having a potential for liquefaction Also, the site is underlain by dense Pleistocene age alluvial fan deposits that are not prone to liquefaction. Based on these considerations, it is our opinion that the potential for liquefaction and associated ground deformations at the site is considered low.

5.5 Slope Stability

The site and adjacent sites are relatively flat to sloping gently to the south. The site is located within a City of Los Angeles Hillside Grading Area but is not located within a city-designated Hillside Ordinance Area (City of Los Angeles, 2020). A review of the State of California Seismic Hazard Zone Map for the Beverly Hills Quadrangle (CDMG, 1999; CGS, 2018b) indicates the site is not located within an area identified as having a potential for seismic slope instability. There are no known landslides near the site, nor is the site in the path of any known or potential landslides. Therefore, the potential for slope stability hazards to adversely affect the project is considered very low.

5.6 Earthquake-Induced Flooding

Earthquake-induced flooding is inundation caused by failure of dams or other water-retaining structures due to earthquakes. The Los Angeles County Safety Element (Leighton, 1990) indicates that the site is not located within a designated dam inundation area. Therefore, the potential for inundation at the site, as a result of an earthquake-induced dam failure, is considered low.

5.7 Tsunamis, Seiches, and Flooding

The site is located approximately 3.4 miles from the Pacific Ocean at an elevation of approximately 315 to 319 feet above mean sea level (USGS, 1966). The site is not located within a County of Los Angeles Tsunami Inundation Zone (Leighton 1990) or a State of California Tsunami Inundation Area (California Geological Survey, 2009). Therefore, tsunamis are not considered a significant hazard at the site.

Seiches are large waves generated in enclosed bodies of water in response to ground shaking. No major water-retaining structures are located immediately up gradient from the site. Flooding from a seismic-induced seiche is considered unlikely.

The majority of the site is located within an area of minimal flooding (Zone X) as defined by the Federal Emergency Management Agency (LACDPW, 2020b; FEMA, 2020). The southern portion of the site is located within a Flood Zone X (0.2%), defined as an area with a 0.2% chance of annual flooding (500 year floodplain). Therefore, the potential for flooding adversely impacting the project is considered very low.

5.8 Mineral Resources, Oil Fields & Methane Potential

The alluvial deposits underlying the site are not suitable as a potential source of aggregate. Additionally, our review of published aggregate resources indicates the site is not within an area of historic aggregate production.

Based on a review of the California Geologic Energy Management Division (CalGEM) Well Finder Website (CalGEM, 2020), the site is not located within the boundaries of an oil field and no oil wells are located in the immediate site vicinity.

Since the site is not in an area of current or historical aggregate mining and is outside the limits of an active or historic oil field, the currently proposed project or future development of the property would not result in the loss of potential aggregate, mineral resources, or petroleum resources.

The site is not located within a Methane Zone or Methane Buffer Zone as defined by the City of Los Angeles (2020). Considering the site location outside of the boundaries of known oil fields and outside of the city-designated Methane Zone or Methane Buffer Zone, the potential for methane or other volatile gases to impact the property is considered low.

5.9 Subsidence and Peat Oxidation

Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils that are particularly subject to subsidence include those with high silt or clay content. The area surrounding the site is not within an area of known ground subsidence. No large-scale extraction of groundwater, gas, oil, or geothermal energy is occurring or planned at the site or in the immediate site vicinity. There appears to be little or no potential for ground subsidence due to withdrawal of fluids or gases at the site.

Oxidation of peat deposits can result in a corresponding loss of volume, creating a potential for settlement in areas where structures or compacted fill are planned. Considering the geologic conditions at the site and the surrounding area and the local geomorphology, peat is not anticipated to be present at the site. Also, peat deposits were not encountered in the borings drilled as part of the previous site-specific geotechnical investigation at the site. Therefore, the probability of hazards associated with peat oxidation impacting the project is considered very low.

5.10 Volcanic Hazards

The site is not subject to any known volcanic hazards. The nearest Quaternary age volcanic fields are located about 130 miles to the north near Little Lake and the Coso Mountains. Another area of recent volcanic activity is located about 190 miles to the northeast at Amboy and Pisgah Craters.

6. CONCLUSIONS

No soil or geologic conditions were identified that would adversely impact the proposed project. Groundwater is neither expected to be encountered during demolition or have a detrimental effect on the project.

There is a potential for erosion of soils during site preparation and demolition activities. However, the potential for erosion can be reduced by implementation of erosion control measures in accordance with current City of Los Angeles guidelines.

Based on the available geologic data, no active or potentially active faults with the potential for surface fault rupture are known to be located beneath or projecting toward the project site. Therefore the potential for surface rupture at the site is considered very low.

The potential for other geologic hazards such as liquefaction, landsliding, seismic slope instability and other slope stability hazards, subsidence, peat oxidation, flooding, seiches, inundation, tsunamis, methane gas, and volcanic hazards, to impact the proposed project is considered very low. Also, the potential for loss of mineral resources as a result of the proposed project is considered very low.

The site is located in the seismically active region, and could be subjected to moderate to strong ground shaking in the event of an earthquake on one of the many active Southern California faults. However, there are no structures currently planned at the site as part of the proposed project. Therefore, the effects of potential ground shaking at the site are not anticipated to have an adverse impact on the proposed project. If structures are planned at the site as part of a future project, the effects of ground shaking can be mitigated by proper engineering design and construction in conformance with current building codes and engineering practices.

This report is intended to evaluate the potential for geologic and seismic hazards to impact the proposed project for use in planning and preparation of an Initial Study for the project and is not intended for design purposes.

LIST OF REFERENCES

California Department of Water Resources, 1961, *Planned Utilization of the Ground Water Basins of the Coastal Plain of Los Angeles County*, Appendix A, Ground Water Geology, Bulletin 104.

California Division of Mines and Geology, 1999, *State of California Seismic Hazard Zones, Beverly Hills Quadrangle, Official Map, Released: March 25, 1999.*

California Division of Mines and Geology, 1998 *Seismic Hazard Evaluation of the Beverly Hills 7.5-Minute Quadrangle, Los Angeles County, California,* Open File Report 98-14.

California Geologic Energy Management Division, 2020, CalGEM Resources Well Finder, http://maps.conservation.ca.gov.doggr/index.html#close.

California Geological Survey, 2020a, CGS Information Warehouse, Regulatory Map Portal, http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps.

California Geological Survey, 2020b, Earthquake Zones of Required Investigation, https://maps.conservation.ca.gov/cgs/EQZApp/app/.

California Geological Survey, 2018a, *Fault Evaluation Report FER 259, The Hollywood, Santa Monica, and Newport-Inglewood Faults in the Beverly Hills and Topanga 7.5' Quadrangles, Los Angeles County, California,* by Brian E. Olson, Engineering Geologist, revised January 5, 2018.

California Geological Survey, 2018b, *State of California Earthquake Zones of Required Investigation, Beverly Hills Quadrangle, Official Map,* Released: January 11, 2018

California Geological Survey, 2018c, *Earthquake Fault Zones, A Guide for Government Agencies, Property Owners/Developers, and Geoscience Practitioners for Assessing Fault Rupture Hazards in California,* Special Publication 42, Revised 2018.

California Geological Survey, 2012, *Geologic Compilation of Quaternary Surficial Deposits in Southern California, Los Angeles 30' X 60' Quadrangle, A Project for the Department of Water Resources by the California Geological Survey*, Compiled from existing sources by Trinda L. Bedrossian, CEG and Peter D. Roffers, CGS Special Report 217, Plate 9, Scale 1:100,000.

California Geological Survey, 2009, *Tsunami Inundation Map for Emergency Planning, State of California, County of Los Angeles, Beverly Hills Quadrangle.*

California Geological Survey, 2008, *Special Publication 117A Guidelines for Evaluating and Mitigating Seismic Hazards in California*.

California Geological Survey, 2002, *Guidelines for Evaluating the Hazard of Surface Fault Rupture*, CGS Note 49.

Campbell, 2014, *Preliminary Geologic Map of the Los Angeles 30' x 60' Quadrangle, California*, Version 2.1, Compiled by Russell H. Campbell, Chris J. Wills, Pamela J. Irvine, and Brian J. Swanson.

LIST OF REFERENCES (Continued)

Dibblee, T. W., Jr., 1991, *Geologic Map of the Beverly Hills and Van Nuys (South ½) Quadrangles, California*, Dibblee Geological Foundation Map DF-31.

Dolan, J. F., Sieh, K., and Rockwell, T. K., 2000, *Late Quaternary Activity and Seismic Potential of the Santa Monica Fault System, Los Angeles, California*, Geological Society of America Bulletin, Vol. 112, No. 10, p. 1559-1581.

Dolan, J. F. and Sieh, K., 1992, *Paleoseismology and Geomorphology of the Northern Los Angeles Basin: Evidence for Holocene Activity on the Santa Monica Fault and Identification of New Strike-Slip Faults through Downtown Los Angeles*, EOS, Transactions of the American Geophysical Union, Vol. 73.

FEMA, 2020, Online Flood Hazard Maps, http://www.esri.com/hazards/index.html.

Geocon West, Inc., 2019, *Fault Rupture Hazard Investigation, Proposed Residential Structure, 1025 South Carmelina Avenue, Los Angeles, California, 90049, Tract 8971, Lot 20*, dated June 14, 2019, Project No. A9986-06-01.

Geocon West, Inc., 2018, *Fault Rupture Hazard Investigation, 1611 Beloit, Los Angeles, California,* dated June 1, 2018, Geocon Project No. A9597-06-01.

Geocon West, Inc., 2015, *Site-Specific Fault Rupture Hazard Investigation, Proposed Multi-Family Residential Development, 1301 South Westgate Avvenue, Los Angeles, California,* dated February 10, 2015, Geocon Project No. A9204-06-01.

Geocon West, Inc., 2014, *Fault Rupture Hazard Investigation, 11800 – 11842 Santa Monica Boulevard, Los Angeles, California,* dated October 17, 2014, Geocon Project No. A9154-06-01.

Geocon West, Inc., 2009, *Geotechnical Investigation, Proposed Commercial Development, 11991, 11977, 11973, 11962 West San Vicente Boulevard and 644 and 642 South Saltair Avenue, Brentwood District, Los Angeles, California*, dated October 27, 2009, Geocon Project No. A8695-06-01.

Hoots, H. W., 1930, *Geology of the Eastern Part of the Santa Monica Mountains, Los Angeles Basin*, in Shorter Contributions to General Geology, U.S. Geological Survey Professional Paper 165.

Jennings, C. W. and Bryant, W. A., 2010, *Fault Activity Map of California,* California Geological Survey Geologic Data Map No. 6.

Jennings, C. W., 1994, *Fault Activity Map of California and Adjacent Areas with Locations and Ages of Recent Volcanic Eruptions*, California Division of Mines and Geology Map No. 6.

Leighton and Associates, Inc., 1990, *Technical Appendix to the Safety Element of the Los Angeles County General Plan, Hazard Reduction in Los Angeles County*.

Los Angeles, City of, 2020, NavigateLA website, http://navigatela.lacity.org.

Los Angeles, City of, 1996, *Safety Element of the Los Angeles City General Plan*.

LIST OF REFERENCES (Continued)

Los Angeles, County of, 1990, *Safety Element of the General Plan*.

Los Angeles County Department of Public Works, 2020a, Ground Water Wells Website, http://dpw2.co.la.ca.us/website/wells/viewer.asp.

Los Angeles County Department of Public Works, 2020b, Flood Zone Determination Website, http://dpw.lacounty.gov/apps/wmd/floodzone/map.htm.

MACTEC, 2005, *Fault Rupture Hazard Investigation, University High School, 11800 Texas Avenue, West Los Angeles, California, Prepared for the Los Angeles Unified School District, Los Angeles, California,* Project No. 4953-04-0851,

Toppozada, T., Branum, D., Petersen, M, Hallstrom, C., and Reichle, M., 2000, *Epicenters and Areas Damaged by M> 5 California Earthquakes, 1800 – 1999,* California Geological Survey, Map Sheet 49.

United States Geological Survey, 2020, Seismic Design Maps, Web Application http://earthquake.usgs.gov/designmaps/us/application.php.

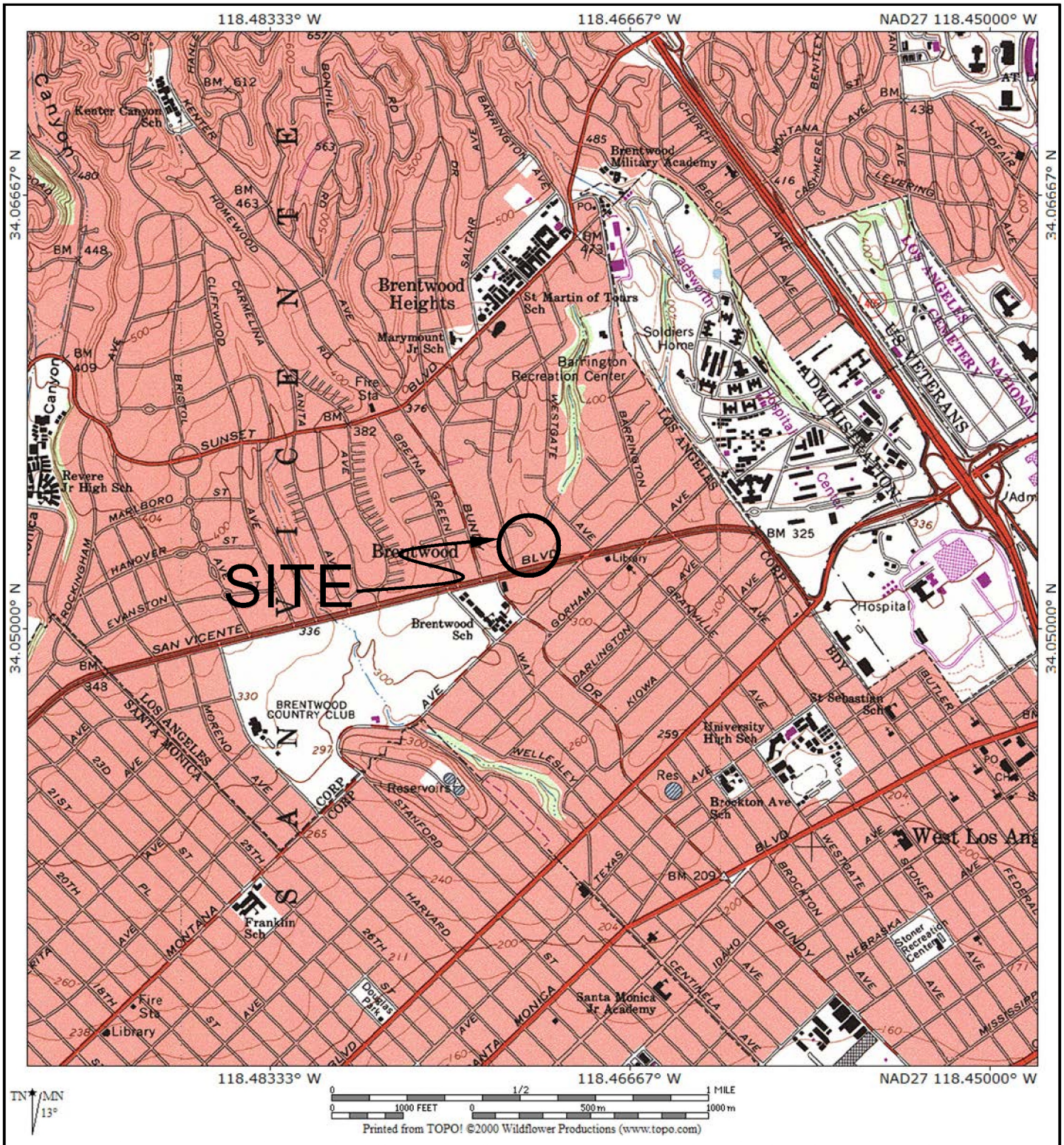
U.S. Geological Survey and California Geological Survey, 2006, *Quaternary Fault and Fold Database for the United States,* accessed June 5, 2020 from USGS web site: http//earthquake.usgs.gov/hazards/qfaults/.

United States Geological Survey, 1966, *7.5-Minute Topographic Map Series, Beverly Hills, California*, Photorevised 1981.

United States Geological Survey, 1934, *Sawtelle, Los Angeles County, California, 6.0-Minute Quadrangle,* 1:2,400.

Yerkes, R.F., McCulloch, T.H., Schoellhamer, J.E., and Vedder, J.G., 1965, *Geology of the Los Angeles Basin–An Introduction*, U.S. Geological Survey Professional Paper 420-A.

Ziony, J. I., and Jones, L. M., 1989, *Map Showing Late Quaternary Faults and 1978–1984 Seismicity of the Los Angeles Region, California*, U.S. Geological Survey Miscellaneous Field Studies Map MF-1964.



REFERENCE: U.S.G.S. TOPOGRAPHIC MAPS, 7.5 MINUTE SERIES, BEVERLY HILLS, CA QUADRANGLE

GEOCON WEST, INC.

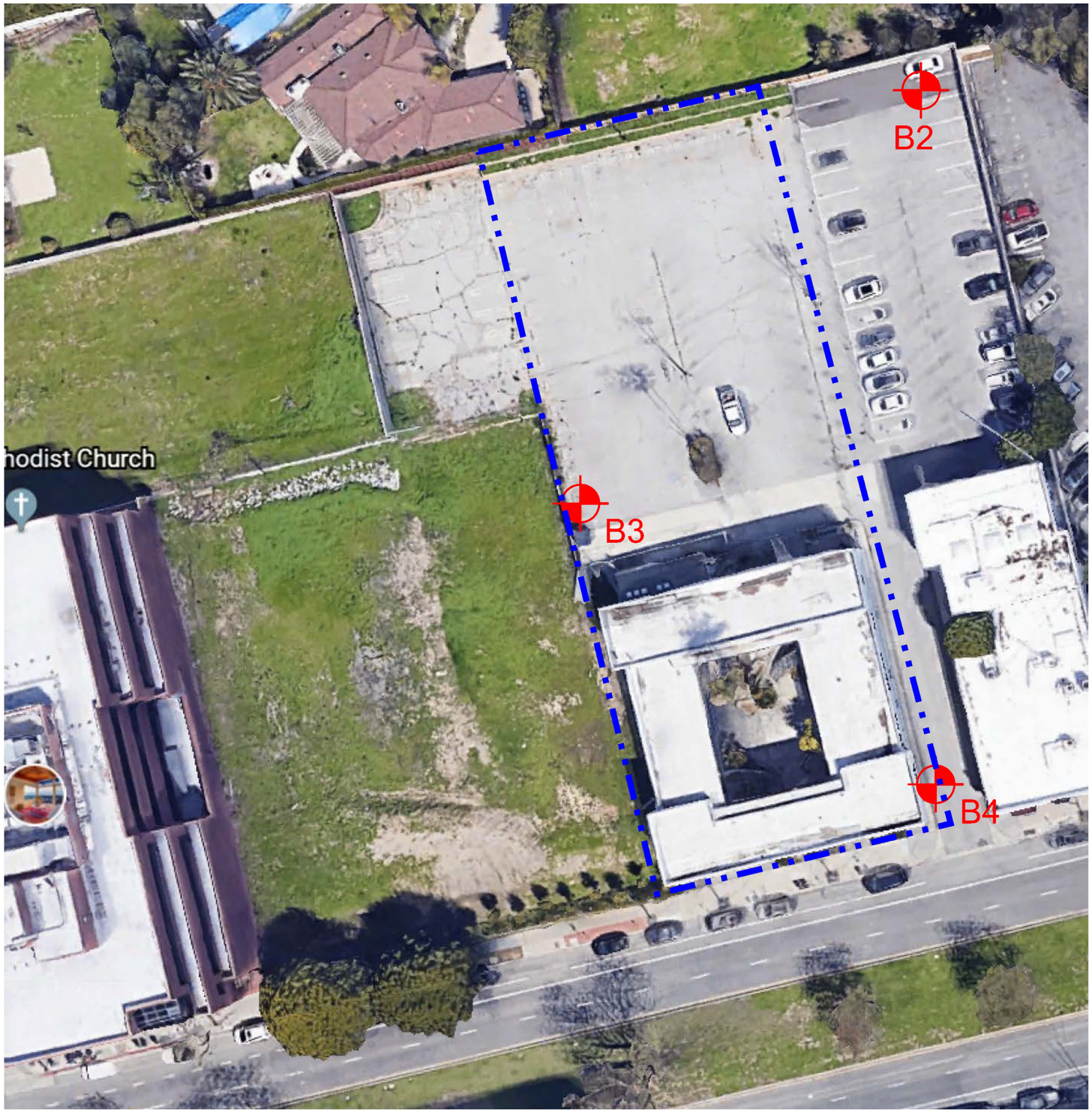
ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

VICINITY MAP

11973 & 11975 SAN VINCENT BOULEVARD LOS ANGELES, CALIFORNIA

DRAFTED BY: JA	CHECKED BY: SFK

JUNE 2020	PROJECT NO. W1188-06-01	FIG. 1



NO SCALE

LEGEND

Approximate Location of Property Line

Approximate Location of Boring (Geocon 2009)

B4

Note: B1 located beyond map limits.

GEOCON
W E S T, I N C.

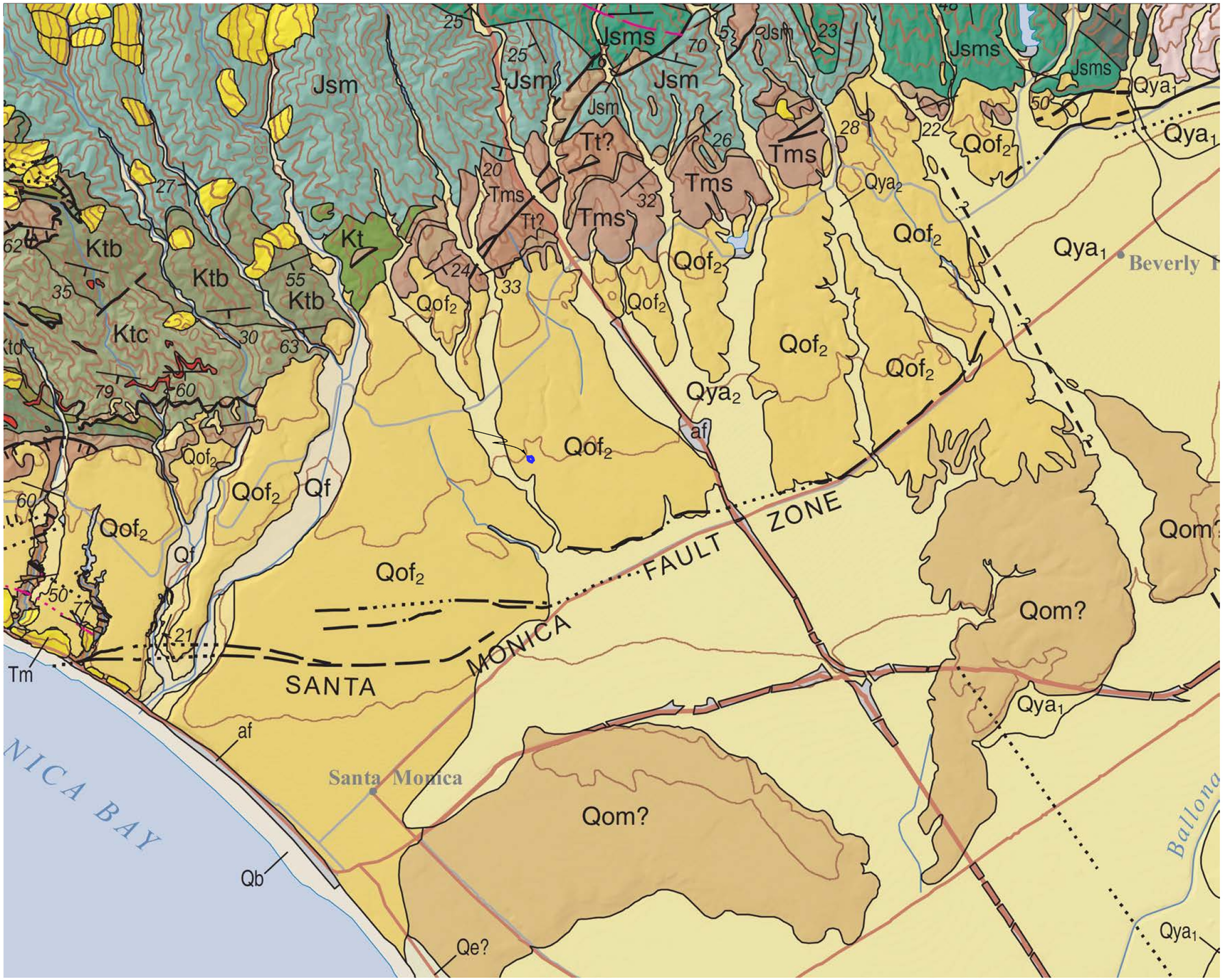
ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

DRAFTED BY: JA	CHECKED BY: SFK

SITE PLAN

11973 & 11975 SAN VINCENTE BOULEVARD
LOS ANGELES, CALIFORNIA

JUNE 2020	PROJECT NO. W1188-06-01	FIG. 2



LEGEND

af - Artificial Fill
Qe - Eolian Deposits (Late Holocene)
Qf - Alluvial Fan Deposits (Holocene)
Qb - Beach Deposits (Holocene)
Qya1 - Alluvium (Late Holocene to Early Pleistocene)
Qya2 - Alluvium (Late Holocene to Early Pleistocene)
Qof2 - Alluvial Fan Deposits (Pleistocene Age)
Qom - Shallow Marine Deposits (Pleistocene Age)
Tt - Topanga Formation (Miocene)
Tms - Modelo Formation (Miocene)
Kt - Tuna Canyon Formation (Cretaceous)
Jsm - Santa Monica Slate (Jurassic)
Jsms - Santa Monica Spotted Slate (Jurassic)

NORTH

0 3500 7000

MAP REFERENCE: C.G.S., 2014, PRELIMINARY GEOLOGIC MAP OF THE LOS ANGELES 30'x60' QUADRANGLE, CALIFORNIA

GEOCON WEST, INC.

ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

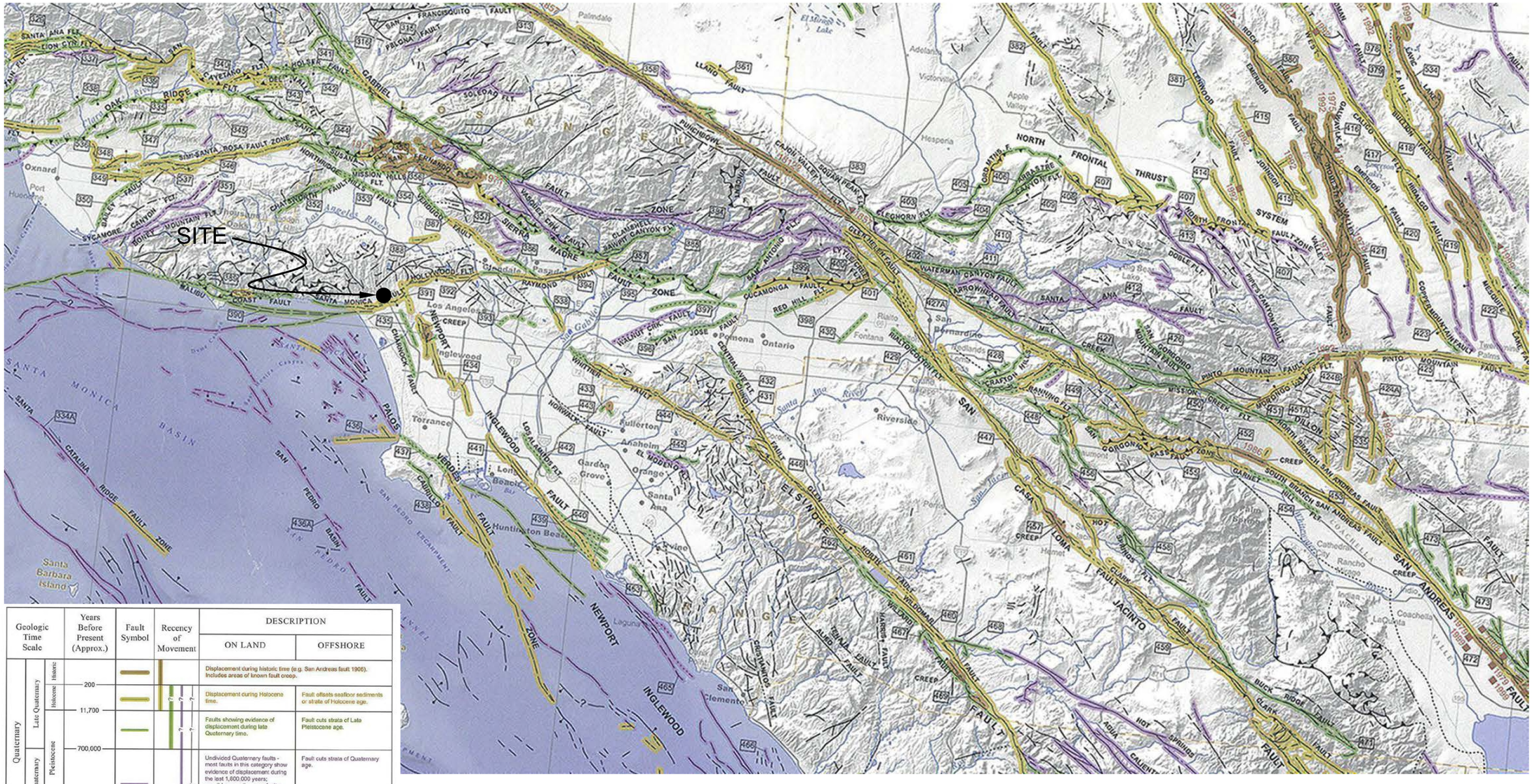
DRAFTED BY: CB	CHECKED BY: SFK

GEOLOGIC SITE MAP

11973 & 11975 SAN VICENTE BOULEVARD
LOS ANGELES, CALIFORNIA

JUNE 2020	PROJECT NO. W1188-06-01	FIG. 3

Reference: Jennings, C.W. and Bryant, W. A., 2010, Fault Activity Map of California, California Geological Survey Geologic Data Map No. 6.



Geologic Time Scale			Years Before Present (Approx.)	Fault Symbol	Recency of Movement	DESCRIPTION	
						ON LAND	OFFSHORE
Quaternary	Late Quaternary	Historic	200			Displacement during historic time (e.g. San Andreas fault 1906). Includes areas of known fault creep.	
		Holocene	11,700		? ? ?	Displacement during Holocene time.	Fault offsets seafloor sediments or strata of Holocene age.
	Early Quaternary	Pleistocene	700,000		? ? ?	Faults showing evidence of displacement during late Quaternary time.	Fault cuts strata of Late Pleistocene age.
					?	Undivided Quaternary faults - most faults in this category show evidence of displacement during the last 1,600,000 years; possible exceptions are faults which displace rocks of undifferentiated Plio-Pleistocene age.	Fault cuts strata of Quaternary age.
Pre-Quaternary			1,600,000*			Faults without recognized Quaternary displacement or showing evidence of no displacement during Quaternary time. Not necessarily inactive.	Fault cuts strata of Pliocene or older age.
			4.5 bilion (Age of Earth)				

* Quaternary now recognized as extending to 2.6 Ma (Walker and Geissman, 2009). Quaternary faults in this map were established using the previous 1.8 Ma criterion.

0 12 24 Miles

GEOCON WEST, INC.

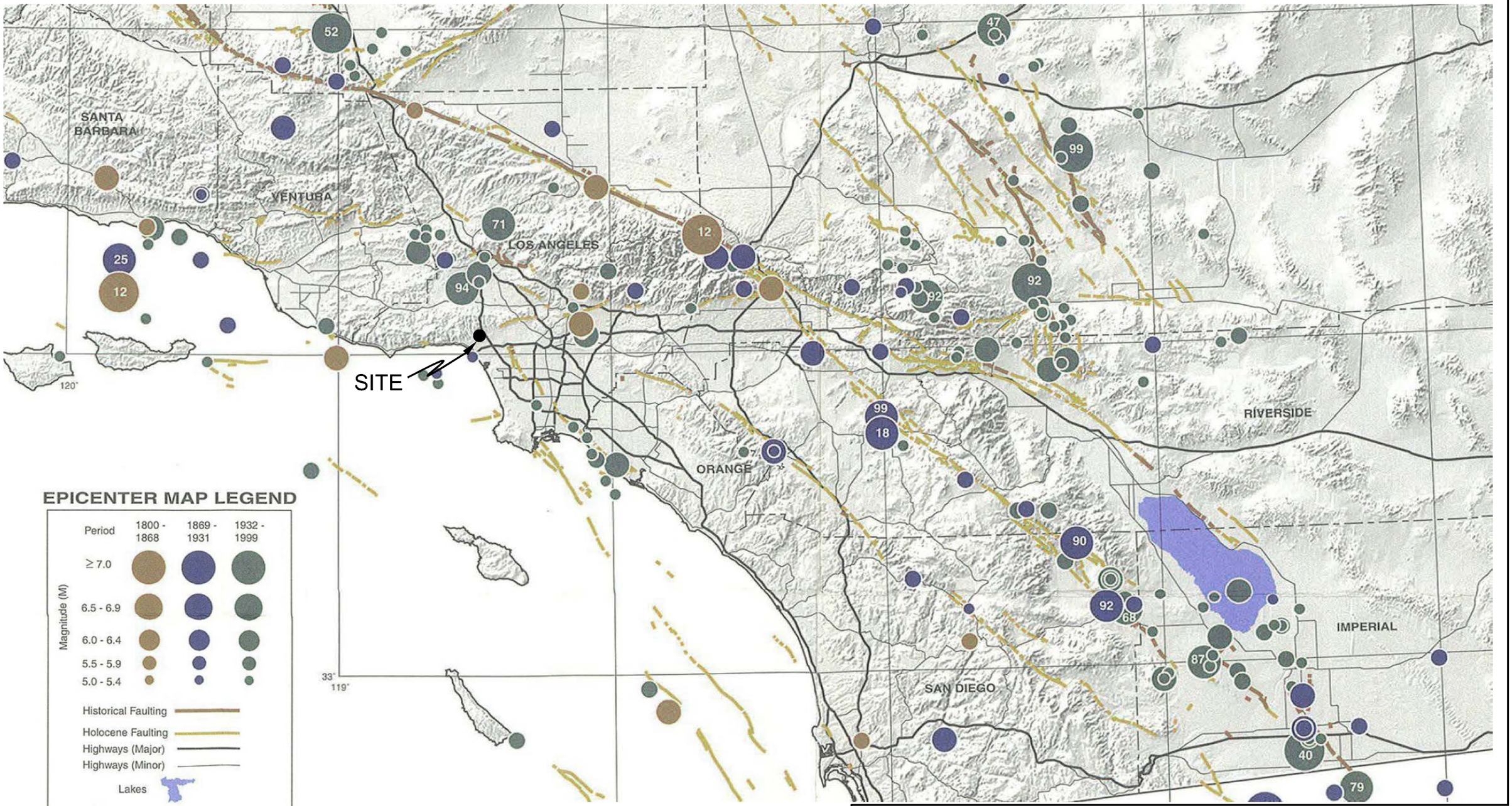
ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

DRAFTED BY: RMA | CHECKED BY: SFK

REGIONAL FAULT MAP

11973 & 11975 SAN VICENTE BOULEVARD
LOS ANGELES, CALIFORNIA

JUNE 2020 | PROJECT NO. W1188-06-01 | FIG. 4



EPICENTER MAP LEGEND

Period	1800 - 1868	1869 - 1931	1932 - 1999
≥ 7.0			
6.5 - 6.9			
6.0 - 6.4			
5.5 - 5.9			
5.0 - 5.4			

Magnitude (M)

- Historical Faulting
- Holocene Faulting
- Highways (Major)
- Highways (Minor)
- Lakes
- 65 — Last two digits of M ≥ 6.5 earthquake year

Reference: Toppozada, T., Branum, D., Petersen, M., Hallstrom, C., Cramer, C., and Reichle, M., 2000, Epicenters and Areas Damaged by M≥5 California Earthquakes, 1800 - 1999, California Geological Survey, Map Sheet 49.

0 20 40 Miles

GEOCON WEST, INC.
ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

DRAFTED BY: RMA | CHECKED BY: SFK

REGIONAL SEISMICITY MAP

11973 & 11975 SAN VICENTE BOULEVARD
LOS ANGELES, CALIFORNIA

JUNE 2020 | PROJECT NO. W1188-06-01 | FIG. 5


27.07.2020 10:32

Appendix A:

Tree Report

Carlberg ASSOCIATES

Horticulturists and
Registered Consulting
ARBORISTS

CITY OF LOS ANGELES TREE REPORT
11973 SAN VICENTE BOULEVARD
LOS ANGELES, CALIFORNIA 90049

SUBMITTED TO:

ANDREA S. WARREN, SENIOR ASSOCIATE
ALSTON & BIRD LLP
333 SOUTH HOPE STREET, 16TH FLOOR
LOS ANGELES, CALIFORNIA 90071

PREPARED BY:

CY CARLBERG
ASCA REGISTERED CONSULTING ARBORIST #405
ISA CERTIFIED ARBORIST #WE 0575A
ISA QUALIFIED TREE RISK ASSESSOR
CAUFC CERTIFIED URBAN FORESTER #013

JAMES SANCHEZ
ISA CERTIFIED ARBORIST #WE 9883A
ISA QUALIFIED TREE RISK ASSESSOR
CERTIFIED ENVIRONMENTAL HORTICULTURIST

Santa Monica Office
828 Fifth Street, Suite 3
Santa Monica, California 90403
Office: 310.451.4804

Sierra Madre Office
80 West Sierra Madre Boulevard, #241
Sierra Madre, California 91024
Office: 626.428.5072

www.cycarlberg.com

FEBRUARY 29, 2020
REV. NOVEMBER 2, 2020

CITY OF LOS ANGELES TREE REPORT

TABLE OF CONTENTS

COVER LETTER 12

TABLE 1 – TREE INVENTORY 2

EXHIBIT A – AERIAL IMAGE OF SUBJECT PROPERTY 3

EXHIBIT B – REDUCED COPY OF TREE LOCATION MAP 4

EXHIBIT C – CAPTIONED TREE PHOTOGRAPHS 5

EXHIBIT D – MISCELLANEOUS NON-PROTECTED AND NON-SIGNIFICANT TREES 6

RESUMES 7

Carlberg ASSOCIATES
Horticulturists and
Registered Consulting
ARBORISTS

February 29, 2020 (rev. November 2, 2020)

Andrea S. Warren
Alston & Bird LLP
333 South Hope Street, 16th Floor
Los Angeles, California 90071

Re: The Barry Building - 11973 San Vicente Boulevard, Los Angeles, California 90049

Dear Ms. Warren,

This letter addresses our office's site visit of February 21, 2020 to the property known as The Barry Building, located at 11973 San Vicente Boulevard in Los Angeles, California. We were retained to visit the property and determine if any trees considered protected by the City of Los Angeles Tree Preservation Ordinance No. 177.44 were present. ***None of the private property species are considered protected by the ordinance.*** We inventoried four non-protected palm trees that are of "significant" size as defined by the City of Los Angeles Planning Department. The two City of Los Angeles rights-of-way trees in front of the building on San Vicente Boulevard were also inventoried but are not be affected by the project. The table on the following page sets forth the data for the four private property trees and two City rights-of-way trees. There are a number of trees and palms on the property that do not meet the size threshold for "significant." For clarification, the graphic on page 6 illustrates this plant material.

Please feel welcome to contact me at our Santa Monica office if you have any immediate questions or concerns.

Respectfully submitted,





Cy Carlberg, Registered Consulting Arborist
Principal, Carlberg Associates

Santa Monica Office
cy@cycarlberg.com

Santa Monica Office
828 Fifth Street, Suite 3
Santa Monica, California 90403
Office: 310.451.4804

Sierra Madre Office
80 West Sierra Madre Boulevard, #241
Sierra Madre, California 91024
Office: 626.428.5072

www.cycarlberg.com

TABLE 1 – TREE INVENTORY

Tree #	Common Name	Botanical Name	*Dbh(s) at 4.5 feet (inches)	Height (feet)	Canopy Spread (feet) NS/EW	Health Grade	Structure Grade	Protected Tree Y/N	Comments
1	Mexican fan palm	*Washingtonia robusta*	**BT-40'	45	10 x 10	B	B	No	slight crook in trunk halfway up
2	Chinese windmill palm	*Trachycarpus fortunei*	BT-20'	25	6 x 6	B	B	No	water stress, drying fronds, in planter
3	king palm	*Archontophoenix cunninghamiana*	BT-30'	35	6 x 6	B-	A	No	water stress, drying fronds, in planter
4	queen palm	*Syagrus romanzoffiana*	BT-35'	42	20 x 20	B	A	No	water stress, drying fronds, in planter
ST-5	London plane	*Platanus* x *acerifolia*	9	20	16 x 16	B	B	**Yes**	City of Los Angeles right-of-way tree
ST-6	London plane	*Platanus* x *acerifolia*	8	20	14 x 16	B	B	**Yes**	City of Los Angeles right-of-way tree

* dbh – diameter at breast height. A forestry term describing a tree trunk's diameter measured at 4.5 feet above grade. Often used as a representation of tree size.

** BT – brown trunk. Because palms do not typically increase in trunk size with age, they are measured by their 'brown trunk' height – the distance between grade and the newest emerging palm spear.

EXHIBIT A - AERIAL IMAGE OF SUBJECT PROPERTY



Aerial image of subject property
11973 San Vicente Boulevard, Los Angeles
Image Source: Zimas

N

EXHIBIT B - REDUCED COPY OT TREE LOCATION MAP

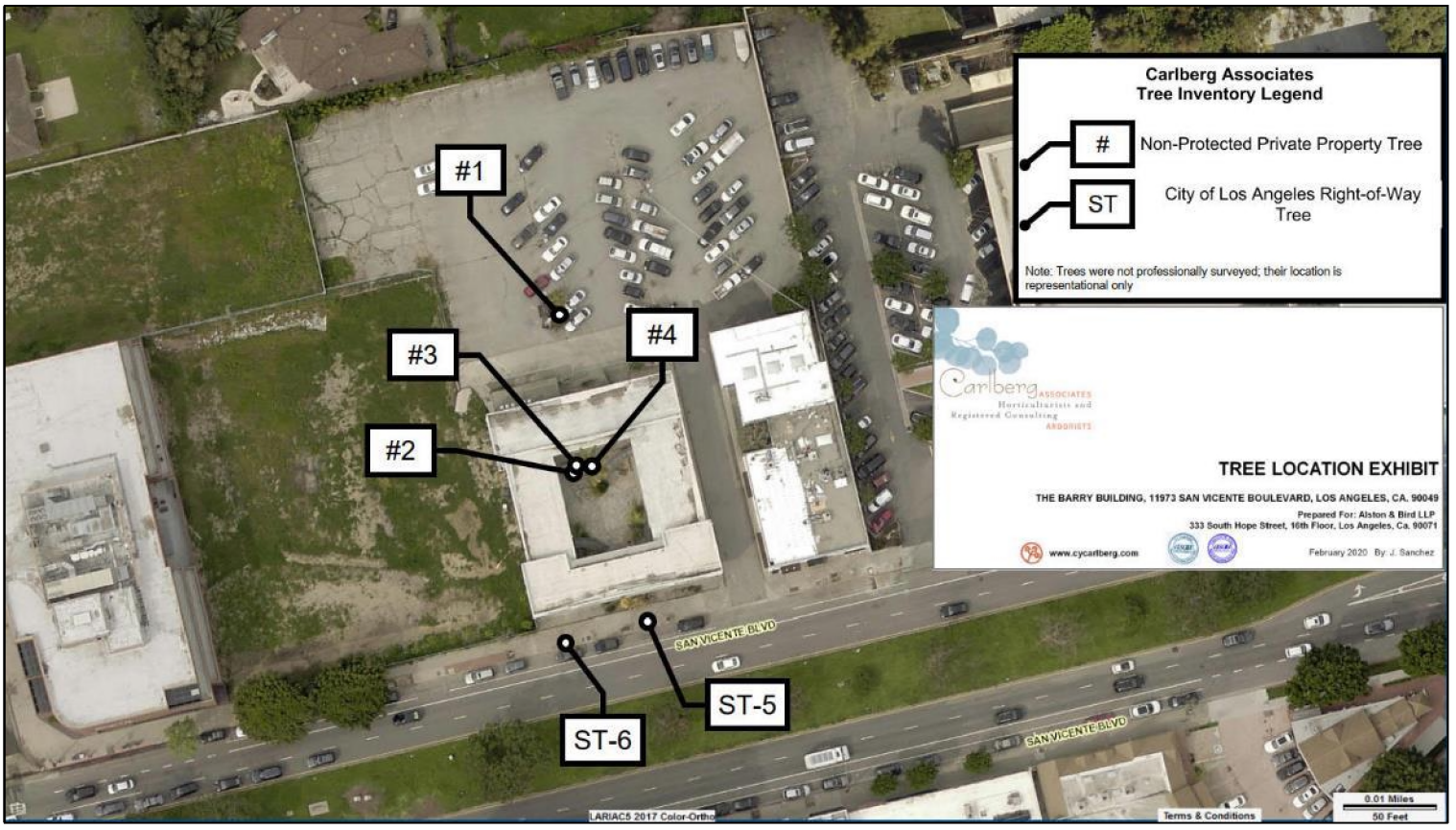
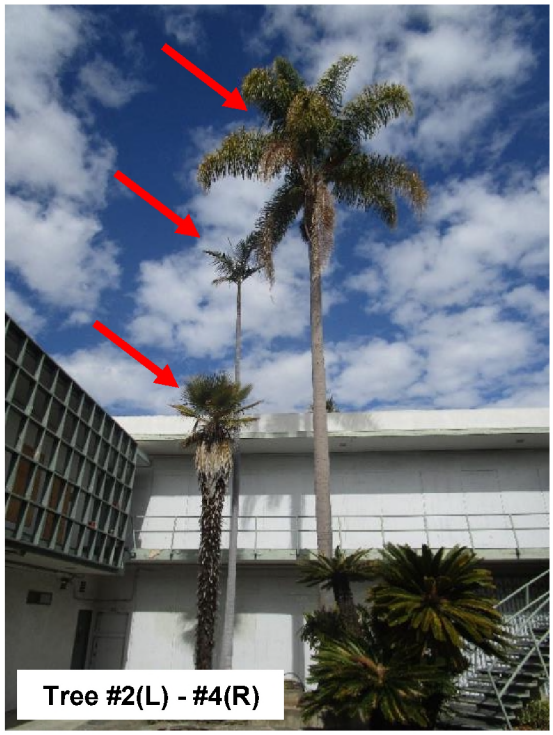


EXHIBIT C – CAPTIONED TREE PHOTOGRAPHS


Tree #1


Tree #2(L) - #4(R)


Tree ST-5


Tree ST-6

EXHIBIT D – GRAPHIC SHOWING TREES/PALMS NOT MEETING THE THRESHOLD OF 'SIGNIFICANT' STATUS



Showing the undersized trees and palms in front of the property (facing San Vicente Boulevard).

CY CARLBERG

CARLBERG ASSOCIATES
2402 California Avenue, Santa Monica, California 90403
(310) 453-TREE
cy@cycarlberg.com

Education — B.S., Landscape Architecture, California State Polytechnic University, Pomona, 1985
Graduate, Arboricultural Consulting Academy, American Society of Consulting Arborists, Chicago, Illinois, February 2002
Graduate, Municipal Forestry Institute, Lied, Nebraska, 2012

Experience — Consulting Arborist, Carlberg Associates, 1998-present
Manager of Grounds Services, California Institute of Technology, Pasadena, 1992-1998
Director of Grounds, Scripps College, Claremont, 1988-1992

Certificates — Certified Arborist (#WE-0575A), International Society of Arboriculture, 1990
Registered Consulting Arborist (#405), American Society of Consulting Arborists, 2002
Certified Urban Forester (#013), California Urban Forests Council, 2004
Certified Tree Risk Assessor (#1028), International Society of Arboriculture, 2011

AREAS OF EXPERTISE

Ms. Carlberg is experienced in the following areas of tree management and preservation:

- Tree health and risk assessment
- Master Planning
- Tree inventories and reports to satisfy jurisdictional requirements
- Expert Testimony
- Post-fire assessment, valuation, and mitigation for trees and native plant communities
- Value assessments for native and non-native trees
- Pest and disease identification
- Guidelines for oak preservation
- Selection of appropriate tree species
- Planting, pruning, and maintenance specifications
- Tree and landscape resource mapping – GPS, GIS, and AutoCAD
- Planning Commission, City Council, and community meetings representation

PREVIOUS CONSULTING EXPERIENCE

Ms. Carlberg has overseen residential and commercial construction projects to prevent damage to protected and specimen trees. She has thirty-five years of experience in arboriculture and horticulture and has performed tree health evaluation, value and risk assessment, and expert testimony for private clients, government agencies, cities, school districts, and colleges. Representative clients include:

The Huntington Library and Botanical Gardens
The Los Angeles Zoo and Botanical Gardens
The Rose Bowl and Brookside Golf Course, Pasadena
Walt Disney Concert Hall and Gardens
The Art Center College of Design, Pasadena
Pepperdine University
Loyola Marymount University
The Claremont Colleges (Pomona, Scripps, CMC, Harvey Mudd, Claremont Graduate University, Pitzer, Claremont University Center)
Quinn, Emanuel, Urquhart and Sullivan (attorneys at law)

The City of Claremont
The City of Beverly Hills
The City of Pasadena
The City of Los Angeles
The City of Santa Monica
Santa Monica/Malibu Unified School District
San Diego Gas & Electric
Los Angeles Department of Water and Power
Rancho Santa Ana Botanic Garden, Claremont
Latham & Watkins, LLP (attorneys at law)

AFFILIATIONS

Ms. Carlberg serves with the following national, state, and community professional organizations:

- California Urban Forests Council, Board Member, 1995-2006
- Street Tree Seminar, Past President, 2000-present
- American Society of Consulting Arborists Academy, Faculty Member, 2003-2005, 2014
- American Society of Consulting Arborists, Board of Directors, 2013-Present
- Member, Los Angeles Oak Woodland Habitat Conservation Strategic Alliance, 2010-present

JAMES SANCHEZ
CARLBERG ASSOCIATES
828 Fifth Street, Suite 3, Santa Monica, California 90403
james@cycarlberg.com • m: 310.924.2246 • www.cycarlberg.com

Education
Graduate, Environmental Horticulture Program, El Camino College, Torrance, California, 2002
Graduate, Hawthorne High School, Hawthorne, California, 1995

Experience
Staff Arborist, Carlberg Associates, 2015-present
Staff Arborist, Approved Tree Care, 2014-2015
Community Forester, Tree Musketeers, 2010-2014
Interior Plant Technician, Reliable Plant Service, 2008-2009
Exterior Plant Technician, Inner Gardens, 2006-2007
Exterior Plant Lead, Rolling Greens Nursery, 2005-2006
Nursery Foremen, Big Seven Nursery, 2001-2003

Certificates
Qualified Tree Risk Assessor, International Society of Arboriculture, 2017
Certified Arborist (#WE-9883A), International Society of Arboriculture, 2012
Environmental Horticulture Certificate, El Camino College, 2002

AREAS OF EXPERTISE

Mr. Sanchez is experienced in the following areas of tree management and preservation:

- Tree health assessment
- Tree inventories and reports to satisfy jurisdictional requirements
- Pest and disease identification
- Selection of appropriate tree species
- Planting, pruning, and maintenance specifications
- Working with community and city leaders in large tree planting programs

PREVIOUS CONSULTING EXPERIENCE

Mr. Sanchez has performed tree inventories, health evaluations, and impact analyses for private developers, architects, engineers, and homeowners. He has over 14 years of experience in arboriculture and is trained in environmental horticulture. Representative clients include:

City of Pasadena
City of South Gate
Metropolitan Transit Authority
E & S Ring, Inc.
Hollywood Forever Cemetery
Archdiocese of Los Angeles
City of Signal Hill
Kovac Architects
City of Torrance
Ojai Valley Community Hospital
The Kibo Group
Monte Vista Grove Homes
Google Venice
John Anson Ford Theater
The Village Green, Baldwin Hills
Camp Munz/Mendenhall
Hotel Figueroa
California State University, Long Beach
Pacific Charter School
Mill Creek Development
Los Angeles Unified School District
City of LA – Department of Water & Power
Claremont Golf Course
The New Home Company
William Carey University
City of Inglewood
Universal Hilton
Gensler Architects
Marmol Radziner, Architects
Rose Bowl Stadium
Aurora/Signature Health Services
Colfax Charter Elementary School
Highpointe Communities
Snapchat
Los Angeles Football Club
Monte Cedro Senior Living
Southern California Edison
Howard Hughes Center
Katella High School, Anaheim
Square One Homes
EPT Landscape Architecture
Tim Barber, Ltd., Architects

AFFILIATIONS

Mr. Sanchez serves with the following national professional organizations:

- Member in good standing, International Society of Arboriculture, Western Chapter

Appendix B:

Archaeology Response Letter

South Central Coastal Information Center
California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395
California Historical Resources Information System
Los Angeles, Orange, Ventura and San Bernardino Counties
sccic@fullerton.edu

5/11/2020 SCCIC File #: 21261.7419

Sherrie Cruz
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406

Re: Records Search Results for the 11973 San Vicente Boulevard Project

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Beverly Hills, CA USGS 7.5' quadrangle. The following summary reflects the results of the records search for the project area and a ½-mile radius. The search includes a review of all recorded archaeological and built-environment resources as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), the California State Built Environment Resources Directory (BERD), and the City of Los Angeles Historic-Cultural Monuments (LAHCM) listings were reviewed for the above referenced project site and a ¼-mile radius. Due to the sensitive nature of cultural resources, archaeological site locations are not released.

RECORDS SEARCH RESULTS SUMMARY

Archaeological Resources* (*see Recommendations section)	Within project area: 0 Within project radius: 0
Built-Environment Resources	Within project area: 0 Within project radius: 9
Reports and Studies	Within project area: 2 Within project radius: 4
OHP Built Environment Resources Directory (BERD) 2019	Within project area: 0 Within ¼-mile radius: 1
California Points of Historical Interest (SPHI) 2019	Within project area: 0 Within ¼-mile radius: 0
California Historical Landmarks (SHL) 2019	Within project area: 0 Within ¼-mile radius: 0
California Register of Historical Resources (CAL REG) 2019	Within project area: 0 Within ¼-mile radius: 0
National Register of Historic Places (NRHP) 2019	Within project area: 0 Within ¼-mile radius: 0

City of Los Angeles Historic-Cultural Monuments (LAHCM)	Within project area: 1 #887 (see recommendations section) Within ¼-mile radius: 1

HISTORIC MAP REVIEW – Santa Monica, CA (1902, 1921) 15' USGS Historic maps indicated that in 1902 there was little in the area. There was one improved road and the area was known historically as San Vicente and Santa Monica. There were three intermittent streams, one of which ran through the project area. In 1921, there was marked development in the area with many roads and buildings. What appears to be tracks ran along what is present day San Vicente Blvd. There were oil wells to the southwest and the place name of Westgate Gardens. All other features remained the same.

RECOMMENDATIONS

*When we report that no archaeological resources are recorded in your project area or within a specified radius around the project area; that does not necessarily mean that nothing is there. It may simply mean that the area has not been studied and/or that no information regarding the archaeological sensitivity of the property has been filed at this office. The reported records search result does not preclude the possibility that surface or buried artifacts might be found during a survey of the property or ground-disturbing activities.

Completed in 1951, the Barry Building was designed by local architect Milton Caughey for owner David Barry. It quickly became an important part of the postwar commercial development of San Vicente Boulevard. The two-story, flat-roofed building is built around a central open courtyard, with very simple outward-facing façades. It has elements of the International Style and features simple lines, a horizontal orientation, and expanses of courtyard-facing windows. Curving, cantilevered stairways connect the second story to the courtyard below. The building's best-known occupant was Dutton's Bookstore, a fixture for over twenty years. The bookstore was so legendary that many people still refer to the building as Dutton's. The unusual courtyard layout exemplifies modern ideals of integrating indoor and outdoor spaces, in a rare commercial application. The property is listed on the City of Los Angeles Historic-Cultural Monuments register (LAHCM #887). The property has not been evaluated for state or federal registers, but could potentially be eligible. Further research, recordation, and evaluation for these registers by a qualified consultant is recommended prior to the approval of project plans.

The archaeological sensitivity of the project location is unknown because there are no previous archaeological studies for the subject property. Additionally, the natural ground-surface appears to be obscured by urban development; consequently, surface artifacts would not be visible during a survey. While there are currently no recorded archaeological sites within the project area, buried resources could potentially be unearthed during project activities. An archaeological monitor is recommended for any ground disturbing activities.

Finally, it is also recommended that the Native American Heritage Commission be consulted to identify if any additional traditional cultural properties or other sacred sites are known to be in the area. The NAHC may also refer you to local tribes with particular knowledge of potential sensitivity. The NAHC and local tribes may offer additional recommendations to what is provided here and may also request an archaeological monitor.

For your convenience, you may find a professional consultant**at www.chrisinfo.org. Any resulting reports by the qualified consultant should be submitted to the South Central Coastal Information Center as soon as possible.

**The SCCIC does not endorse any particular consultant and makes no claims about the qualifications of any person listed. Each consultant on this list self-reports that they meet current professional standards.

If you have any questions regarding the results presented herein, please contact the office at 657.278.5395 Monday through Thursday 9:00 am to 3:30 pm. Should you require any additional information for the above referenced project, reference the SCCIC number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System,

Stacy St. James

Digitally signed by Stacy St. James
Date: 2020.06.17 09:30:04 -07'00'

Michelle Galaz
Assistant Coordinator

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Appendix C-1:

Geologic Hazard Evaluation

GEOLOGIC-SEISMIC HAZARD EVALUATION

11973 & 11975 WEST SAN VICENTE BOULEVARD BRENTWOOD DISTRICT LOS ANGELES, CALIFORNIA TRACT: WESTGATE ACRES LOTS: 51 (ARB 1), 52 AND 56 (ARB 3)

GEOCON
WEST, INC.
GEOTECHNICAL
ENVIRONMENTAL
MATERIALS

PREPARED FOR

ALSTON & BIRD, LLP
LOS ANGELES, CALIFORNIA

PROJECT NO. W1188-06-01

JUNE 12, 2020

Project No. W1188-06-01
June 12, 2020

Ms. Andrea Warren
Alston & Bird, LLP
333 South Hope Street, 16th Floor
Los Angeles, CA 90071

Subject: REPORT OF GEOLOGIC-SEISMIC HAZARD EVALUATION
11973 & 11975 WEST SAN VICENTE BOULEVARD
BRENTWOOD DISTRICT
LOS ANGELES, CALIFORNIA
TRACT: WESTGATE ACRES; LOTS 51 (ARB 1), 52 AND 56 (ARB 3)

Dear Ms. Warren:

In accordance with your authorization of our proposal dated May 29, 2020, we have prepared this geologic-seismic hazard evaluation report for the subject property located at 11973 & 11975 West San Vicente Boulevard. The purpose of this evaluation was to address potential soils and geologic-seismic hazards that could impact the site. It is our understanding that this report will be used in preparation of the Initial Study for the project.

We understand that there is no construction planned at this time. However, if the property were to be developed in the future, we recommend that a comprehensive design level geotechnical investigation be performed prior to finalizing grading or structural plans. We also recommend that the results of the comprehensive geotechnical investigation be included in preparation of future environmental documents for a future proposed development.

We appreciate the opportunity to be of service to you. Please contact us if you have any questions regarding this report, or if we may be of further service.

Very truly yours,

GEOCON WEST, INC.

PROFESSIONAL GEOLOGIST
SUSAN FRANZEN KIRKGARD
No. 1754
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

Susan F. Kirkgard
CEG 1754

REGISTERED PROFESSIONAL ENGINEER
JELISA THOMAS ADAMS
GE3092
GEOTECHNICAL
STATE OF CALIFORNIA

Jelisa Thomas Adams
GE 3092

TABLE OF CONTENTS

1. INTRODUCTION AND SCOPE 1

2. BACKGROUND REVIEW 1

3. SITE DESCRIPTION AND PROPOSED PROJECT 2

4. GEOLOGIC SETTING 2
   - 4.1 Regional Geology 2
   - 4.2 Local Geology 2
   - 4.3 Soil and Geologic Conditions 3
   - 4.4 Groundwater Conditions 3
   - 4.5 Faults 4

5. GEOLOGIC HAZARDS 5
   - 5.1 Surface Fault Rupture 5
   - 5.2 Seismicity 6
   - 5.3 Seismic Design Criteria 7
   - 5.4 Liquefaction 9
   - 5.5 Slope Stability 9
   - 5.6 Earthquake-Induced Flooding 9
   - 5.7 Tsunamis, Seiches, and Flooding 10
   - 5.8 Mineral Resources, Oil Fields & Methane Potential 10
   - 5.9 Subsidence and Peat Oxidation 11
   - 5.10 Volcanic Hazards 11

6. CONCLUSIONS 11

LIST OF REFERENCES

MAPS, TABLES, AND ILLUSTRATIONS
- Figure 1, Vicinity Map
- Figure 2, Site Plan
- Figure 3, Geologic Map
- Figure 4, Regional Fault Map
- Figure 5, Regional Seismicity Map

GEOLOGIC-SEISMIC HAZARDS EVALUATION

1. INTRODUCTION AND SCOPE

This report presents the results of geologic-seismic hazards evaluation for the property located at 11973 & 11975 West San Vicente Boulevard in the Brentwood District of the City of Los Angeles, California. The location of the property (site) is shown on Figure 1, Vicinity Map. The purpose of this study was to evaluate subsurface soil and geologic conditions and identify potential geologic or seismic hazards that could impact the site. It is our understanding that the report will be used in preparation of the Initial Study for the project that consists of demolishing the existing structure and underground utilities. No new construction is planned at this time. The project boundaries are shown on Figure 2, Site Plan.

The scope of our evaluation included a review available literature including geotechnical reports, fault investigation reports, and geologic maps pertinent to the geologic conditions at the site and in the immediately surrounding area. The literature review included documents contained in our in-house library and those available from the City of Los Angeles and the California Geological Survey. The Safety Element of the City of Los Angeles General Plan (1996) and the County of Los Angeles General Plan (1990) were also reviewed as part of this evaluation.

2. BACKGROUND REVIEW

Geocon West, Inc. (Geocon) previously performed a geotechnical investigation for a larger property (Geocon, 2009) that included the subject site. The previous investigation included drilling four 8-inch diameter hollow stem auger borings, two of which were located within the current project boundaries (borings B3 and B4). These borings were drilled to depths of 25½ and 30½ feet beneath the existing ground surface, and their approximate locations are shown on the Site Plan (see Figure 2).

The borings encountered artificial fill to depths of approximately 2 feet below the ground surface. The artificial fill generally consists of silty sand that is characterized as slightly moist and medium dense with some construction debris (brick and asphalt fragments). Older alluvial fan deposits were encountered beneath the fill soils that consist of interbedded silty sand and sandy silt. The alluvial soils are characterized as medium dense to very dense or firm to hard. Groundwater was not encountered to a depth of 30½ feet beneath the existing ground surface (maximum depth drilled).

3. SITE DESCRIPTION AND PROPOSED PROJECT

The property is currently occupied by a 2-story commercial structure, paved driving lanes and a paved parking lot (see Site Plan, Figure 2). The site is bounded by San Vicente Boulevard to the south, by a vacant lot and a paved parking lot to the west, by a paving driving lane to the east and by single-family residential structures to the north. The subject property is roughly level to gently sloping to the south. Surface water drainage at the site appears to be by sheet flow along the ground surface to the city streets. Vegetation on the site consists of grass, shrubs and trees located in planter areas.

It is our understanding that the proposed project will consist of demolishing the existing structure and underground utilities; no new construction is planned at this time. This report is intended to provide geologic-seismic hazard information to be used in preparation of the Initial Study for the project and is not intended for design purposes.

4. GEOLOGIC SETTING

4.1 Regional Geology

The site is located within the northwestern Los Angeles Basin, approximately one mile south of the Santa Monica Mountains and approximately 3.4 miles east of the Pacific Ocean. The Los Angeles Basin is a coastal plain between the Santa Monica Mountains to the north, the Puente Hills and Whittier Fault to the east, the Palos Verdes Peninsula and Pacific Ocean to the west and south, and the Santa Ana Mountains and San Joaquin Hills on the southeast. The basin is underlain by a deep structural depression which has been filled by both marine and continental sedimentary deposits, which is underlain by igneous and metamorphic basement rock (Yerkes et al., 1965). The structural depression within the central portion of the basin extends to a maximum depth of 32,000 feet below sea level.

Regionally, the site is located within the Transverse Ranges geomorphic province, near the boundary of the Peninsular Ranges geomorphic province. The Transverse Ranges is characterized by east-west geologic structures in contrast to the Peninsular Ranges that is characterized by northwest-trending geologic structures. The boundary between the two geomorphic provinces is the Santa Monica Fault Zone located approximately 0.5 mile south-southwest of the site as shown on Figure 3, Geologic Map.

4.2 Local Geology

Locally, the site is located on the Santa Monica Plain, an older elevated and dissected alluvial fan surface that is located along the southern flank of the Santa Monica Mountains an extends from the Pacific Ocean on the west to the Newport-Inglewood Fault Zone on the east (California Department of Water Resources [CDWR], 1961). The plain has been dissected by drainages originating in the Santa Monica Mountains including Sepulveda, Dry, Stone, and Brown Canyons and was formed by large coalescing fans originating from these canyons and other subsidiary drainages (CDWR, 1961).

As shown on Figure 3, the site is underlain by Pleistocene age alluvial fan deposits (designated Qof2), that are described as late Pleistocene age slightly to moderately consolidated silt, sand and gravel deposits that have been uplifted and removed form locus of recent sedimentation (Dibblee, 1991; CGS, 2018a). The fan surface can exhibit moderately to well-developed pedogenic soil development (CDWR, 1961).

4.3 Soil and Geologic Conditions

Based on published geologic maps and the geologic materials encountered in the previous borings onsite, the property is underlain by artificial fill that is in turn underlain by Pleistocene age older alluvial fan deposits (CGS, 2012; Campbell, 2014; Dibblee, 1991). The thickness of the artificial fill encountered in the previous site borings ranges was approximately 2 feet in depth.

The artificial fill generally consists of silty sand that is characterized as slightly moist and medium dense with some construction debris (brick and asphalt fragments). The fill is likely the result of past grading and construction activities at the site. Deeper fill may exist between excavations and in other portions of the site that were not directly explored.

The artificial fill is underlain by older alluvial fan deposits that consist of interbedded silty sand and sandy silt. The alluvial soils are characterized as medium dense to very dense or firm to hard.

4.4 Groundwater Conditions

The site is located within the Santa Monica Groundwater Basin (CDWR, 1961). The majority of groundwater wells within this basin are located south of Santa Monica Fault, in the area of young alluvial sediments, and are not representative of the groundwater conditions at the site (CDWR, 1961; LACDPW, 2020a). North of the Santa Monica Fault, on the older alluvial fan surface and in the site vicinity, only a few wells have been drilled and there is minimal groundwater level data available (CDWR, 1961; LACDPW, 2020a).

The closest monitoring wells to the site are Los Angeles County Department of Public Works (LACDPW) Well Nos. 2524, 2514, and 2544D. Groundwater level information for these wells is presented in the table on the following page.

Summary of Groundwater Monitoring Well Information

LACPD W Well No.	Monitoring Period		Most Recent Groundwater Level		Distance and Direction from Site	
	Date	Groundwater Level Fluctuation (depth in feet)	Depth to Water (feet)	Date	Distance (miles)	Direction
2524	1934 – 1989	57.8– 99.3	73.7	10/27/1989	0.35	NNW
2514	1972 - 1975	76.3 – 76.8	76.3	04/21/1975	0.90	WNW
2544D	1951 – 1989	31.1 – 92.1	72.0	10/27/1989	1.1	ENE

The available data from these wells suggests that groundwater levels in the local area have been variable since the 1930s. However, there is no recent groundwater data available that documents the depth to groundwater in the immediate area over the last 30 years.

Published groundwater contour maps by the California Geological Survey (CGS, formerly California Division of Mines and Geology [CDMG]) indicate that the historic high groundwater level in project area ranges between 25 and 30 feet below the ground surface (CDMG, 1998). This is consistent with the highest groundwater levels observed in nearby groundwater monitoring wells.

Groundwater was not encountered in the borings drilled at the site to a maximum depth of 30½ feet beneath the existing ground surface. Based on the historic high groundwater level in the immediate area and the lack of groundwater in the borings, groundwater is not anticipated to impact the project. However, it is not uncommon for groundwater levels to vary seasonally or for groundwater seepage conditions to develop where none previously existed, especially in impermeable fine-grained soils which are heavily irrigated or after seasonal rainfall. In addition, recent requirements for stormwater infiltration could result in shallower seepage conditions in the immediate site vicinity. Proper surface drainage of irrigation and precipitation should be incorporated into the project design.

4.5 Faults

The closest active fault to the Site is the Santa Monica Fault Zone (SMFZ). The SMFZ is a north-dipping oblique-reverse left-lateral fault that trends east-west along the base of the Santa Monica Mountains from the Santa Monica coastline on the west to Beverly Hills on the east. Much of the surface expression of the SMFZ is limited to fault-related geomorphic features, many of which have been destroyed by urbanization within the greater Los Angeles area. This has resulted in a poor understanding of the lateral extent, location, and rupture history of the SMFZ.

In the West Los Angeles area, including the immediate site vicinity, Dolan et al. (2000) identified the SMFZ based on a series of en echelon geomorphic fault scarps that separate an older, uplifted Pleistocene age surface on the north from a younger and lower Holocene alluvial surface on the south (see Figure 3).

In 2018, CGS issued the official Alquist-Priolo Earthquake Fault Zone (APEFZ) map for the Beverly Hills Quadrangle that covers the eastern projection of the Santa Monica Fault Zone into Beverly Hills (CGS, 2018b) and the western, on-shore portion of the fault as it trends through the Santa Monica and West Los Angeles areas. Prior to constructing a habitable structure within the official APEFZ, a site-specific fault rupture hazard investigation is required to evaluate the potential for surface fault rupture to impact the new structure. The site is not located within the official APEFZ for the Santa Monica Fault (CGS, 2018b).

5. GEOLOGIC HAZARDS

5.1 Surface Fault Rupture

The numerous faults in Southern California include Holocene-active, pre-Holocene, and inactive faults. The criteria for these major groups are based on criteria developed by the California Geological Survey (CGS, formerly known as CDMG) for the Alquist-Priolo Earthquake Fault Zone Program (CGS, 2018c). By definition, a Holocene-active fault is one that has had surface displacement within Holocene time (about the last 11,700 years). A pre-Holocene fault has demonstrated surface displacement during Quaternary time (approximately the last 1.6 million years) but has had no known Holocene movement. Faults that have not moved in the last 1.6 million years are considered inactive.

The site is not located within a state-designated Alquist-Priolo Earthquake Fault Zone (CGS, 2020a; CGS, 2020b; CGS, 2018b) for surface fault rupture hazards. No Holocene-active or pre-Holocene faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low. However, the site is located in the seismically active Southern California region, and could be subjected to moderate to strong ground shaking in the event of an earthquake on one of the many active Southern California faults. The faults in the vicinity of the site are shown in Figure 4, Regional Fault Map.

The closest surface trace of an active fault to the site is the Santa Monica Fault located approximately 0.5 mile (approximately 2,500 feet) to the south-southwest (CGS, 2018b). Other nearby active faults are the Newport-Inglewood Fault Zone and the Hollywood Fault located approximately 4.8 miles southeast and 5.0 miles east-northeast of the site, respectively (USGS, 2006; CGS, 2018b). The active San Andreas Fault Zone is located approximately 41 miles northeast of the site (USGS, 2006; Ziony and Jones, 1989).

Several buried thrust faults, commonly referred to as blind thrusts, underlie the greater Los Angeles area at depth. These faults are not exposed at the ground surface and are typically identified at depths greater than 3.0 kilometers. The October 1, 1987 M_w 5.9 Whittier Narrows earthquake and the January 17, 1994 M_w 6.7 Northridge earthquake were a result of movement on the Puente Hills Blind Thrust and the Northridge Thrust, respectively. These thrust faults are not exposed at the surface and do not present a potential surface fault rupture hazard at the site; however, these active features are capable of generating future earthquakes and could generate significant ground motion at the site.

5.2 Seismicity

As with all of Southern California, the site has experienced historic earthquakes from various regional faults. The seismicity of the region surrounding the site was formulated based on research of an electronic database of earthquake data. The epicenters of recorded earthquakes with magnitudes equal to or greater than 5.0 in the site vicinity are depicted on Figure 5, Regional Seismicity Map. A partial list of moderate to major magnitude earthquakes that have occurred in the Southern California area within the last 100 years is included in the following table.

LIST OF HISTORIC EARTHQUAKES

Earthquake (Oldest to Youngest)	Date of Earthquake	Magnitude	Distance to Epicenter (Miles)	Direction to Epicenter
Near Redlands	July 23, 1923	6.3	70	E
Long Beach	March 10, 1933	6.4	42	SE
Tehachapi	July 21, 1952	7.5	72	NNW
San Fernando	February 9, 1971	6.6	25	NNE
Whittier Narrows	October 1, 1987	5.9	22	E
Sierra Madre	June 28, 1991	5.8	30	ENE
Landers	June 28, 1992	7.3	117	E
Big Bear	June 28, 1992	6.4	94	E
Northridge	January 17, 1994	6.7	12	NNW
Hector Mine	October 16, 1999	7.1	131	ENE
Ridgecrest	July 5, 2019	7.1	128	NNE

Based on the historical seismicity of the Los Angeles area and the location of nearby faults, the site could be subjected to severe ground shaking in the event of an earthquake. This hazard is common in Southern California and the effects of ground shaking can be mitigated if the proposed structures are designed and constructed in conformance with current building codes and engineering practices.

5.3 Seismic Design Criteria

The following table summarizes site-specific design criteria obtained from the 2019 California Building Code (CBC; Based on the 2018 International Building Code [IBC] and ASCE 7-16), Chapter 16 Structural Design, Section 1613 Earthquake Loads. The data was calculated using the online application *Seismic Design Maps*, provided by OSHPD. The short spectral response uses a period of 0.2 second. We evaluated the Site Class based on the discussion in Section 1613.2.2 of the 2019 CBC and Table 20.3-1 of ASCE 7-16. The values presented below are for the risk-targeted maximum considered earthquake (MCE_R).

2019 CBC SEISMIC DESIGN PARAMETERS

Parameter	Value	2019 CBC Reference
Site Class	D	Section 1613.2.2
MCE_R Ground Motion Spectral Response Acceleration – Class B (short), S_S	1.992g	Figure 1613.2.1(1)
MCE_R Ground Motion Spectral Response Acceleration – Class B (1 sec), S_1	0.713g	Figure 1613.2.1(2)
Site Coefficient, F_A	1	Table 1613.2.3(1)
Site Coefficient, F_V	1.7*	Table 1613.2.3(2)
Site Class Modified MCE_R Spectral Response Acceleration (short), S_{MS}	1.992g	Section 1613.2.3 (Eqn 16-36)
Site Class Modified MCE_R Spectral Response Acceleration – (1 sec), S_{M1}	1.212g*	Section 1613.2.3 (Eqn 16-37)
5% Damped Design Spectral Response Acceleration (short), S_{DS}	1.328g	Section 1613.2.4 (Eqn 16-38)
5% Damped Design Spectral Response Acceleration (1 sec), S_{D1}	0.808g*	Section 1613.2.4 (Eqn 16-39)

Note:

*Per Section 11.4.8 of ASCE/SEI 7-16, a ground motion hazard analysis shall be performed for projects for Site Class "E" sites with Ss greater than or equal to 1.0g and for Site Class "D" and "E" sites with S1 greater than 0.2g. Section 11.4.8 also provides exceptions which indicates that the ground motion hazard analysis may be waived provided the exceptions are followed. Using the code-based values presented in the table above, in lieu of a performing a ground motion hazard analysis, requires the exceptions outlined in ASCE 7-16 Section 11.4.8 be followed.

The table below presents the mapped maximum considered geometric mean (MCE_G) seismic design parameters for projects located in Seismic Design Categories of D through F in accordance with ASCE 7-16.

ASCE 7-16 PEAK GROUND ACCELERATION

Parameter	Value	ASCE 7-16 Reference
Mapped MCE_G Peak Ground Acceleration, PGA	0.849g	Figure 22-7
Site Coefficient, F_{PGA}	1.1	Table 11.8-1
Site Class Modified MCE_G Peak Ground Acceleration, PGA_M	0.934g	Section 11.8.3 (Eqn 11.8-1)

The Maximum Considered Earthquake Ground Motion (MCE) is the level of ground motion that has a 2 percent chance of exceedance in 50 years, with a statistical return period of 2,475 years. According to the 2019 California Building Code and ASCE 7-16, the MCE is to be utilized for the evaluation of liquefaction, lateral spreading, seismic settlements, and it is our understanding that the intent of the Building code is to maintain "Life Safety" during a MCE event. The Design Earthquake Ground Motion (DE) is the level of ground motion that has a 10 percent chance of exceedance in 50 years, with a statistical return period of 475 years.

Deaggregation of the MCE peak ground acceleration was performed using the USGS online Unified Hazard Tool, 2014 Conterminous U.S. Dynamic edition (v4.2.0). The result of the deaggregation analysis indicates that the predominant earthquake contributing to the MCE peak ground acceleration is characterized as a 6.86 magnitude event occurring at a hypocentral distance of 8.23 kilometers from the site.

Deaggregation was also performed for the Design Earthquake (DE) peak ground acceleration, and the result of the analysis indicates that the predominant earthquake contributing to the DE peak ground acceleration is characterized as a 6.70 magnitude occurring at a hypocentral distance of 12.36 kilometers from the site.

Conformance to the criteria in the above tables for seismic design does not constitute any kind of guarantee or assurance that significant structural damage or ground failure will not occur if a large earthquake occurs. The primary goal of seismic design is to protect life, not to avoid all damage, since such design may be economically prohibitive.

5.4 Liquefaction

Liquefaction is a phenomenon in which loose, saturated, relatively cohesionless soil deposits lose shear strength during strong ground motions. Primary factors controlling liquefaction include intensity and duration of ground motion, gradation characteristics of the subsurface soils, in-situ stress conditions, and the depth to groundwater. Liquefaction is typified by a loss of shear strength in the liquefied layers due to rapid increases in pore water pressure generated by earthquake accelerations.

The current standard of practice, as outlined in the "Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California" and "Special Publication 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California" requires liquefaction analysis to a depth of 50 feet below the lowest portion of the proposed structure. Liquefaction typically occurs in areas where the soils below the water table are composed of poorly consolidated, fine to medium-grained, primarily sandy soil. In addition to the requisite soil conditions, the ground acceleration and duration of the earthquake must also be of a sufficient level to induce liquefaction.

A review of the State of California Seismic Hazard Zone Map for the Beverly Hills Quadrangle (CDMG, 1999; CGS, 2018b) indicates that the site is not located in an area designated as having a potential for liquefaction Also, the site is underlain by dense Pleistocene age alluvial fan deposits that are not prone to liquefaction. Based on these considerations, it is our opinion that the potential for liquefaction and associated ground deformations at the site is considered low.

5.5 Slope Stability

The site and adjacent sites are relatively flat to sloping gently to the south. The site is located within a City of Los Angeles Hillside Grading Area but is not located within a city-designated Hillside Ordinance Area (City of Los Angeles, 2020). A review of the State of California Seismic Hazard Zone Map for the Beverly Hills Quadrangle (CDMG, 1999; CGS, 2018b) indicates the site is not located within an area identified as having a potential for seismic slope instability. There are no known landslides near the site, nor is the site in the path of any known or potential landslides. Therefore, the potential for slope stability hazards to adversely affect the project is considered very low.

5.6 Earthquake-Induced Flooding

Earthquake-induced flooding is inundation caused by failure of dams or other water-retaining structures due to earthquakes. The Los Angeles County Safety Element (Leighton, 1990) indicates that the site is not located within a designated dam inundation area. Therefore, the potential for inundation at the site, as a result of an earthquake-induced dam failure, is considered low.

5.7 Tsunamis, Seiches, and Flooding

The site is located approximately 3.4 miles from the Pacific Ocean at an elevation of approximately 315 to 319 feet above mean sea level (USGS, 1966). The site is not located within a County of Los Angeles Tsunami Inundation Zone (Leighton 1990) or a State of California Tsunami Inundation Area (California Geological Survey, 2009). Therefore, tsunamis are not considered a significant hazard at the site.

Seiches are large waves generated in enclosed bodies of water in response to ground shaking. No major water-retaining structures are located immediately up gradient from the site. Flooding from a seismic-induced seiche is considered unlikely.

The majority of the site is located within an area of minimal flooding (Zone X) as defined by the Federal Emergency Management Agency (LACDPW, 2020b; FEMA, 2020). The southern portion of the site is located within a Flood Zone X (0.2%), defined as an area with a 0.2% chance of annual flooding (500 year floodplain). Therefore, the potential for flooding adversely impacting the project is considered very low.

5.8 Mineral Resources, Oil Fields & Methane Potential

The alluvial deposits underlying the site are not suitable as a potential source of aggregate. Additionally, our review of published aggregate resources indicates the site is not within an area of historic aggregate production.

Based on a review of the California Geologic Energy Management Division (CalGEM) Well Finder Website (CalGEM, 2020), the site is not located within the boundaries of an oil field and no oil wells are located in the immediate site vicinity.

Since the site is not in an area of current or historical aggregate mining and is outside the limits of an active or historic oil field, the currently proposed project or future development of the property would not result in the loss of potential aggregate, mineral resources, or petroleum resources.

The site is not located within a Methane Zone or Methane Buffer Zone as defined by the City of Los Angeles (2020). Considering the site location outside of the boundaries of known oil fields and outside of the city-designated Methane Zone or Methane Buffer Zone, the potential for methane or other volatile gases to impact the property is considered low.

5.9 Subsidence and Peat Oxidation

Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils that are particularly subject to subsidence include those with high silt or clay content. The area surrounding the site is not within an area of known ground subsidence. No large-scale extraction of groundwater, gas, oil, or geothermal energy is occurring or planned at the site or in the immediate site vicinity. There appears to be little or no potential for ground subsidence due to withdrawal of fluids or gases at the site.

Oxidation of peat deposits can result in a corresponding loss of volume, creating a potential for settlement in areas where structures or compacted fill are planned. Considering the geologic conditions at the site and the surrounding area and the local geomorphology, peat is not anticipated to be present at the site. Also, peat deposits were not encountered in the borings drilled as part of the previous site-specific geotechnical investigation at the site. Therefore, the probability of hazards associated with peat oxidation impacting the project is considered very low.

5.10 Volcanic Hazards

The site is not subject to any known volcanic hazards. The nearest Quaternary age volcanic fields are located about 130 miles to the north near Little Lake and the Coso Mountains. Another area of recent volcanic activity is located about 190 miles to the northeast at Amboy and Pisgah Craters.

6. CONCLUSIONS

No soil or geologic conditions were identified that would adversely impact the proposed project. Groundwater is neither expected to be encountered during demolition or have a detrimental effect on the project.

There is a potential for erosion of soils during site preparation and demolition activities. However, the potential for erosion can be reduced by implementation of erosion control measures in accordance with current City of Los Angeles guidelines.

Based on the available geologic data, no active or potentially active faults with the potential for surface fault rupture are known to be located beneath or projecting toward the project site. Therefore the potential for surface rupture at the site is considered very low.

The potential for other geologic hazards such as liquefaction, landsliding, seismic slope instability and other slope stability hazards, subsidence, peat oxidation, flooding, seiches, inundation, tsunamis, methane gas, and volcanic hazards, to impact the proposed project is considered very low. Also, the potential for loss of mineral resources as a result of the proposed project is considered very low.

The site is located in the seismically active region, and could be subjected to moderate to strong ground shaking in the event of an earthquake on one of the many active Southern California faults. However, there are no structures currently planned at the site as part of the proposed project. Therefore, the effects of potential ground shaking at the site are not anticipated to have an adverse impact on the proposed project. If structures are planned at the site as part of a future project, the effects of ground shaking can be mitigated by proper engineering design and construction in conformance with current building codes and engineering practices.

This report is intended to evaluate the potential for geologic and seismic hazards to impact the proposed project for use in planning and preparation of an Initial Study for the project and is not intended for design purposes.

LIST OF REFERENCES

California Department of Water Resources, 1961, *Planned Utilization of the Ground Water Basins of the Coastal Plain of Los Angeles County*, Appendix A, Ground Water Geology, Bulletin 104.

California Division of Mines and Geology, 1999, *State of California Seismic Hazard Zones, Beverly Hills Quadrangle, Official Map, Released: March 25, 1999.*

California Division of Mines and Geology, 1998 *Seismic Hazard Evaluation of the Beverly Hills 7.5-Minute Quadrangle, Los Angeles County, California,* Open File Report 98-14.

California Geologic Energy Management Division, 2020, CalGEM Resources Well Finder, http://maps.conservation.ca.gov.doggr/index.html#close.

California Geological Survey, 2020a, CGS Information Warehouse, Regulatory Map Portal, http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps.

California Geological Survey, 2020b, Earthquake Zones of Required Investigation, https://maps.conservation.ca.gov/cgs/EQZApp/app/.

California Geological Survey, 2018a, *Fault Evaluation Report FER 259, The Hollywood, Santa Monica, and Newport-Inglewood Faults in the Beverly Hills and Topanga 7.5' Quadrangles, Los Angeles County, California,* by Brian E. Olson, Engineering Geologist, revised January 5, 2018.

California Geological Survey, 2018b, *State of California Earthquake Zones of Required Investigation, Beverly Hills Quadrangle, Official Map,* Released: January 11, 2018

California Geological Survey, 2018c, *Earthquake Fault Zones, A Guide for Government Agencies, Property Owners/Developers, and Geoscience Practitioners for Assessing Fault Rupture Hazards in California,* Special Publication 42, Revised 2018.

California Geological Survey, 2012, *Geologic Compilation of Quaternary Surficial Deposits in Southern California, Los Angeles 30' X 60' Quadrangle, A Project for the Department of Water Resources by the California Geological Survey*, Compiled from existing sources by Trinda L. Bedrossian, CEG and Peter D. Roffers, CGS Special Report 217, Plate 9, Scale 1:100,000.

California Geological Survey, 2009, *Tsunami Inundation Map for Emergency Planning, State of California, County of Los Angeles, Beverly Hills Quadrangle*.

California Geological Survey, 2008, *Special Publication 117A Guidelines for Evaluating and Mitigating Seismic Hazards in California*.

California Geological Survey, 2002, *Guidelines for Evaluating the Hazard of Surface Fault Rupture*, CGS Note 49.

Campbell, 2014, *Preliminary Geologic Map of the Los Angeles 30' x 60' Quadrangle, California*, Version 2.1, Compiled by Russell H. Campbell, Chris J. Wills, Pamela J. Irvine, and Brian J. Swanson.

LIST OF REFERENCES (Continued)

Dibblee, T. W., Jr., 1991, *Geologic Map of the Beverly Hills and Van Nuys (South ½) Quadrangles, California*, Dibblee Geological Foundation Map DF-31.

Dolan, J. F., Sieh, K., and Rockwell, T. K., 2000, *Late Quaternary Activity and Seismic Potential of the Santa Monica Fault System, Los Angeles, California*, Geological Society of America Bulletin, Vol. 112, No. 10, p. 1559-1581.

Dolan, J. F. and Sieh, K., 1992, *Paleoseismology and Geomorphology of the Northern Los Angeles Basin: Evidence for Holocene Activity on the Santa Monica Fault and Identification of New Strike-Slip Faults through Downtown Los Angeles*, EOS, Transactions of the American Geophysical Union, Vol. 73.

FEMA, 2020, Online Flood Hazard Maps, http://www.esri.com/hazards/index.html.

Geocon West, Inc., 2019, *Fault Rupture Hazard Investigation, Proposed Residential Structure, 1025 South Carmelina Avenue, Los Angeles, California, 90049, Tract 8971, Lot 20*, dated June 14, 2019, Project No. A9986-06-01.

Geocon West, Inc., 2018, *Fault Rupture Hazard Investigation, 1611 Beloit, Los Angeles, California,* dated June 1, 2018, Geocon Project No. A9597-06-01.

Geocon West, Inc., 2015, *Site-Specific Fault Rupture Hazard Investigation, Proposed Multi-Family Residential Development, 1301 South Westgate Avvenue, Los Angeles, California,* dated February 10, 2015, Geocon Project No. A9204-06-01.

Geocon West, Inc., 2014, *Fault Rupture Hazard Investigation, 11800 – 11842 Santa Monica Boulevard, Los Angeles, California,* dated October 17, 2014, Geocon Project No. A9154-06-01.

Geocon West, Inc., 2009, *Geotechnical Investigation, Proposed Commercial Development, 11991, 11977, 11973, 11962 West San Vicente Boulevard and 644 and 642 South Saltair Avenue, Brentwood District, Los Angeles, California*, dated October 27, 2009, Geocon Project No. A8695-06-01.

Hoots, H. W., 1930, *Geology of the Eastern Part of the Santa Monica Mountains, Los Angeles Basin*, in Shorter Contributions to General Geology, U.S. Geological Survey Professional Paper 165.

Jennings, C. W. and Bryant, W. A., 2010, *Fault Activity Map of California,* California Geological Survey Geologic Data Map No. 6.

Jennings, C. W., 1994, *Fault Activity Map of California and Adjacent Areas with Locations and Ages of Recent Volcanic Eruptions*, California Division of Mines and Geology Map No. 6.

Leighton and Associates, Inc., 1990, *Technical Appendix to the Safety Element of the Los Angeles County General Plan, Hazard Reduction in Los Angeles County*.

Los Angeles, City of, 2020, NavigateLA website, http://navigatela.lacity.org.

Los Angeles, City of, 1996, *Safety Element of the Los Angeles City General Plan*.

LIST OF REFERENCES (Continued)

Los Angeles, County of, 1990, *Safety Element of the General Plan.*

Los Angeles County Department of Public Works, 2020a, Ground Water Wells Website, http://dpw2.co.la.ca.us/website/wells/viewer.asp.

Los Angeles County Department of Public Works, 2020b, Flood Zone Determination Website, http://dpw.lacounty.gov/apps/wmd/floodzone/map.htm.

MACTEC, 2005, *Fault Rupture Hazard Investigation, University High School, 11800 Texas Avenue, West Los Angeles, California, Prepared for the Los Angeles Unified School District, Los Angeles, California,* Project No. 4953-04-0851,

Toppozada, T., Branum, D., Petersen, M, Hallstrom, C., and Reichle, M., 2000, *Epicenters and Areas Damaged by M> 5 California Earthquakes, 1800 – 1999,* California Geological Survey, Map Sheet 49.

United States Geological Survey, 2020, Seismic Design Maps, Web Application http://earthquake.usgs.gov/designmaps/us/application.php.

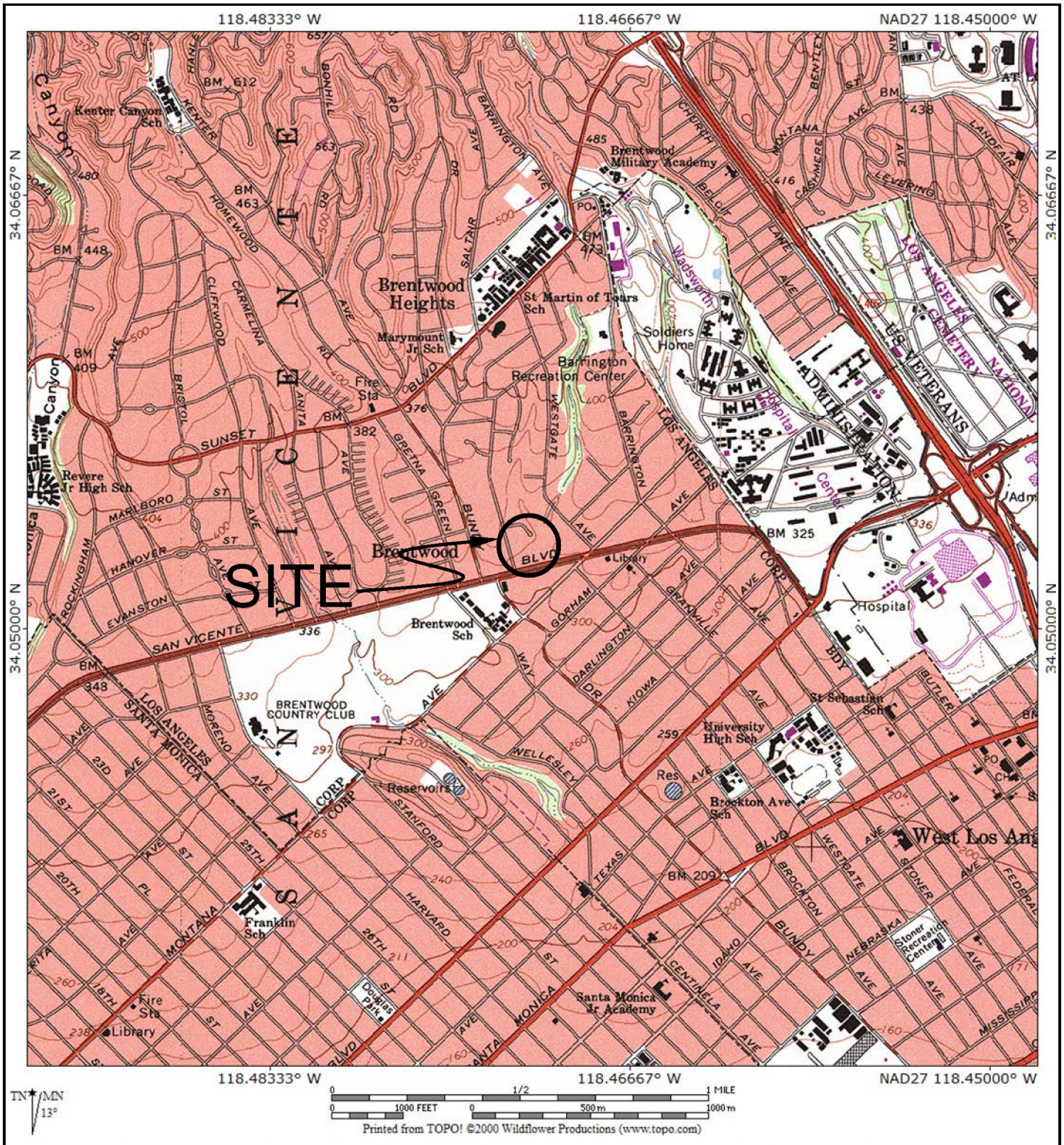
U.S. Geological Survey and California Geological Survey, 2006, *Quaternary Fault and Fold Database for the United States,* accessed June 5, 2020 from USGS web site: http//earthquake.usgs.gov/hazards/qfaults/.

United States Geological Survey, 1966, *7.5-Minute Topographic Map Series, Beverly Hills, California*, Photorevised 1981.

United States Geological Survey, 1934, *Sawtelle, Los Angeles County, California, 6.0-Minute Quadrangle,* 1:2,400.

Yerkes, R.F., McCulloch, T.H., Schoellhamer, J.E., and Vedder, J.G., 1965, *Geology of the Los Angeles Basin–An Introduction*, U.S. Geological Survey Professional Paper 420-A.

Ziony, J. I., and Jones, L. M., 1989, *Map Showing Late Quaternary Faults and 1978–1984 Seismicity of the Los Angeles Region, California*, U.S. Geological Survey Miscellaneous Field Studies Map MF-1964.



REFERENCE: U.S.G.S. TOPOGRAPHIC MAPS, 7.5 MINUTE SERIES, BEVERLY HILLS, CA QUADRANGLE

GEOCON WEST, INC.

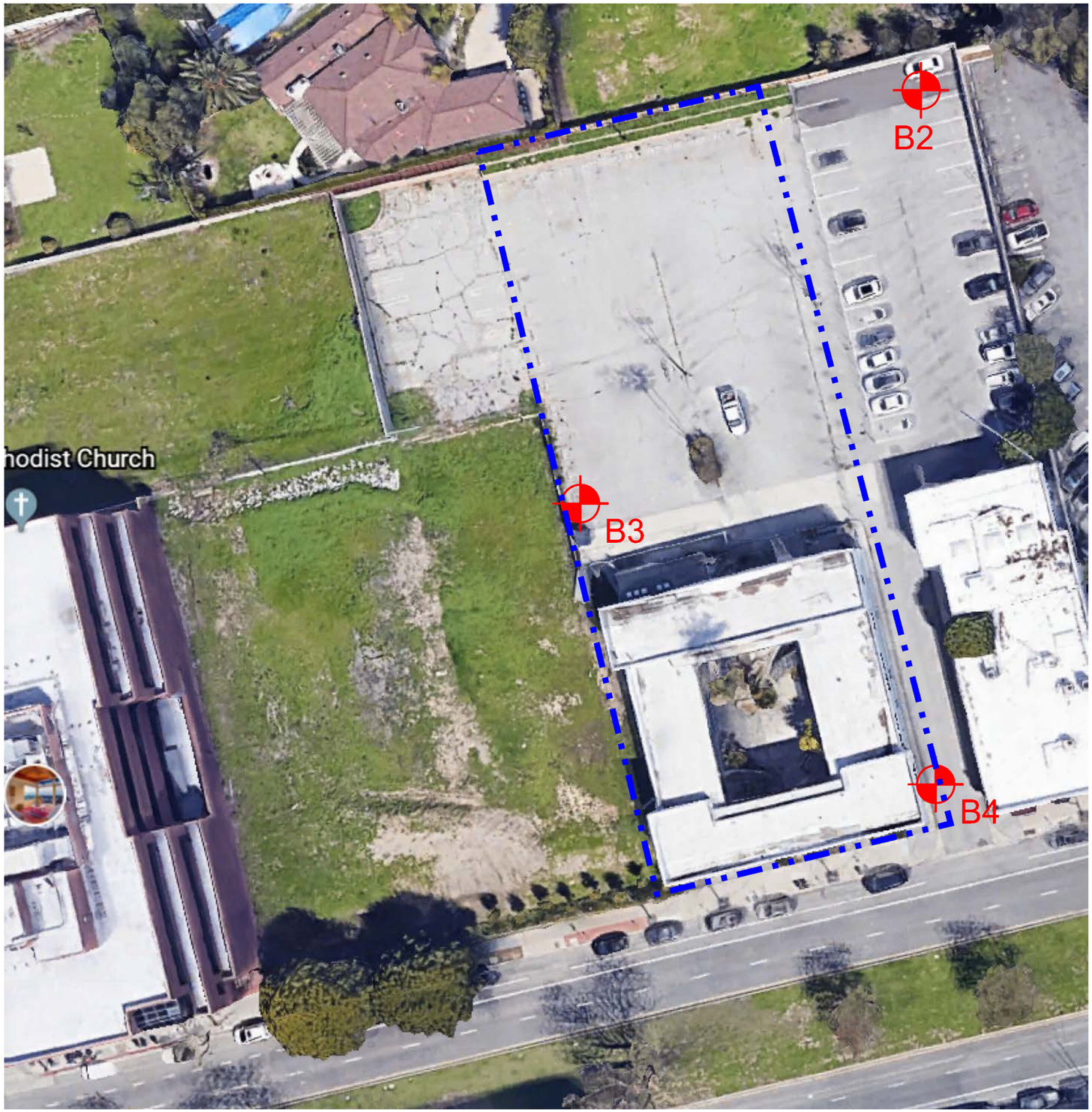
ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

VICINITY MAP

11973 & 11975 SAN VINCENT BOULEVARD
LOS ANGELES, CALIFORNIA

DRAFTED BY: JA	CHECKED BY: SFK

JUNE 2020	PROJECT NO. W1188-06-01	FIG. 1



NO SCALE

LEGEND

Approximate Location of Property Line

Approximate Location of Boring (Geocon 2009)
B4

Note: B1 located beyond map limits.

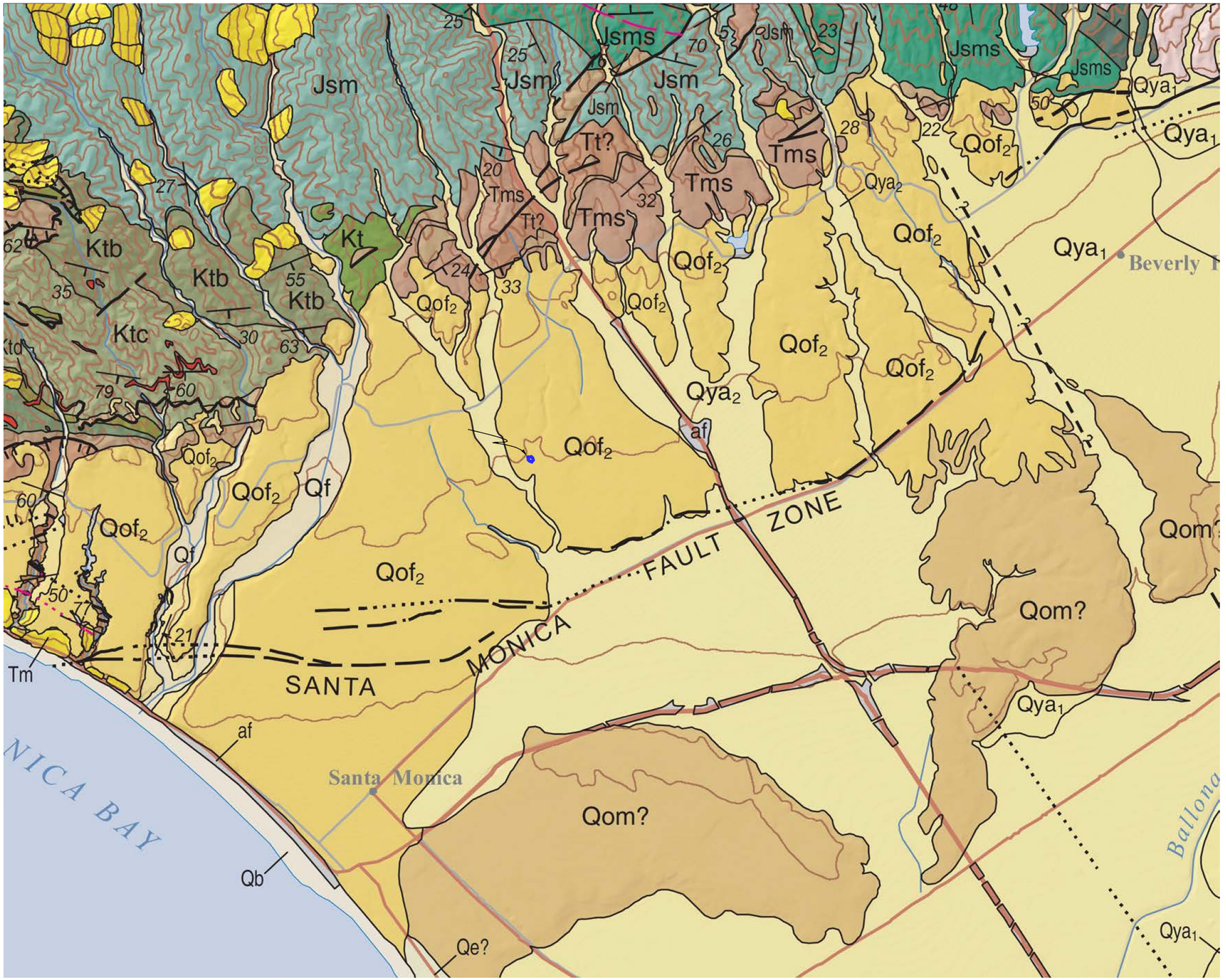
GEOCON
WEST, INC.
ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

DRAFTED BY: JA	CHECKED BY: SFK

SITE PLAN

11973 & 11975 SAN VINCENTE BOULEVARD
LOS ANGELES, CALIFORNIA

JUNE 2020	PROJECT NO. W1188-06-01	FIG. 2



LEGEND

af - Artificial Fill
Qe - Eolian Deposits (Late Holocene)
Qf - Alluvial Fan Deposits (Holocene)
Qb - Beach Deposits (Holocene)
Qya1 - Alluvium (Late Holocene to Early Pleistocene)
Qya2 - Alluvium (Late Holocene to Early Pleistocene)
Qof2 - Alluvial Fan Deposits (Pleistocene Age)
Qom - Shallow Marine Deposits (Pleistocene Age)
Tt - Topanga Formation (Miocene)
Tms - Modelo Formation (Miocene)
Kt - Tuna Canyon Formation (Cretaceous)
Jsm - Santa Monica Slate (Jurassic)
Jsms - Santa Monica Spotted Slate (Jurassic)

NORTH

0 3500 7000

MAP REFERENCE: C.G.S., 2014, PRELIMINARY GEOLOGIC MAP OF THE LOS ANGELES 30'x60' QUADRANGLE, CALIFORNIA

GEOCON WEST, INC.

ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

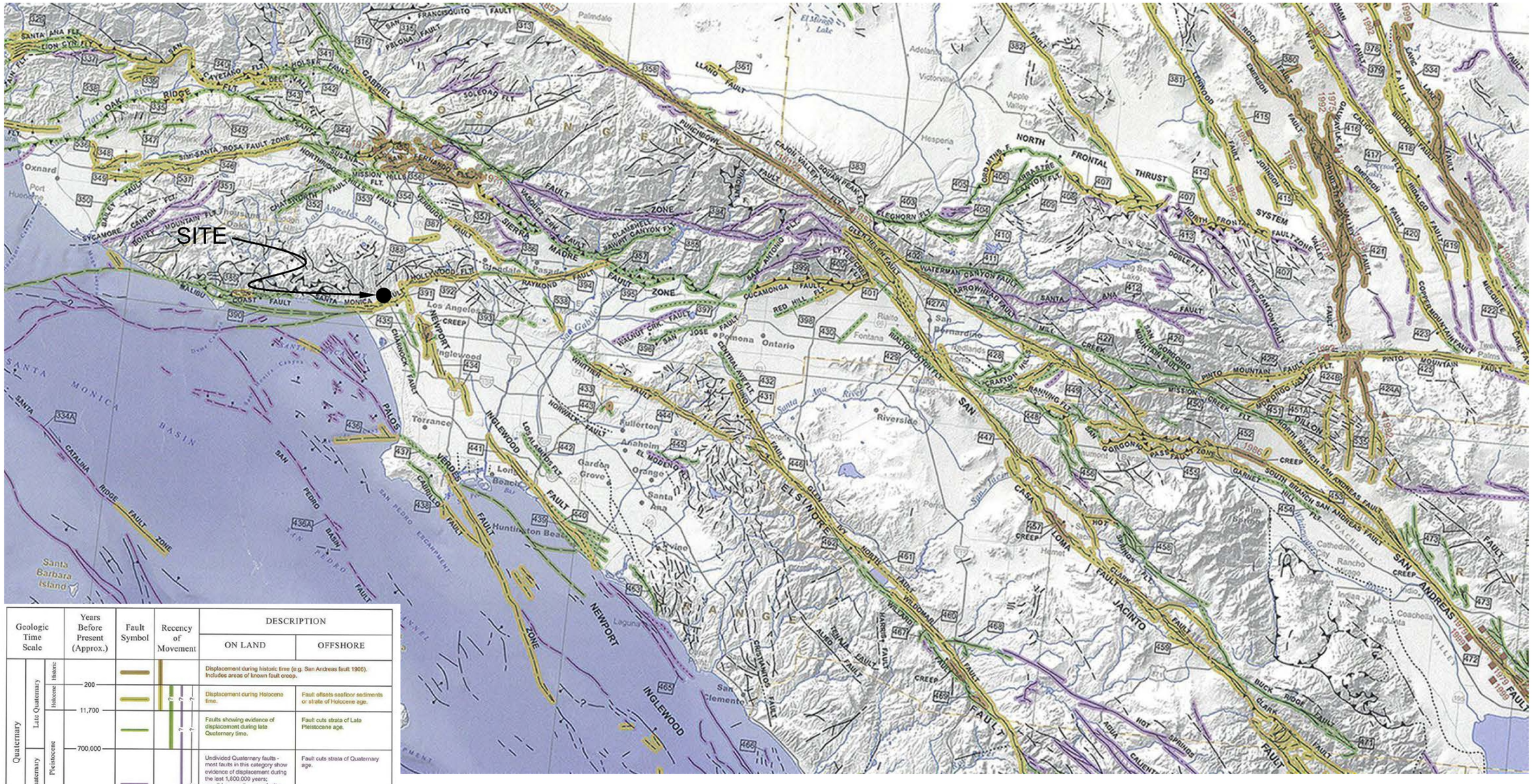
DRAFTED BY: CB	CHECKED BY: SFK

GEOLOGIC SITE MAP

11973 & 11975 SAN VICENTE BOULEVARD
LOS ANGELES, CALIFORNIA

JUNE 2020	PROJECT NO. W1188-06-01	FIG. 3

Reference: Jennings, C.W. and Bryant, W. A., 2010, Fault Activity Map of California, California Geological Survey Geologic Data Map No. 6.


SITE
SANTA MONICA BASIN
SAN PEDRO BASIN
SAN PEDRO ESCARPMENT
Santa Barbara Island
Oxnard
Port Hueneme
Los Angeles
Long Beach
Torrance
Anaheim
Santa Ana
Huntington Beach
Garden Grove
Fullerton
Pomona
Ontario
Riverside
Hesperia
Victorville
Apple Valley
Palmdale
Lake Elsinore
Laguna Beach
San Clemente
Temecula
Indio
Coachella
Palm Springs
Rancho Mirage
Cathedral City
Indian Wells
La Quinta
Palm Desert
Thousand Oaks
Simi Valley
Malibu
Redlands
Rialto
Fontana
San Bernardino
Big Bear Lake
Lake Arrowhead
Hemet
Perris
Corona
Elsinore
Wildomar
Murrieta
Temecula
Aqua Caliente Hot Springs
SANTA MONICA MOUNTAINS
SAN GABRIEL MOUNTAINS
SAN BERNARDINO MOUNTAINS
SANTA ANA MOUNTAINS
PERIDOTITE MOUNTAINS
SAN JACINTO MOUNTAINS
SANTA ROSA MOUNTAINS
SAN JACINTO VALLEY
SANTA ANA RIVER
SAN GABRIEL RIVER
SANTA ANA FLT
LION GYN FLT
SAN CAYETANO FAULT
OAK RIDGE FAULT
SANTA SUSANA FAULT ZONE
SIMI-SANTA ROSA FAULT ZONE
NORTHRIDGE HILLS FAULT
MISSION HILLS FLT
SYCAMORE CANYON FAULT
BOONE MOUNTAIN FLT
CHATSWORTH FAULT
HOLLYWOOD FLT
RAYMOND FAULT
MALIBU COAST FAULT
SANTA MONICA FAULT
NEWPORT INGLEWOOD FAULT ZONE
CHANNOCK FAULT
PALOS VERDES FAULT
CATALINA RIDGE FAULT ZONE
SAN PEDRO BASIN FAULT
SAN FERNANDO FLT
SIERRA MADRE FAULT ZONE
VERDUGO FAULT
CLAMSHELL SAWPIT CANYON FLT
VASQUEZ CRK FAULT
PUENTE HILLS THRUST
LLANO FAULT
SOLEDAD FLT
PALOMA FAULT
FRANCISQUITO FAULT
CUCAMONGA FAULT
RED HILL FLT
HELENDALE FAULT
SAN JOSE FAULT
CENTRAL AVE FLT
WHITTIER FAULT
HORNBY FAULT
CHINO FAULT
CUCAMONGA FAULT ZONE
SAN JACINTO FAULT ZONE
SAN ANDREAS FAULT
SAN GORGONIO PASS FAULT ZONE
BANNING FLT
CRAFTON HILLS
MISSION CREEK FLT
MORONGO VALLEY FLT
PINTO MOUNTAIN FAULT
DILLON
NORTH BRANCH SAN ANDREAS FAULT
SOUTH BRANCH SAN ANDREAS FAULT
GARNET HILL FLT
CASA LOMA
HOT SPRINGS FLT
CLARK FAULT
BUCK RIDGE FAULT
ELSINORE FAULT ZONE
NORTH
WILDOMAR
HARRISON FAULT
TEMECULA FAULT
ALMOND
CRISTIANITOS FAULT
CREEP
NORTH FRONTAL FAULT SYSTEM
NORTH FRONTAL THRUST
SAN ANTONIO
GLENDORA FAULT
FLY GULCH
WATERMAN CANYON FAULT
ARROWHEAD FAULT
SANTA ANA FAULT
DOBLE FLT
WARM SPRINGS FAULT
COPPER MOUNTAIN FAULT
MESQUITE
LAVIC
JOHNSON
EMERSON
CALICO
HIDALGO
BURIED
ROCK
LANDERS
1992
1986
1979
1975
1947
1918
1812
1857
1812
1812
1812

SANTA BARBARA
VENTURA
LOS ANGELES
ORANGE
RIVERSIDE
IMPERIAL
SAN DIEGO
SITE
120°
33°
119°

EPICENTER MAP LEGEND

Period	1800 - 1868	1869 - 1931	1932 - 1999
≥ 7.0			
6.5 - 6.9			
6.0 - 6.4			
5.5 - 5.9			
5.0 - 5.4			

Magnitude (M)

Historical Faulting
Holocene Faulting
Highways (Major)
Highways (Minor)
Lakes

65 Last two digits of M ≥ 6.5 earthquake year

Reference: Toppozada, T., Branum, D., Petersen, M., Hallstrom, C., Cramer, C., and Reichle, M., 2000, Epicenters and Areas Damaged by M≥5 California Earthquakes, 1800 - 1999, California Geological Survey, Map Sheet 49.

0 20 40 Miles

GEOCON WEST, INC.
ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

DRAFTED BY: RMA | CHECKED BY: SFK

REGIONAL SEISMICITY MAP

11973 & 11975 SAN VICENTE BOULEVARD
LOS ANGELES, CALIFORNIA

JUNE 2020 | PROJECT NO. W1188-06-01 | FIG. 5

Appendix C-2:

Paleontology Response Letter

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org

NATURAL HISTORY MUSEUM
LOS ANGELES COUNTY

Vertebrate Paleontology Section
Telephone: (213) 763-3325

e-mail: smcleod@nhm.org

27 March 2020

CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406

Attn: Sherrie Cruz

re: Paleontological resources for the Vertebrate Paleontology Records Check for paleontological resources for the proposed 11973 San Vicente Boulevard Project, in the City of Los Angeles, Los Angeles County, project area

Dear Sherrie:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for the Vertebrate Paleontology Records Check for paleontological resources for the proposed 11973 San Vicente Boulevard Project, in the City of Los Angeles, Los Angeles County, project area as outlined on the portion of the Beverly Hills USGS topographic quadrangle map that you sent to me via e-mail on 13 March 2020. We do not have any fossil vertebrate localities that lie directly within the proposed project area boundaries, but we do have localities nearby from the same sedimentary deposits that occur in the proposed project area, either at the surface or at depth.

According to geologic mapping, originally there may have been a drainage through most of the proposed project area that contained surface material of younger Quaternary Alluvium. Otherwise, surficial deposits in the proposed project area would consist of older Quaternary alluvium, derived as alluvial fan deposits from the Santa Monica Mountains to the north. These deposits typically do not contain significant vertebrate fossils in the very upper-most layers in this vicinity, but at relatively shallow depth may well contain significant fossil vertebrate remains from older Quaternary deposits. Our closest vertebrate fossil locality in these older Quaternary deposits is LACM 5462, almost due south of the proposed project area along Pennsylvania

Avenue just south of Olympic Boulevard. Locality LACM 5462 is particularly noteworthy because a specimen of extinct lion, *Felis atrox*, was recovered from this locality at a depth of only six feet below the surface. At almost the same distance but to the east-northeast of the proposed project area, south of Wilshire Boulevard between Thayer and Westholme Avenues, our older Quaternary locality LACM 5833 produced fossils of horse, *Equus*, kangaroo rat, *Dipodomys*, wood rat, *Neotoma*, meadow vole, *Microtus*, and pocket gopher, *Thomomys*, at shallow but unstated depth. A little further almost due east of the proposed project area, south of Olympic Boulevard between Avenue of the Stars and Century Park East, our older Quaternary locality LACM 5501 produced fossil specimens of pond turtle, *Clemmys marmorata*, dog, *Canis*, and horse, *Equus*, at shallow but unstated depth and localities LACM 3355 and 3821, east-northeast of the proposed project area near the intersection of Wilshire Boulevard and Bedford Drive, produced specimens of fossil horse, *Equus*, and even-toed ungulates, Artiodactyla, at a depth of 40 feet below the surface.

Surface grading or very shallow excavations in the proposed project area probably will not uncover significant vertebrate fossil remains. Excavations that extend down below about five feet, however, may well encounter significant fossil vertebrate specimens. Any substantial excavations below the uppermost layers in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains discovered while not impeding development. Sediment samples from the proposed project area should also be collected and processed to determine the small fossil potential of the site. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

Samuel A. McLeod

Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice

Appendix D:

Sacred Lands File Search

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Joseph Myers
Pomo

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

March 20, 2020

Sherrie Cruz
City of Los Angeles

Via Email to: sherrie@ceqa-nepa.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, 11973 San Vicente Boulevard Project, Los Angeles County

Dear Ms. Cruz:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;

- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

  All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: steven.quinn@nahc.ca.gov.

Sincerely,

Steven Quinn
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Tribal Consultation List
Los Angeles County
3/20/2020

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393 Gabrieleno
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@gabrielenoindians.org

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693 Gabrieleno
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., Gabrielino
#231
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490 Gabrielino
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com

Gabrielino-Tongva Tribe
Charles Alvarez,
23454 Vanowen Street Gabrielino
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed 11973 San Vicente Boulevard Project, Los Angeles County.

LOS ANGELES
DEPARTMENT OF CITY
PLANNING
221 North Figueroa St., Suite 1350
Los Angeles, CA 90012

INITIAL STUDY

11973 San Vicente Boulevard Project

Case Number: ENV-2019-6645-EIR

Project Location: 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049

Community Plan Area: Brentwood-Pacific Palisades

Council District: 11—Bonin

Project Description: The approximately 26,586 square foot (0.61-acre) Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and 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 solely of the demolition of the Barry Building, the surface parking lot would not be demolished as part of the Project. Three on-site palms would be removed, however the fourth 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.

PREPARED FOR:
The City of Los Angeles
Department of City Planning

PREPARED BY:
CAJA Environmental Services, LLC

APPLICANT:
11973 San Vicente, LLC

November 2020

TABLE OF CONTENTS

Page

Introduction **4**

Executive Summary **7**

Project Description **11**

1. Project Summary 11
2. Environmental Setting 11
3. Description of Project 22
4. Requested Permits and Approvals 23
5. Responsible Public Agencies 23

Evaluation of Environmental Impacts **24**

I. Aesthetics 24
II. Agriculture and Forestry Resources 31
III. Air Quality 34
IV. Biological Resources 37
V. Cultural Resources 41
VI. Energy 44
V. Geology and Soils 52
VI. Greenhouse Gas Emissions 59
VII. Hazards and Hazardous Materials 60
VIII. Hydrology and Water Quality 65
IX. Land Use and Planning 70
X. Mineral Resources 71
XI. Noise 73
XII. Population and Housing 75
XIII. Public Services 77
XIV. Recreation 84
XV. Transportation 86
XVI. Tribal Cultural Resources 90
XVII. Utilities and Service Systems 92
XVIII. Wildfire 97
XVIX. Mandatory Findings of Significance 99

List of Figures

3-1 Regional Location Map 14
3-2 Aerial Photograph 15
3-3 Area of Demolition 16
3-4 Views of the Project Site 1 17
3-5 Views of the Project Site 2 18
3-6 Views of the Project Site 3 19
3-7 Views of the Project Site 4 20
3-8 Views of the Project Site 5 21

List of Tables

3-1 Estimated Demolition Schedule 22
3-2 Estimated Workers On-Site 23
4.I-1 Project Consistency with Applicable Policies of the General Plan Framework Element 27
4.I-2 Project Consistency with Applicable Policies of the Brentwood - Pacific Palisades Community Plan 27
4.I-3 Project Consistency with Applicable Provisions of the San Vicente Scenic Corridor Specific Plan 27
4.I-4 Project Consistency with Applicable Design Guidelines of the San Vicente Scenic Corridor Specific Plan 29
4.I-5 Project Consistency with Applicable Provisions of the Citywide Design Guidelines 29

APPENDICES

Appendix A: Tree Report

Appendix B: Archaeology Response Letter

Appendix C-1: Geologic Hazard Evaluation

Appendix C-2: Paleontology Response Letter

Appendix D: Sacred Lands File Search

1 INTRODUCTION

An application for the proposed 11973 San Vicente Boulevard Project (Project) has been submitted to the City of Los Angeles Department of City Planning for discretionary review. The City of Los Angeles (City), as lead agency, has determined that the Project is subject to the California Environmental Quality Act (CEQA), and that the preparation of an Initial Study is required.

This Initial Study evaluates the potential environmental effects that could result from the construction, implementation, and operation of the proposed Project. This Initial Study has been prepared in accordance with CEQA (Public Resources Code §21000 et seq.), the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.), and the City of Los Angeles CEQA Guidelines (1981, amended 2006). The City uses Appendix G of the State CEQA Guidelines as the thresholds of significance unless another threshold of significance is expressly identified in this document. Based on the analysis provided within this Initial Study, the City has concluded that the Project may result in significant impacts on the environment and the preparation of an Environmental Impact Report (EIR) is required. This Initial Study (and the forthcoming EIR) are intended as informational documents, which are ultimately required to be considered and certified by the decision-making body of the City prior to approval of the Project.

1.1 PURPOSE OF AN INITIAL STUDY

CEQA was enacted in 1970 with several basic purposes, including: (1) to inform governmental decision makers and the public about the potential significant environmental effects of proposed projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures; and (4) to disclose to the public the reasons behind a project's approval even if significant environmental effects are anticipated.

An Initial Study is a preliminary analysis conducted by the lead agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, the lead agency shall prepare a Negative Declaration. If the Initial Study identifies potentially significant effects but revisions have been made by or agreed to by the applicant that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, a Mitigated Negative Declaration

is appropriate. If the Initial Study concludes that neither a Negative Declaration nor Mitigated Negative Declaration is appropriate, an EIR is normally required.[1]

1.2 ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into sections as follows:

1 INTRODUCTION

Describes the purpose and content of the Initial Study and provides an overview of the CEQA process.

2 EXECUTIVE SUMMARY

Provides Project information, identifies key areas of environmental concern, and includes a determination whether the Project may have a significant effect on the environment.

3 PROJECT DESCRIPTION

Provides a description of the environmental setting and the Project, including Project characteristics and a list of discretionary actions.

4 EVALUATION OF ENVIRONMENTAL IMPACTS

Contains the completed Initial Study Checklist and discussion of the environmental factors that would be potentially affected by the Project.

1.3 CEQA PROCESS

Below is a general overview of the CEQA process. The CEQA process is guided by the CEQA statutes and guidelines, which can be found on the State of California's website (http://resources.ca.gov/ceqa).

Initial Study

At the onset of the environmental review process, the City has prepared this Initial Study to determine if the proposed Project may have a significant effect on the environment. This Initial Study determined that the proposed Project may have a significant effect(s) on the environment and an EIR will be prepared.

A Notice of Preparation (NOP) is prepared to notify public agencies and the general public that the lead agency is starting the preparation of an EIR for the proposed Project. The NOP and Initial

[1] State CEQA Guidelines Section 15063(b)(1) identifies the following three options for the lead agency when there is substantial evidence that the project may cause a significant effect on the environment: "(A) Prepare an EIR, or (B) Use a previously prepared EIR which the lead agency determines would adequately analyze the project at hand, or (C) Determine, pursuant to a program EIR, tiering, or another appropriate process, which of a project's effects were adequately examined by an earlier EIR or negative declaration.

Study are circulated for a 30-day review and comment period. During this review period, the lead agency requests comments from agencies and the public on the scope and content of the environmental information to be included in the EIR. After the close of the 30-day review and comment period, the lead agency continues the preparation of the Draft EIR and any associated technical studies, which may be expanded in consideration of the comments received on the NOP.

Draft EIR

Once the Draft EIR is complete, a Notice of Completion and Availability is prepared to inform public agencies and the general public of the availability of the document and the locations where the document can be reviewed. The Draft EIR and Notice of Availability are circulated for a 45-day review and comment period. The purpose of this review and comment period is to provide public agencies and the general public an opportunity to review the Draft EIR and comment on the document, including the analysis of environmental effects, the mitigation measures presented to reduce potentially significant impacts, and the alternatives analysis. After the close of the 45-day review and comment period, responses to comments on environmental issues received during the comment period are prepared.

Final EIR

The Lead Agency prepares a Final EIR, which incorporates the Draft EIR or a revision to the Draft EIR, comments received on the Draft EIR and list of commenters, and responses to significant environmental points raised in the review and consultation process.

The decision-making body then considers the Final EIR, together with any comments received during the public review process, and may certify the Final EIR and approve the project. In addition, when approving a project for which an EIR has been prepared, the Lead Agency must prepare findings for each significant effect identified, a statement of overriding considerations if there are significant impacts that cannot be mitigated, and a mitigation monitoring program.

2 EXECUTIVE SUMMARY

PROJECT TITLE	**11973 San Vicente Boulevard Project**
ENVIRONMENTAL CASE NO.	ENV-2019-6645-EIR
RELATED CASES	None

PROJECT LOCATION	**11973-11975 San Vicente Boulevard, Los Angeles, CA 90049**
COMMUNITY PLAN AREA	Brentwood-Pacific Palisades
GENERAL PLAN DESIGNATION	Neighborhood Office Commercial
ZONING	C4-1VL
COUNCIL DISTRICT	11-Bonin

LEAD AGENCY	**City of Los Angeles**
CITY DEPARTMENT	Department of City Planning
STAFF CONTACT	Bradley Furuya
ADDRESS	221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012
PHONE NUMBER	Bradley Furuya (213) 847-3642
EMAIL	bradley.furuya@lacity.org

APPLICANT	**11973 San Vicente, LLC**
ADDRESS	300 S. Grand Avenue, 37th Floor, Los Angeles, CA 90071
PHONE NUMBER	(213) 620-0460

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- ☐ Aesthetics
- ☐ Agriculture & Forestry Resources
- ☒ Air Quality
- ☐ Biological Resources
- ☒ Cultural Resources
- ☐ Energy
- ☐ 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
- ☐ Wildfire
- ☒ Mandatory Findings of Significance

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Bradley Furuya	City Planning Associate
PRINTED NAME	**TITLE**
Bradley Furuya	11/18/2020
SIGNATURE	**DATE**

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less that significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross referenced).

5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:

    a) Earlier Analysis Used. Identify and state where they are available for review.

    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated

7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.

9) The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and

   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

3 PROJECT DESCRIPTION

3.1 PROJECT SUMMARY

The approximately 26,586 square foot (0.61-acre) Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The existing building is a City of Los Angeles Historic-Cultural Monument that has been vacant and fenced since 2017. The Project consists solely of the demolition of the Barry Building, and the surface parking lot would not be demolished as part of the Project. Three on-site palms would be removed, however the fourth 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.

3.2 ENVIRONMENTAL SETTING

3.2.1 Project Location

The Project Site is located in the Brentwood-Pacific Palisades Community Plan area of the City of Los Angeles, approximately one mile west of Interstate 405 and approximately two miles north of Interstate 10. The Project Site is 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. Figures 3-1 and 3-2 provide a regional location map and an aerial map of the Project Site, respectively. Figure 3-3 shows the boundaries of the proposed demolition.

3.2.2 Existing Conditions

The Project Site is comprised of a single 26,586 square foot (0.61-acre) parcel, Assessor Parcel Number (APN) 4404-025-008. The Site is developed with a two-story, approximately 23.5-foot tall, approximately 13,956 square foot commercial office building and a surface parking located immediately north of the building. A 20-foot wide driveway is located on the eastern portion of the Site and provides ingress/egress vehicular access to the Site. The majority of the Site is devoid of landscaping. Three on-site palms that meet the City's minimum size threshold for regulation as non-protected trees (i.e. trees with a trunk diameter at breast height (dbh) greater than eight inches or palms with a height of 15 feet or greater) would be removed as part of the demolition activities, however the fourth on-site palm (within the surface parking lot) and two street trees located along San Vicente Boulevard would remain. None of these trees are protected trees under the City's Protected Tree Ordinance.

3.2.3 Site Background

The existing building, known as the Barry Building, was designed by Milton Caughey and was built in 1951. In 2007, the City of Los Angeles Cultural Heritage Commission designated the

building as an Historic-Cultural Monument (HCM) (HCM No. LA-887) and determined that the site is significant because it reflects, "the broad cultural, political, economic, or social history of the nation, state, or community" and the building "embodies the distinguishing characteristics of an architectural type specimen, inheritably valuable for a study of a period, style, or method of construction.[2] The building is comprised of office and retail space arranged around a central courtyard. The courtyard on the ground floor separates the building into four wings – north, south, east, and west. The north and south wings are raised from the east and west wings, creating a varying floorplan and roof. The second story of the building's south wing (which fronts San Vicente Boulevard) is supported by slender steel pipe columns, creating an open ground floor along San Vicente Boulevard and the courtyard. Raised planters are located throughout the courtyard and two curvilinear staircases provide access to the second story. The building has been vacant and fenced since 2017. Figures 3-4 through 3-8 provide views of the building facades, central courtyard, and surface parking lot.

3.2.4 General Plan and Zoning

As stated above, the Project Site is located in Brentwood-Pacific Palisades Community Plan area one of the City's 35 community plans that collectively comprise the Land Use Element of the Los Angeles General Plan (General Plan). 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.

The Project Site is located within the boundaries of the San Vicente Scenic Corridor Specific Plan, which establishes streetscape, and urban design criteria to protect the pedestrian-scale and community-oriented commercial nature along San Vicente Boulevard. The Site also falls within the West Los Angeles Transportation Improvement and Mitigation (TIMP) Specific Plan. Although the Project would be exempt from the requirements of the TIMP as the Project consists solely of the demolition of the existing building and no future development of the Site is proposed and/or considered as part of the Project.

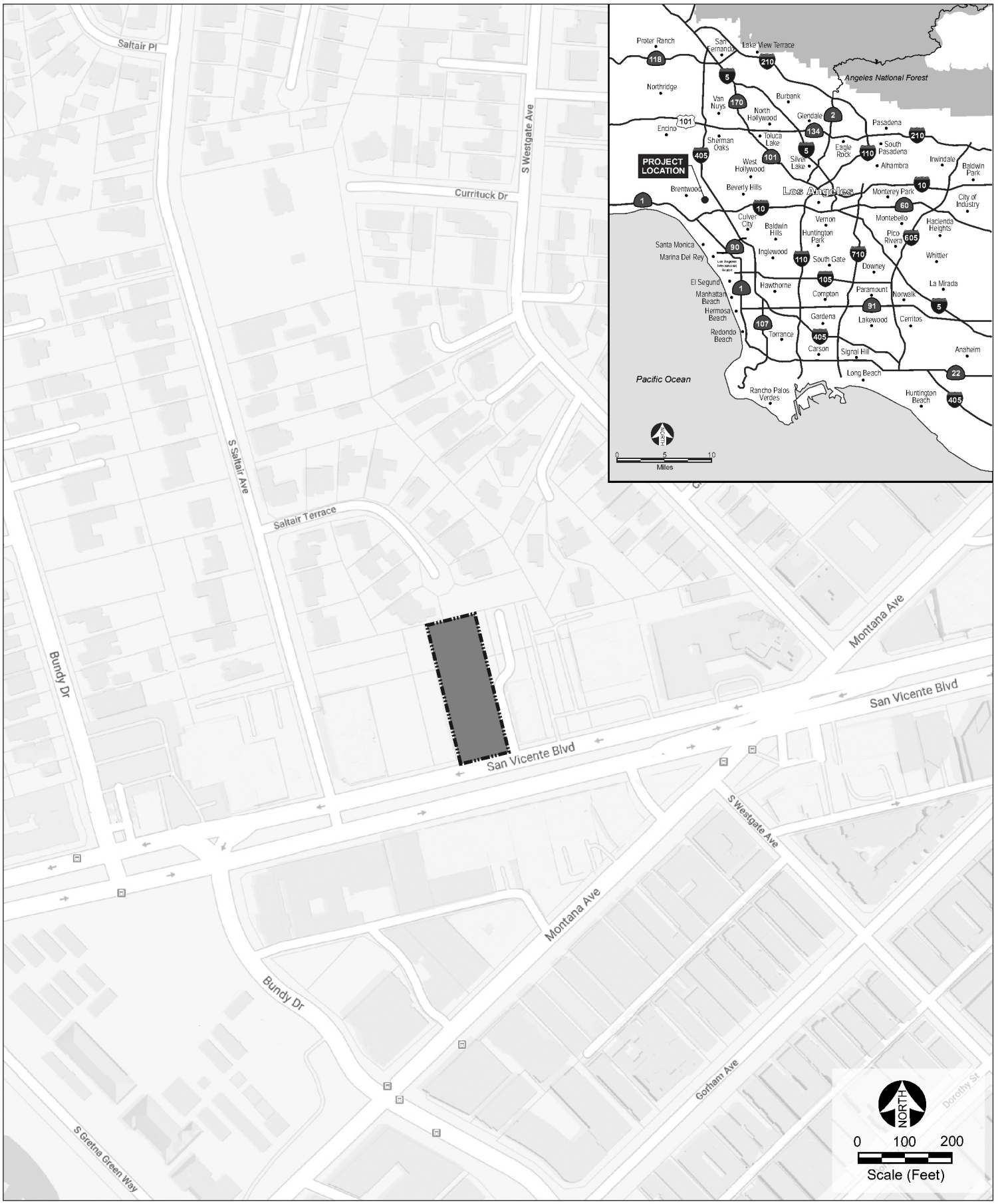
3.2.5 Surrounding Land Uses

Land uses in the vicinity of the Project Site include various commercial, residential, and retail properties. A broad range of commercial and community-serving uses, including restaurants and stores, occupy one- to nine-story buildings to the west and east of the Site along the southern and northern frontages of San Vicente Boulevard. Single-family residences are located north of the Site and multi-family residences are located south of the Site, beyond San Vicente Boulevard. Brentwood Country Club is located approximately one-quarter mile southwest of the Project Site.

---

2 Historic Places LA "Barry Building Resources Report."

The Project Site is bordered on the west by an undeveloped parcel; on the east by a two-story commercial building; and to the north, beyond the surface parking lot, by vacant land and a single-family residence. The southern boundary of the Site fronts San Vicente Boulevard. As defined by the City's Mobility Plan 2035, this portion of San Vicente Boulevard is classified as an Avenue II roadway, which generally has right-of-way widths of 86 feet and roadway widths of 56 feet. San Vicente Boulevard is designated as a City Scenic Boulevard and the existing right-of-way between Saltair Avenue and Westgate Avenue varies from 130 feet to 134 feet. Mature coral trees are planted on the median that separates eastbound and westbound vehicle traffic. The coral trees are a designated City of Los Angeles HCM Monument (HCM No. 148).



Legend

Project Site

Source: Google Maps 2020.

Figure 3-1
Regional Location Map



Legend

Project Site

Source: Google Maps 2020.

Figure 3-2
Aerial Photograph



Legend

Area of Demolition

Source: Google Maps 2020.

Figure 3-3
Area of Demolition



Barry Building, exterior, view of south and east façades looking northwest.



Barry Building, south façade, view looking northwest.

Figure 3-4
Views of the Project Site 1

Source: Historic Resources Group, May 2017.



Barry Building, view looking northwest from street into courtyard.



Barry Building, view looking northwest of courtyard entrance.

Figure 3-5
Views of the Project Site 2

Source: Historic Resources Group, May 2017.



Barry Building, courtyard, view looking southwest.



Barry Building, courtyard, view looking northeast.

Figure 3-6
Views of the Project Site 3

Source: Historic Resources Group, May 2017.



Barry Building, east façade, view looking southwest.



Barry Building, north façade, view looking southwest.

Figure 3-7
Views of the Project Site 4

Source: Historic Resources Group. May 2017.



Barry Building, west façade, view looking southeast.



Barry Building, north and east façades, view looking southwest.

Figure 3-8
Views of the Project Site 5

Source: Historic Resources Group, May 2017.

3.3 DESCRIPTION OF PROJECT

3.3.1 Project Overview

The approximately 26,586 square foot (0.61-acre) Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The building is a City of Los Angeles HCM that has been vacant and fenced since 2017. The Project consists solely of the demolition of the Barry Building, and the surface parking lot would not be demolished as part of the Project. As part of the Project, three on-site palm trees would be removed, however the fourth on-site palm in the surface parking lot 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 and staging areas would take place entirely within the Project Site. The Project would not demolish the existing on-site surface parking lot, and 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. Figure 3-3 shows the area of proposed demolition.

3.3.2 Demolition Schedule

The anticipated demolition schedule is approximately seven weeks, as shown in Table 3-1.

Table 3-1
Estimated Demolition Schedule

Phase	Duration
Asbestos Abatement	2 weeks (10 days)
Building Demolition	3 weeks (16 days)
Utilities Removal[a]	2 weeks (10 days)
[a] While the Project includes the removal of existing utilities, an electricity pole would remain to provide power for sprinklers to water the landscape buffer that will timely be installed along the Project Site frontage. Water would be provided for these sprinklers from an existing connection in San Vicente Boulevard.	

3.3.3 Anticipated Construction Workers

Table 3-2 provides an estimate of the number of workers estimated to be needed for the demolition of the existing building. As shown, a maximum of 10 workers would be on-site at one time. There would be no overlap between the referenced phases of construction.

Table 3-2
Estimated Workers on Site

Phase	Duration
Asbestos Abatement	10 workers
Building Demolition	8 workers
Utilities Removal	5 workers

3.4 REQUESTED PERMITS AND APPROVALS

The list below includes the anticipated requests for approval of the Project. The EIR will analyze impacts associated with the Project and will provide environmental review sufficient for all public agency actions associated with the Project. The discretionary approval required to implement the Project is:

- Pursuant to LA Building Code Section 91.106.4.5, review by the City of Los Angeles Department of Building and Safety to determine whether the demolition, alteration, or removal may result in the loss of or serious damage to a significant historical or cultural assets and pursuant to LAMC Section 22.171.14 and 22.171.15, review by the Cultural Heritage Commission for objection or non-objection to issuance of the demolition permit; and

- Other permits and approvals that may be deemed necessary, including, but not limited to, demolition permits.

3.5 RESPONSIBLE PUBLIC AGENCIES

A Responsible Agency under CEQA is a public agency with some discretionary authority over a project or a portion of it, but which has not been designated the lead agency (State CEQA Guidelines Section 15381). No responsible agencies have been identified for the Project.

4 ENVIRONMENTAL IMPACT ANALYSIS

I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099 would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

a. Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. A scenic vista is a public view of a valued visual resource. Scenic vistas generally include public views that provide visual access to large panoramic views of natural features, unusual terrain, or unique urban or historic features, for which the field of view can be wide and extend into the distance, and focal views that focus on a particular object, scene, or feature of interest. As described in the 2006 LA CEQA Thresholds Guide, panoramic views or vistas provide visual access to a large geographic area, for which the field of view can be wide and extend into the distance. Panoramic views are usually associated with vantage points looking out over a section of urban or natural area, which provide a geographical orientation not commonly available. Examples of panoramic views might include an urban skyline, valley, mountain range, the ocean, or other water bodies.

The Project Site is located in an urbanized portion of the City and is topographically relatively flat. Surrounding uses vary in height from one- and two-story single-family residences to the north, to multi-story commercial buildings to the south, west, and east. No scenic vistas or viewpoints are visible from the Project Site. 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. The San Vicente Scenic Corridor Specific Plan establishes streetscape, and urban design criteria to protect the pedestrian-scale and community-oriented commercial nature along San Vicente Boulevard.

The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The building is a designated City of Los Angeles HCM (HCM No. 887) that has been vacant and fenced since 2017. The Project consists solely of the demolition of the Barry Building; the surface parking lot would not be demolished as part of the Project. As part of the Project, three on-site palms would be removed, however the fourth on-site palm (located in the surface parking lot) 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.

The Project, demolition of the building, would not increase building height on the Project Site. Panoramic views that include the Project Site are available from a variety of vantage points in the Santa Monica Mountains to the north. As is the case under existing conditions, future views with implementation of the Project would continue to depict the highly urbanized area stretching from this part of the City and beyond. The Project Site would remain difficult to discern within the greater fabric of the urban environment. In terms of long-range views, the Project Site would not interfere with current views of the Pacific Ocean and the distant horizon line that are available from the public right-of-way within the Santa Monica Mountains. Thus, the Project would not have a substantial adverse effect on a scenic vista and impacts would be less than significant.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less Than Significant Impact. The Project Site is not located within a state scenic highway.[3] The nearest state designated scenic highway is Topanga Canyon State Scenic Highway, located approximately six miles northwest of the Site. Additionally, there are no on-site protected trees and/or rock outcroppings.

The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The building is a designated City of Los Angeles HCM (HCM No. 887) that has been vacant and fenced since 2017. The Project consists solely of the demolition of the Barry Building; the

[3] California Department of Transportation, List of Eligible and Officially Designated State Scenic Highways, https://dot.ca.gov/-/media/dot-media/programs/design/documents/desig-and-eligible-aug2019_a11y.xlsx, accessed February 19, 2020.

surface parking lot would not be demolished as part of the Project. As part of the Project, three on-site palms would be removed, however the fourth on-site palm (located in the surface parking lot) and two street trees located along San Vicente Boulevard would remain.[4] No future development of the Site is proposed and/or considered as part of the Project. Therefore, the Project would not substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings located within a state scenic highway and impacts would be less than significant.

For a discussion of the potential historic impacts associated with the demolition of the existing building, please see the Cultural Resources subsection, below.

c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. The Project Site is located within an urbanized area, thus the following analysis will focus on whether the Project will conflict with any applicable zoning and/or other regulations governing scenic quality. These regulations include applicable policies from the General Plan Framework Element Urban Form and Neighborhood Design Chapter, Brentwood-Pacific Palisades Community Plan, San Vicente Scenic Corridor Specific Plan, Los Angeles Citywide Design Guidelines, West Los Angeles Transportation Improvement Plan, LAMC zoning regulations (including building heights and setbacks), and LAMC tree replacement requirements, and lighting and signage requirements.

The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The building is a designated City of Los Angeles HCM (HCM No. 887) that has been vacant and fenced since 2017. The Project consists solely of the demolition of the Barry Building; the surface parking lot would not be demolished as part of the Project. Three on-site palms would be removed, however the fourth on-site palm (located in the surface parking lot) 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.

Tables 4.I-1 through 4.I-5 demonstrate the Project's consistency with applicable policies governing scenic quality.

---

4 In addition to the four on-site palms, two smaller palms (a windmill palm and a Mediterranean fan palm) and a golden trumpet tree are located in on-site planters along the south frontage of the building. These trees do not meet the City's minimum size thresholds for regulation as non-protected trees.

Table 4.I-1
Project Consistency with Applicable Policies
of the General Plan Framework Element

Policy	Project Consistency
Urban Form and Neighborhood Design Chapter	
5.5.1: Plant and/or facilitate the planting of street trees, which provide shade and give scale to residential and commercial streets and all neighborhoods in the City.	**Consistent.** While the Project would not result in the planting of new street trees, the two existing street trees located adjacent to the Site along San Vicente Boulevard would remain after demolition of the existing building.
Source: City of Los Angeles General Plan, Framework Element.	

Table 4.I-2
Project Consistency with Applicable Policies
of the Brentwood-Pacific Palisades Community Plan

Policy	Project Consistency
2-4.4: Landscape corridors should be created and enhanced and maintained through the planting of street trees.	**Consistent.** While the Project would not result in the planting of new street trees, the two existing street trees located adjacent to the Site along San Vicente Boulevard would remain after demolition of the existing building.
Source: City of Los Angeles, Brentwood-Pacific Palisades Community Plan.	

Table 4.I-3
Project Consistency with Applicable Provisions
of the San Vicente Scenic Corridor Specific Plan

Provision	Project Consistency
7.G.: The following standards shall apply to the landscaped buffer required in Sections 7E and 7F: 1. Shrub plant materials shall be no smaller than five-gallon container size at the time of planting. 2. Shrub plant materials shall be species which grow to a height and diameter of approximately three feet at maturity, and shall be maintained at that height and depth. 3. At a point approximately every 20 lineal feet within the landscape buffer, one specimen tree shall be planted. 4. At least one tree shall be required for every six parking spaces, and they	**Consistent.** As the Project consists solely of the demolition of the Barry Building, and does not propose any new construction, the Project applicant will timely install a landscape buffer consistent with the requirements of Section 7.G. of the Specific Plan. Specifically, the Project would comply with the following subsections: 7.G.1, 7.G.2, 7.G.3, 7.G.5, 7.G.8, and 7.G.9. The other subsections (7.G.4, 7.G.6, and 7.G.7) do not apply to the Project (these subsections apply to open surface parking lots and gasoline service stations, per Section 7.F.). As discussed in subsequent sections, an existing onsite power pole will provide electricity to power sprinklers that will provide irrigation for the landscape buffer.

Table 4.I-3
Project Consistency with Applicable Provisions
of the San Vicente Scenic Corridor Specific Plan

Provision	Project Consistency
shall be evenly dispersed throughout the parking lot area. 5. The required trees shall be no smaller than 15-gallon container size at the time of planting. 6. Ground cover shall be planted to insure full coverage within six months. 7. A decorative wall no higher than three feet may be constructed behind the landscape buffer, abutting a parking lot. Landscaping on either side of the wall shall count in the total landscaping area which is required. 8. No artificial plant materials shall be permitted. 9. The landscape plan shall identify the placement, species, height, and a sprinkler system for all plant materials within the landscaped buffer areas.	
7.H.: Vacant lots. Where a building or structure has been demolished and plans for new construction have not been submitted to the Department of Building and Safety within six months of the completion of demolition, a landscape buffer shall be installed pursuant to Section 7G.	**Consistent.** The Project involves the demotion of the Barry Building, which will result in a vacant lot and there are no plans for new construction on the Project Site. Therefore, the Project will include the timely installation of a landscape buffer that meets Provisions 7.G and 7.H.
9.A.1: Sidewalks abutting San Vicente Boulevard shall be at least 12 feet in width and maintain a minimum unobstructed width of 10 feet for pedestrian access.	**Consistent.** The existing sidewalk is at least 12 feet in width, with a minimum unobstructed width of 10 feet for pedestrian access. The existing sidewalk would not be altered as part of the Project.
13.B: Temporary construction fences required by the Los Angeles Municipal Code shall be painted a single earth tone color.	**Consistent.** The construction fence placed around the Project Site would be painted a single earth tone color.
Source: San Vicente Scenic Corridor Specific Plan.	

Table 4.I-4
Project Consistency with Applicable Design Guidelines
of the San Vicente Scenic Corridor Specific Plan

Design Guideline	Project Consistency
IV.B.5: All softscape materials used in landscape schemes must be durable and easy to maintain.	**Consistent.** The plant materials used for the landscape buffer will be types that are durable and easy to maintain.
IV.B.6: All plant materials must be checked for their appropriateness in the climate zone in which the San Vicente corridor is located and for the individual site conditions with regard to sun and soil. Plant selection must be in compliance with the Los Angeles Xeriscape Ordinance specifications.	**Consistent.** The plant materials used for the landscape buffer will be appropriate for the conditions of the Project Site and the Project would comply with the City's Xeriscape Ordinance.
Source: San Vicente Scenic Corridor Design Guidelines.	

Table 4.I-5
Project Consistency with Applicable Provisions
of the Citywide Design Guidelines

Guideline	Project Consistency
8: Protect the Site's natural resources and features. • Retain existing healthy, mature street trees to the extent possible.	**Consistent.** The two existing street trees located adjacent to the Site along San Vicente Boulevard would remain after demolition of the existing building.
Source: Los Angeles Citywide Design Guidelines.	

As discussed above, the Project includes the removal of three existing non-protected palm trees, with a fourth tree located in the surface parking lot, as well as two street trees, being retained. The proposed demolition activities would not add more than 2,000 gross square feet of impermeable surface and therefore do not meet the LAMC definition of a "project." As such, replacement trees would not be required.[5]

Further, construction staging would be contained on-site. The Project Applicant will ensure through daily visual inspections that no unauthorized materials are posted on any temporary construction barriers so that they are maintained in a visually attractive manner (i.e., free of trash, graffiti, peeling postings, etc.) throughout the duration of the demolition activities.

[5] LAMC Section 12.40 D defines a project as "[a]ny use of land, construction or addition which includes more than 2,000 gross square feet of impermeable surface. A Project shall include new parking areas and additions to existing parking areas constructed with impermeable paving and new parking buildings. A Project shall not include construction of or addition to one-family dwellings, nor shall a Project include any structure or use of land which is permeable."

As shown in Tables 4.I-1 through 4.I-5, the Project would not conflict with the applicable zoning and/or other regulations governing scenic quality and impacts would be less than significant. No further analysis of this topic in the EIR is required.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No Impact. The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The Project consists solely of the demolition of the Barry Building; the surface parking lot would not be demolished as part of the Project. Three on-site palms would be removed, however the fourth 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. Once demolition activities are complete, the portion of the Site that currently contains the Barry Building would be dirt and the existing surface parking lot would remain. The Site will be fenced, and will include the timely installation of a landscape buffer consistent with the requirements of the San Vicente Scenic Corridor Specific Plan. Thus, the Project would not introduce light and/or daytime glare.

The building has been vacant and fenced, including the windows being boarded up, since December 2017. Thus, the Site currently generates low, if any, levels of artificial light and glare. The surrounding ambient nighttime lighting environment is typical of a developed urban environment. The primary nighttime lighting sources within the Project Site vicinity include interior light spillage from buildings, vehicle headlights along roadways and in parking areas, signage, street lamps, and security parking lighting. The Project Site currently contains lighting along the northside of the existing building that illuminates the parking lot at night.

Demolition activities would be in accordance with the provisions of LAMC Section 41.40 and would occur between 7 AM and 9 PM on weekdays and between 8 AM and 6 PM on Saturdays and national holidays, with no construction permitted on Sundays. Demolition would occur primarily during daylight hours and demolition-related illumination would be used for security and safety reasons only and would be aimed so that no new direct beam of illumination goes beyond the Project Site boundary. Demolition activities would not result in a new source of substantial light which would adversely affect day or nighttime views in the area.

As the Project does not propose any new development, there would be no new sources of light or glare on the Project Site, and no impact would occur. No further analysis of this topic in the EIR is required.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The Project Site is currently developed with a commercial building, does not contain any agricultural uses, and is not delineated on any maps prepared pursuant to the Farmland Mapping and Monitoring Program.[6] Therefore, no impact would occur and further evaluation of this issue in an EIR is not required.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Project Site is designated for Neighborhood Office Commercial in the Brentwood-Pacific Palisades Community Plan and is currently zoned C4-1VL, for commercial uses. No agricultural zoning designations and/or Williamson Act contracts apply to the Site. Therefore, no impact would occur and further evaluation of this issue in an EIR is not required.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The Project Site is currently zoned C4-1VL, for commercial uses, and is not zoned for forest land or timberland. Therefore, no impact would occur and further evaluation of this issue in an EIR is not required.

d. Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Project Site is currently zoned C4-1VL, for commercial uses, and is currently developed with an existing commercial building. The Project Site is not used as forest land, and therefore, the Project would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur and further evaluation of this issue in an EIR is not required.

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact. The Project Site is currently developed with a commercial building. The Project Site does not contain any agricultural or forest land. As such, the Project would not result in the

6 State of California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, website: ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2006/los06.pdf , accessed February 13, 2020.

conversion of Farmland to a non-agricultural use or the conversion of forest land to a non-forest use. No impact would occur and further evaluation of this issue in an EIR is not required.

III. AIR QUALITY

Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

a. Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The Project consists of the demolition of the existing commercial building, the surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project.

The Project Site is located within the 6,600-square-mile South Coast Air Basin (Basin). The South Coast Air Quality Management District (SCAQMD) together with the Southern California Association of Government (SCAG) is responsible for formulating and implementing air pollution control strategies throughout the Basin. The current Air Quality Management Plan (AQMP) was adopted March 3, 2017, and outlines the air pollutions control measures needed to meet federal particular matter ($PM_{2.5}$) and ozone (O_3) standards. The AQMP also proposes policies and measures currently contemplated by responsible agencies to achieve federal standards for healthful air quality in the Basin that are under SCAQMD jurisdiction. In addition, the current AQMP addresses several federal planning requirements and incorporated updated emissions inventories, ambient measurements, meteorological data, and air quality modeling tools from earlier AQMPs.

While the Project does not have an operational component, pollutant emissions resulting from demolition of the building could have the potential to affect implementation of the AQMP. Therefore, the EIR will provide further analysis of potential impacts to implementation of the AQMP.

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Potentially Significant Impact. A significant impact would occur if a project would result in a cumulatively considerable net increase in a federal or state non-attainment pollutant. The Los Angeles County portion of the South Coast Air basin is classified as a non-attainment area for O_3, $PM_{2.5}$. PM_{10}, and Pb. With regard to determining the significance of the Project's contribution to regional emissions, the SCAQMD recommends that a project's potential contribution to cumulative impacts be assessed utilizing the same significance criteria as those for project-specific impacts. Therefore, according to the SCAQMD, an individual project that generates construction or operational emissions that exceed the SCAQMD recommended daily thresholds for project-specific impacts would also cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in non-attainment. The Project would demolish the existing commercial building; the surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project. The Project would result in air emissions from the demolition of the existing building as well as truck trips to remove demolition debris from the Project Site. As such, the EIR will provide further analysis of potential cumulative impacts associated with an increase in criteria pollutants.

c. Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. The SCAQMD has categorized the following land uses as sensitive to air pollution: hospitals, schools, residences, playgrounds, childcare centers, athletic facilities, and retirement homes.[7] Sensitive receptors in the Project vicinity include, but are not limited to, the residential neighborhoods located in the Project vicinity (the surrounding area north of the Project Site contains single-family dwellings along Saltair Avenue and Saltair Terrace and the surrounding area south of San Vicente Boulevard contains numerous multi-family residential dwellings), and Brentwood Presbyterian School located at 12000 San Vicente Boulevard (approximately 200 feet southwest of the Project Site). During the Project's demolition activities, the sensitive uses could be exposed to pollutant emissions. Therefore, the EIR will provide further analysis of potential impacts associated with the exposure of sensitive receptors to substantial pollutant concentrations.

7 South Coast Air Quality Management District, CEQA Air Quality Handbook, Figure 5-1, April 1993.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. The SCAQMD's *CEQA Air Quality Handbook* identifies those land uses that are associated with odor complaints, which typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. 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 as being associated with substantial odors.

Activities and materials associated with demolition would be typical of demolition projects of similar type and size, and Project contractors would comply with applicable SCAQMD rules related to the use of construction materials that do not cause substantial impacts related to odor. 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. Accordingly, impacts with regard to odors would be less than significant and no further analysis of this topic in the EIR is required.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. The Project Site is located in an urbanized area and is currently developed with a commercial building and an associated surface parking lot. Landscaping is limited with four on-site palms and several raised bed planters. Due to the developed nature of the Site, and lack of any natural open spaces, species likely to occur on-site are limited to small terrestrial animals. Therefore the Project would not have a substantial adverse effect, either directly or through habitat modifications on any species identified as a candidate, sensitive, or special status species identified in local plans, policies, regulations, by the California Department of Fish and Wildlife (CDFW), the California Native Plant Society (CNPS), or the U.S. Fish and Wildlife Service (USFWS). Therefore, no impact would occur and no further analysis of this topic in the EIR is required.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. The Project Site and surrounding area are located in an urbanized setting. The Project Site is currently developed with a commercial building and an associated surface parking lot. 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.[8] Therefore, no impact would occur, and no further analysis of this topic in the EIR is required.

c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The Project Site and surrounding area are located in an urbanized setting. The Project Site is currently developed with a commercial building and an associated surface parking lot. No water bodies or federally protected wetlands as defined by Section 404 of the Clean Water Act exist on the Project Site or in the immediate vicinity of the Site.[9] No impact would occur, and no further analysis of this topic in the EIR is required.

---

8 NavigateLA, Water, Lakes, and Streams layer: http://navigatela.lacity.org/navigatela/, accessed February 13, 2020.

9 U.S. Fish & Wildlife Service, National Wetlands Inventory: http://www.fws.gov/wetlands/data/mapper.HTML, accessed February 13, 2020.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact. The Project Site is located in an urbanized area and developed with a commercial building and an adjacent surface parking lot. Several individual parcels adjacent to the Site are undeveloped, however none of the parcels provide linkages to large open space and/or serve as a wildlife corridor. Accordingly, 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. Furthermore, no water bodies that could serve as a habitat for native resident or migratory fish exist on the Project Site or in the vicinity of the Site.

The existing on-site palms (three of which would be removed as part of the Project while the fourth would be retained) could potentially provide nesting sites for migratory birds. The Project would be required to comply with the Migratory Bird Treaty Act (MBTA), which regulates vegetation removal during the nesting season to ensure that significant impacts to migratory birds would not occur. In accordance with the MBTA, tree removal activities would take place outside the nesting season (February 1 through August 31). However, to the extent that vegetation removal activities must occur during the nesting season, a biological monitor would be present during the removal activities to ensure that no active nests would be impacted. If any active nests are detected, the area would be flagged with a buffer (ranging between 50 and 300 feet (500 feet for raptors), as determined by the monitoring biologist), and the area would be avoided until the nesting cycle has been completed or the monitoring biologist has determined that the nest has failed. With compliance with this existing regulatory requirement, impacts to nesting and migratory birds would be less than significant, and no mitigation measures are required. No further analysis of this topic in the EIR is required.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?

No Impact. The City of Los Angeles Protected Tree Ordinance (Chapter IV, Article 6 of the LAMC) regulates the relocation and/or removal of all Oak trees indigenous to California (excluding the Scrub Oak or *Quercus dumosa*) as well as the following tree species: Southern California Black Walnut (*Juglans californica var. californica*); Western Sycamore (*Platanus racemosa*); and California Bay (*Umbellularia californica*).[10] According to the tree report prepared for the Project Site (included as Appendix A to this Initial Study), there are no protected trees located on the Project Site. There are four on-site non-protected palms all which meet the City's minimum size threshold for regulation as non-protected trees (i.e. trees with a trunk diameter at breast height (dbh) greater than eight inches or palms with a height of 15 feet or greater). Of the four palms, three would be removed as part of the Project, and the palm located in the parking lot would

[10] City of Los Angeles, Ordinance 177404, approved March 13, 2006 and effective April 23, 2006.

remain. The two street trees located in the public right of way along San Vicente Boulevard would also remain. Thus, the Project would not conflict with any local policies or ordinances protecting biological resources. No impact would occur, and no further analysis of this topic in the EIR is required.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The Project Site and surrounding area are located in an urbanized setting. The Project Site is currently developed with a commercial building and an associated surface parking lot. The Project Site is not located in or adjacent to an existing or proposed Significant Ecological Area.[11] Additionally, there is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan that applies to the Project Site. The Project would not conflict with any habitat conservation plans. Therefore, no impact would occur, and no further analysis of this topic in the EIR is required.

[11] NavigateLA, Significant Ecological Area layer: http://navigatela.lacity.org/navigatela/, February 13, 2020.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☒	☐	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

a. Cause a substantial adverse change in the significance of a historical resource pursuant to State CEQA Guidelines §15064.5?

Potentially Significant Impact. Section 15064.5 of the CEQA Guidelines defines historical resources as: 1) a resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; 2) a resource listed in a local register of historical resources or identified as significant in a historical resource survey meeting certain state guidelines; or 3) an object, building, structure, site, area, place, record or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record.

On October 2, 2007, the City of Los Angeles Cultural Heritage Commission designated the existing commercial building, the Barry Building, an HCM (HCM No. 887).

The Project involves the demolition of this building. No future development of the Site is proposed and/or considered as part of the Project. As the building was constructed in 1951, the building meets the National Register's 50-year threshold for evaluating a potential historic resource as well as being designated as an HCM. Project impacts with respect to historic resources would be potentially significant and will be analyzed further in the EIR.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines §15064.5?

Less Than Significant Impact. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources which meet the criteria for historical resources, as discussed above, or resources which constitute unique archaeological resources. The Project Site is located in an urbanized area of the City and has been disturbed by past development activities. The Project consists solely of the demolition of the Barry Building; the surface parking lot would not be demolished as part of the Project. The demolition will include removal of existing utilities, which are approximately two to five feet underground.

According to the South Central Coastal Information Center (SCCIC) (correspondence included in Appendix B), there are no known archaeological resources at the Project Site. In addition, the removal of the existing utilities (approximately two to five feet underground) would only disturb soils that have been previously disturbed by past development activities. Therefore, it is unlikely that any archaeological resources would be discovered during the removal of the existing utilities. As such, Project impacts would be less than significant and no further analysis of this topic in the EIR is required.

c. Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact. The Project Site is located in an urbanized area and is developed with an existing commercial building and associated surface parking. No known traditional burial sites or other type of cemetery usage has been identified with the Project Site and immediate vicinity. The likelihood of encountering human remains on the Project Site is therefore minimal. The Project consists solely of the demolition of the existing building. The demolition will include removal of existing utilities, which are approximately two to five feet underground. Although unlikely, there is a possibility that human remains could be encountered during demolition activities, which is a potential significant impact. If human remains are encountered during demolition activities, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code Section 5097.98. In the event that human remains are discovered during demolition activities, the following procedure (CEQA Guidelines, Section 15064.5) shall be observed:

> Stop immediately and contact the County Coroner:
> 1104 N. Mission Road
> Los Angeles, CA 90033
> 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or
> 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)

If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods as provided in Public Resources Code Section 5097.98. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

Compliance with the regulatory standards described above would ensure appropriate treatment of any potential human remains discovered during demolition activities. Therefore, the Project's impacts on human remains would be less than significant, and no further analysis of this topic in is required.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact. With regarding to Threshold a, the following analysis relies upon Appendix F of the CEQA Guidelines, prepared in response to PRC Section 21100(b)(3), which states that an EIR shall include a detailed statement setting forth, "[m]itigation measures proposed to minimize the significant effects of the environment, including, but not limited to, measures to reduce the wasteful, inefficient, and unnecessary consumption of energy.'

With regards to potential impacts to energy, the *L.A. CEQA Thresholds Guide* states that a determination of significance shall be made on a case-by-case basis considering the following factors:

- The extent to which the project would require new (off-site) energy supply facilities and distribution infrastructure; or capacity-enhancing alterations to existing facilities;
- Whether and when the needed infrastructure was anticipated by adopted plans; and
- The degree to which the project design and/or operations incorporate energy-conservation measures, particularly those that go beyond City requirements.

The following provides a discussion of eight criteria contained in the *L.A. CEQA Thresholds Guide* to help determine whether the Project would result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources.

1) The prcject's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the prcject including construction, operation,

maintenance, and/or removal. If appropriate, the energy intensiveness of materials may be discussed.

Construction

The proposed demolition 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 would be temporary and would cease upon the completion of demolition. Overall, demolition activities associated with the Project would require limited electricity generation that would not be expected to have an adverse impact on available electricity supplies. Further, construction and demolition activities typically do not involve the consumption of natural gas, Demolition 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 demolition activities, the Project would require a negligible fraction of the total state's transportation fuel consumption. A study by Caltrans found that the statewide average fuel economy for all vehicle types (automobiles, trucks, and motorcycles) is projected at 20.4 miles per gallon (mpg) and worst-case diesel trucks is 5.71 mpg in 2015.[12] In 2012, California consumed a total of 337,666 barrels of gasoline for transportation, which is equivalent to a total annual consumption of 14.1 billion gallons by the transportation sector.[13]

Energy Conservation

The Project would utilize demolition contractors who demonstrate compliance with applicable California Air Resources Board (CARB) regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. CARB has adopted an Airborne Toxic Control Measure to limit heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel particulate matter and other TACs. This measure prohibits diesel-fueled commercial vehicles greater than 10,000 pounds from idling for more than five minutes at any given time. CARB has also approved the Truck and Bus regulation (CARB Rules Division 3, Chapter 1, Section 2025, subsection (h)) to reduce NO_X, PM_{10}, and $PM_{2.5}$ emissions from existing diesel vehicles operating in California; this regulation will be phased in with full implementation by 2023.[14] In addition to limiting exhaust from idling trucks, CARB recently promulgated emission standards for off-road diesel construction equipment of greater than 25

12 Caltrans, 2007 California Motor Vehicle Stock, Travel and Fuel Forecast, Table 7, http://www.energy.ca.gov/2008publications/CALTRANS-1000-2008-036/CALTRANS-1000-2008-036.PDF.

13 US EPA, State Energy Data System, Table F-3: http://www.eia.gov/state/seds/sep_fuel/html/pdf/fuel_mg.pdf, May 18, 2016.

14 California Air Resources Board, Final Regulation Order, Amendments to the Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants from In-Use On-Road Diesel-Fueled Vehicles, http://www.arb.ca.gov/msprog/onrdiesel/documents/tbfinalreg.pdf.

horsepower. The regulation aims to reduce emissions by requiring the installation of diesel soot filters and encouraging the retirement, replacement, or repower of older, dirtier engines with newer emission-controlled models. Implementation began January 1, 2014, and the compliance schedule requires that best available control technology turnovers or retrofits be fully implemented by 2023 for large and medium equipment fleets and by 2028 for small fleets. Compliance with the above anti-idling and emissions regulations would result in efficient use of construction-related energy and the minimization or elimination of wasteful and unnecessary consumption of energy. Idling restrictions and the use of newer engines and equipment would result in less fuel combustion and energy consumption, as would use of trucks with larger capacities.

Operation

The Project consists solely of the demolition of the Barry Building; the surface parking lot would not be demolished as part of the Project. 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. The electricity for the sprinkler box and valves would be supplied by a pole string on the Project Site.

2) *The effects of the prcject on local and regional energy supplies and on requirements for additional capacity.*

Construction

As discussed above, electricity would be intermittently consumed to provide temporary lighting and other general demolition activities over the course of the approximately seven-week demolition period and would cease upon completion of demolition activities. When not in use, electric equipment would be powered off to avoid unnecessary energy consumption. Construction activities, including demolition activities, typically do not involve the consumption of natural gas. Thus, natural gas would not be supplied to the Site during demolition of the existing building. Demolition 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. However, as stated above, the Project would comply with existing regulations, which would reduce petroleum consumption. Overall, the amount of gas consumed would be minimal, as the Project would result in 4,174 cubic yards of construction and demolition waste and a maximum of 10 construction workers on-site at one time. As energy consumption during Project demolition activities would be relatively negligible and would only occur during the seven weeks of demolition, the Project would not affect regional energy consumption during the demolition period.

Operation

The Project consists solely of the demolition of the Barry Building; the surface parking lot would not be demolished as part of the Project. 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 planted along the fence. The electricity for the sprinkler box and valves would be supplied by a pole string on the Project Site.

3) The effects of the prcject on peak and base period demands for electricity and other forms of energy.

Electricity demand during demolition would have a negligible effect on the overall capacity of LADWP's power grid and base load conditions. Further, the Project would not have any operational demand for energy. With regard to peak load conditions, LADWP's power system experienced an all-time high peak of 6,502 MW on August 31, 2017.[15] LADWP also estimates a peak load based on two years of data known as base case peak demand to account for typical peak conditions. Based on LADWP estimates for 2017, the base case peak demand for the power grid is 5,854 MW.[16] Therefore, the minimal amount of Project electricity consumption during the seven-week demolition period would have a negligible effect on peak load conditions of the power grid.

4) The degree to which the prcject complies with existing energy standards.

Although Title 24 requirements typically apply to energy usage for buildings, demolition equipment would also comply with Title 24 requirements where applicable. The Project would not have any operational demand for energy as no future development of the Site is proposed and/or considered as part of the Project. Therefore, the Project would comply with existing energy standards with regards to electricity and natural gas usage, as applicable to the proposed demolition activities.

With regard to transportation fuels, trucks, and equipment used during the proposed demolition activities, the Project would comply with CARB's anti-idling regulations as well as the In-Use Off-Road Diesel-Fueled Fleets regulation. Although these regulations are intended to reduce criteria pollutant emissions, compliance with the anti-idling and emissions regulations would also result in efficient use of construction-related energy. The Project would not have any operational demand for energy as no future development of the Site is proposed and/or considered as part of

15 LADWP, website: https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-power/a-p-factandfigures?_adf.ctrl-state=kyp5oxyf9_21&_afrLoop=174796394856149, accessed September 24, 2020.

16 LADWP, 2017 Retail Electric Sales and Demand Forecast. p. 6.

the Project. Therefore, the Project would comply with existing energy standards with regards to transportation fuel consumption.

5) Effects of the Prcject on Energy Resources

LADWP's electricity generation is derived from a mix of non-renewable and renewable sources such as coal, natural gas, solar, geothermal, wind, and hydropower. LADWP's 2017 Power Strategic Long Term Resource Plan (SLTRP) identifies adequate resources (natural gas, coal) to support future generation capacity. The Project's minimal demand for electricity during the seven-week demolition period would have a negligible effect on LADWP's electricity supply.

Natural gas supplied to the Southern California is mainly sourced from out of state with a small portion originating in California. Sources of natural gas for the Southern California region are obtained from locations throughout the western United States as well as Canada.[17] According to the U.S. Energy Information Administration (EIA), the United States currently has over 80 years of natural gas reserves based on 2015 consumption.[18] Compliance with energy standards is expected to result in more efficient use of natural gas (lower consumption) in future years. Further, construction and demolition activities typically do not involve the consumption of natural gas, and the Project would not result in any operational demand for natural gas, as no future development of the Site is proposed and/or considered as part of the Project. Therefore, the Project would have no effect on natural gas supply.

Transportation fuels (gasoline and diesel) are produced from crude oil, which is imported from various regions around the world. Based on current proven reserves, crude oil production would be sufficient to meet over 50 years of consumption.[19] The Project would include the removal of approximately 4,174 cubic yards of debris from the Project Site, which is broken down into 130 cubic yards of asbestos debris, and 4,044 cubic yards of non-asbestos material. Assuming trucks with a capacity of 15 cubic yards, and 10 working days for the asbestos abatement, results in an average of approximately one truck trip per day (round trip) during the asbestos abatement period. During the remainder of demolition (26 working days), the removal of 4,044 cubic yards would result in an average of approximately 10 truck trips (round trips) per day, which would result in a negligible demand for gasoline and diesel fuel. Further, vehicles and light trucks used for demolition activities would comply with CAFE fuel economy standards, which would result in more efficient use of transportation fuels (lower consumption). The Project would not result in any operational vehicle trips, as no future development of the Site is proposed and/or considered as

17 California Gas and Electric Utilities, 2017 California Gas Report, 2017.

18 U.S. Energy Information Administration, Frequently Asked Questions, www.eia.gov/tools/faqs/faq.php?id=58&t=8, accessed February 2019.

19 BP Global, Oil reserves, https://www.bp.com/en/global/corporate/energy-economics/statistical-review-of-world-energy/oil/oil-reserves.html, accessed February 2019.

part of the Project. Therefore, the Project would have a negligible effect on the transportation fuel supply.

6) *The prcject's prcjected transportation energy use requirements and its overall use of efficient transportation alternatives.*

As described above, the Project would require a minimal amount of transportation energy (fuel) during the proposed demolition activities. Further, the Project consists solely of the demolition of the Barry Building, and 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.

7) *The degree to which the prcject design and/or operations incorporate energy-conservation measures, particularly those that go beyond City requirements.*

The Project consists solely of the demolition of the Barry Building, and 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.

8) *Whether the Prcject conflicts with adopted energy conservation plans.*

The Project would not conflict with an adopted energy conservation plan. As the Project consists solely of the demolition of the existing commercial building, there would be no operational demand for energy. Energy conservation policies and plans relevant to most individual development projects, including, the California Title 24 energy standards, the 2019 CALGreen building code, and the City of Los Angeles Green Building Code focus on energy consumed during operation of a Project. However, the 2019 CalGreen building code also includes requirements to recycle or salvage at least 65 percent of non-hazardous construction waste, with which the Project would comply. Thus, the Project would not conflict with these plans or regulations. With regard to transportation related energy usage, the goals of the Southern California Association of Governments' 2016 Regional Transportation Plan/Sustainable Communities Strategy (SCAG's 2016 RTP/SCS) incorporate operational VMT targets established by SB 375. As the Project would not have an operational component, the Project would not conflict with the 2016 SCAG RTP/SCS goals.

Conclusion

As demonstrated in the analysis of the eight criteria discussed above, the Project would not result in any wasteful, inefficient, or unnecessary consumption of energy during demolition of the existing building. The Project consists solely of the demolition of the Barry Building; the surface parking lot would not be demolished as part of the Project. 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 planted along the fence. The Project's energy requirements during

demolition would not significantly affect local and regional supplies or capacity. Electricity generation capacity and supplies of natural gas and transportation fuels would also be sufficient to meet the needs of Project. In summary, the Project's energy demands would not significantly affect available energy supplies and would comply with existing energy efficiency standards. Therefore, Project impacts related to energy use would be less than significant, and as such, no further analysis of this topic in the EIR is required.

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact.

Construction

Electricity

As discussed above, demolition activities at the Project Site would require minor quantities of electricity for lighting, power tools, and other support equipment. Any heavy-duty equipment used would be powered with diesel fuel. During Project demolition activities, electricity usage represents a negligible amount of LADWP's supply. As existing power lines are located in the vicinity of the Project Site, temporary power poles may be installed to provide electricity during the proposed demolition. Existing off-site infrastructure would not have to be expanded or newly developed to provide electrical service to the Project during demolition. Therefore, the Project would not result in an increase in demand for electricity that exceeds available supply or distribution infrastructure capabilities that could result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Natural Gas

Demolition and construction activities typically do not involve the consumption of natural gas. Therefore, the Project would not result in an increase in demand for natural gas to affect available supply or distribution infrastructure capabilities and would not result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Petroleum

As discussed above, demolition 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. However, as also stated above, the Project would comply with existing regulations, which would reduce petroleum consumption. Overall, the amount of petroleum-based fuels consumed would be minimal, as the Project would result in 4,174 cubic yards of construction and demolition waste and a maximum of 10 construction

workers on-site at one time. Therefore, the Project would not result in an increase in demand for petroleum that exceeds available supply or distribution infrastructure capabilities that could result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Operation

The Project consists solely of the demolition of the Barry Building; the surface parking lot would not be demolished as part of the Project. 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. The electricity for the sprinkler box and valves would be supplied by a pole string on the Project Site

Conclusion

As demonstrated in the analysis above, the Project would not result in an increase in demand for electricity, natural gas, or petroleum that exceeds available supply or distribution infrastructure capabilities that could result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Therefore, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency and potential impacts would be less than significant. No further analysis of this topic is required.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact. Fault ruptures occur when movement on a fault deep within the earth breaks through to the surface. Based on criteria established by the California Geological Survey (CGS), faults can be classified as active, potentially active, or inactive. Active faults are those having historically produced earthquakes or shown evidence of movement within the past 11,700 years (during the Holocene Epoch). Potentially active faults have demonstrated displacement within the last 1.6 million years (during the Pleistocene Epoch) while not displacing Holocene Strata. Inactive faults do not exhibit displacement younger than 1.6 million years before the present. In addition, there are buried thrust faults, which are faults with no surface exposure. Due to their buried nature, the existence of the buried thrust faults is usually not known until they produce an earthquake.

The CSG establishes regulatory zones around active faults, called Alquist-Priolo Earthquake Fault Zones (previously called Special Study Zones). These zones, which extend from 200 to 500 feet on each side of the known fault, identify areas where a potential surface rupture could prove hazardous for buildings used for human occupancy. Development projects located within an Alquist-Priolo Earthquake Fault Zone are required to prepare a special geotechnical studies to characterize hazards from any potential surface ruptures. In addition, the City of Los Angeles designates Preliminary Fault Rupture Study Areas along the sides of active and potentially active faults to establish areas of potential hazard due to fault rupture.

The closet active fault is the Santa Monica Fault, which is located approximately 0.5 miles from the Site.[20] According to ZIMAS, the Project Site is located within the Santa Monica Fault Zone, which is due to the Project Site's location within one kilometer of an active fault.[21] However, the Project Site is not located within the Alquist-Priolo Earthquake Fault Zone for the Santa Monica Fault, nor is it located within a City-designated Preliminary Fault Rupture Study area according to ZIMAS, and therefore, no site-specific fault investigation would be required. No Holocene-active or pre-Holocene faults with the potential for surface fault rupture are known to pass directly beneath the Site.[22]

20 State of California, California Geological Survey, Beverly Hills Quadrangle, January 11, 2018.
21 City of Los Angeles, ZIMAS Parcel Profile Report, website: http://zimas.lacity.org, accessed February 14, 2020.
22 Geologic Hazard Evaluation, Geocon West, Inc., June 12, 2020, at page 5.

Despite the Project Site's location in a fault zone (within one kilometer of an active fault), the Project Site is not within an Alquist-Priolo fault zone and therefore the Project would not cause substantial adverse effects involving the rupture of a known earthquake fault. The Project consists solely of the demolition of the Barry Building; the surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project. Therefore, based on these considerations, the potential for surface rupture beneath the site is considered low.

The Project would not exacerbate existing fault rupture conditions. Thus, the Project would not exacerbate existing environmental conditions by bringing people and/or structures into areas potentially susceptible to substantial adverse effects, including fault rupture. Therefore, impacts associated with surface rupture from a known earthquake fault would be less than significant. No further analysis of this issue is required.

ii. Strong seismic ground shaking?

Less Than Significant Impact. Southern California is an active seismic region and as stated above, the Project Site is located within the Santa Monica Fault Zone. The closet active fault is the Santa Monica Fault, which is located approximately 0.5 miles from the Site and thus the Project Site could be subjected to moderate to strong ground shaking in the event an earthquake occurs on one of the many active faults located in Southern California.

The building is currently vacant with no occupants and no future development of the Site is proposed and/or considered as part of the Project. The Project does not call for the building to be occupied. The Project consists solely of the demolition of the Barry Building; the surface parking lot would not be demolished as part of the Project. Thus, potentially significant impacts related to seismic ground shaking at the Project Site would not be exacerbated by the Project because the Project would not involve mining operations, deep excavation into the earth, or boring of large areas creating unstable seismic conditions that would exacerbate ground shaking. Further, as discussed above, no active faults with the potential for surface rupture are known to pass directly beneath the Site. Therefore, impacts associated with seismic ground shaking would be less than significant and no further analysis of this issue in the EIR is required.

iii. Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. The Project Site is not identified by ZIMAS as being within a liquefaction zone.[23] Further, according to the Geologic Hazard Evaluation (included as Appendix C-1 to this Initial Study), the potential for liquefaction at the Project Site is considered low.[24] The Project consists solely of the demolition of the Barry Building; the surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or

23 City of Los Angeles, ZIMAS Parcel Profile Report, website: http://zimas.lacity.org, accessed February 14, 2020.
24 Geologic Hazard Evaluation, Geocon West, Inc., June 12, 2020, at page 9.

considered as part of the Project. Therefore, the Project would not expose people and/or structures to substantial adverse effects associated with liquefaction, and the Project would not exacerbate existing conditions related to liquefaction. Therefore, impacts with respect to liquefaction would be less than significant and no further analysis of this issue in the EIR is required.

iv. Landslides?

No Impact. The Project Site is relatively flat and is not identified by ZIMAS as being within a landslide hazard zone.[25] The Project Site is not located within an area identified as having a potential for seismic slope instability. There are no known landslides near the Site, nor is the Site in the path of any known or potential landslides.[26] The Project would not exacerbate existing conditions that would result in the exposure of peoples and/or structures to potential substantial adverse effects, including the risk, of loss, injury, or death involving landslides. The Project consists solely of the demolition of the Barry Building; the surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project. Therefore, the Project would result in no impacts with respect to landslides and no further analysis of this issue in the EIR is required.

b. Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. The Project Site is located in an urbanized portion of the City and is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project. After demolition activities are completed, the portion of the Site that currently contains the Barry Building would be dirt and the existing surface parking lot would remain. Demolition activities have the potential to disturb existing soils and expose soils to rainfall and wind, thereby resulting in soil erosion. The potential for soil erosion would be reduced by implementation of standard erosion controls imposed during site preparation and grading activities. Specifically, all grading activities would require grading permits from the City of Los Angeles Department of Building and Safety (LADBS) as well as comply with all applicable provisions of LAMC Chapter IX Article 1, which addresses grading, excavation and fills. Furthermore, demolition activities would comply with SCAQMD Rule 403 (Fugitive Dust), which would reduce the potential for wind or waterborne erosion. Through compliance with these existing regulations, Project impacts related to soil erosion and/or erosion of topsoil during demolition activities would be less than significant and no further analysis of this topic in the EIR is required.

---

25 City of Los Angeles, ZIMAS Parcel Profile Report, website: http://zimas.lacity.org, accessed February 14, 2020.
26 Geologic Hazard Evaluation, Geocon West, Inc., June 12, 2020, at page 9.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

No Impact. The Project Site is not located near slopes or geographic features that would result in on- or off-site landslide or lateral spreading. As stated above, under Threshold VII(a)iii, the Project Site is not subjection to impacts which could be caused by liquefaction. According to the Geologic Hazard Evaluation (included in Appendix C-1 to this Initial Study), the Project area, including the Project Site, is not within an area of known ground subsidence. No large-scale extraction of groundwater, gas, oil, or geothermal energy is occurring or planned at the Project Site or in the immediate vicinity. Groundwater was not encountered in the on-site borings drilled to a maximum feet depth of almost 31 feet, thus collapse is unlikely on the Project Site.[27]

As discussed in the Geologic Hazard Evaluation, oxidation of peat deposits can result in a corresponding loss of volume, creating a potential for settlement in areas where structures or compacted fill are located. Considering the geologic conditions at the Project Site and the surrounding area, peat is not anticipated to be present at the Site. Therefore, the probability of hazards associated with peat oxidation impacting the Project is considered very low.[28]

Finally, as explained above, the Project only involves the demolition of the existing commercial building, and does not involve plans for development on the Project Site beyond demolition. Therefore, the Project would exacerbate existing conditions with regard to geologic and soil stability. No impact would occur and no further analysis of this issue in the EIR is required.

d. Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. Expansive soils are typically associated with fine-grained clayey soils that have the potential to shrink and expand with repeated cycles of wetting and drying. According to the Geologic Hazard Evaluation prepared for the Project Site, the soils at the Project Site consist of artificial fill, consisting of silty sand that is characterized as slightly moist and medium dense with some construction debris, to a depth of two feet below ground surface.[29] Beneath the artificial fill, the soils are characterized as medium dense to very dense or firm to hard, and would be in the moderate expansion range. Further, the Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project. Thus, the Project would not exacerbate existing environmental conditions related to

27 Geologic Hazard Evaluation, Geocon West, Inc., June 12, 2020, at page 9.
28 Geologic Hazard Evaluation, Geocon West, Inc., June 12, 2020, at page 9.
29 Geologic Hazard Evaluation, Geocon West, Inc., June 12, 2020, at page 1.

expansive soils. Impacts with respect to expansive soils would be less than significant and no further analysis of this issue in the EIR is required.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. As stated above, the Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project. The Project does not propose any septic tanks or alternative wastewater disposal systems. Further, demolition and construction activities typically do not involve the generation of wastewater that would need to be treated by wastewater treatment infrastructure that serves the Project Site, and as such, the Project would not generate wastewater that would have the potential to impact the soils at the Project Site. Therefore, the Project would not result in any impacts with respect to septic tanks or alternative wastewater disposal systems, and no further analysis of this topic in the EIR is required.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. Paleontological resources are the fossilized remains of organisms that have lived in a region in the geologic past and whose remains are found in the accompanying geologic strata. This type of fossil record represents the primary source of information on ancient life forms since the majority of species that have existed on earth from this era are extinct. Public Resources Code Section 5097.5 specifies that any unauthorized removal of paleontological remains is a misdemeanor. Furthermore, California Penal Code Section 622.5 includes penalties for damage or removal of paleontological resources.

The Project Site is located in an urbanized area of the City, has been previously graded and is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. According to the Natural History Museum of Los Angeles County (see correspondence included in Appendix C-2 of this Initial Study), there are no known vertebrate fossil localities that lie directly within the Project Site boundaries, although there are localities nearby from the same sedimentary deposits that occur in the Project area.

According to the correspondence from the Natural History Museum (contained in Appendix C-2), surface grading or very shallow excavations (up to a depth of about five feet) in the Project area would probably not uncover significant vertebrate fossil remains. Excavations that extend below about five feet could encounter significant fossil vertebrate specimens. As the Project Site would only be excavated to remove the existing utilities (approximately two to five feet underground), and would only disturb soils that have been previously disturbed by past development activities,

it is unlikely that paleontological resources would be discovered during demolition. While unlikely, in the event that paleontological resources or sites, or unique geologic features are exposed during demolition, work within 50 feet of the find shall stop until a professional paleontologist, can identify and evaluate the significance of the discovery and develop recommendations for treatment. Demolition activities could continue in other areas of the Project Site. Recommendations could include preparation of a Treatment Plan, which could require recordation, collection, and analysis of the discovery; preparation of a technical report; and curation of the collection and supporting documentation in an appropriate depository. Any paleontological resources or sites, or unique geologic features shall be treated in accordance with State law. Through compliance with these regulatory requirements, potential Project impacts to unknown paleontological resources or sites, or unique geologic features would be less than significant, and no further analysis of this topic in the EIR is required.

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. The Project would result in direct and indirect GHG emissions associated with the demolition of the existing building. As no new development is proposed, the Project would not result in any GHG emissions beyond the approximately seven-week demolition period. Therefore, the EIR will provide an estimate of GHG emissions associated with the demolition of the existing building.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. As stated above, the Project consists solely of the demolition of the existing building, but no future development of the Site is proposed and/or considered as part of the Project. However, the amount of GHG emissions associated with the Project have not been estimated at this time. Therefore, further evaluation of this topic will be included in the EIR to determine if the Project would conflict with applicable plans, policies or regulations adopted for the purpose of reducing GHG emissions, including SCAG's 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy.

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The building has been vacant and fenced since 2017. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking

lot would not be demolished as part of the Project. 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.

The demolition of the existing building could require the use of potentially hazardous materials, including vehicle fuels, oils, and transmission fuels. The types and amounts of hazardous materials that would be used in connection with the demolition activities would be typical of those used during construction of individual development projects. All potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. No hazardous materials would be used once the demolition activities are complete as the Site would remain vacant. Any associated risk would be reduced to a less than significant level through compliance with these standards and regulations. Thus, Project impacts would be less than significant and no further analysis of this topic in the EIR is required.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. The Project involves the demolition of the existing commercial building, which was constructed in 1951. Based on the age of the existing building, it is assumed that it contains asbestos containing materials (ACMs). ACMs, which are carcinogenic and can cause lung disease, are derived from naturally occurring fibrous minerals that have been mined for their useful properties in built structures, such as thermal insulation, chemical and thermal stability, and high tensile strength. When left intact and undisturbed, these materials do not pose a health risk to building occupants. There is, however, a potential for exposure when the material becomes damaged to the extent that asbestos fibers become airborne and are inhaled. The principal federal government agencies that regulate asbestos exposure at the Occupational Safety and Health Administration (OSHA) and the US Environmental Protection Agency (EPA), both of which began regulating asbestos exposure in the early 1970s. Additional regulation and oversight is provided by the SCAQMD.

In accordance with existing City, State, and federal rules and regulations, including the federal EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP) regulation (40 Code of Federal Regulations 61 Subpart M), the federal regulations under the Occupational Safety and Health Act (29 Code of Federal Regulations Section 1926.1101), California Occupational Safety and Health Administration (CAL-OSHA) regulations (California Code of Regulations, title 8, Sections 341.15, 1529), and SCAQMD Rule 1403, all materials which are identified as ACMs, would be removed by a trained and licensed asbestos abatement contractor. Generally, asbestos removal is a low risk operation. When following asbestos-related regulations, the possibility of exposure to airborne asbestos fibers from asbestos removal projects is limited.

As the existing building was constructed in 1951, it is likely that it also contains lead-based paint (LBP). Demolition of the existing building could therefore release LBP present in the structure. In order to ensure minimal exposure to sensitive receptors and workers, LBP found in the building shall be removed and disposed of as recommended by a qualified Department of Health Services lead consultant and in accordance with applicable federal, State, and City regulations, including the federal regulations under the Occupational Safety and Health Act (29 Code of Federal Regulations Section 1926 et seq.), CAL-OSHA regulations (California Code of Regulations, title 8, Sections 1532.1 and 35001 *et seq.*). Mandatory compliance with applicable federal and State standards and procedures would reduce risks associated with LBPs to a less than significant level.

As discussed below under Section XII (Mineral Resources), Threshold (a), the Project Site is not located within an inactive or active oil field and is not within a Methane Zone or Methane Buffer Zone as identified by the City. The removal and disposal of ACMs and LBP from the Project Site in accordance with existing regulations would ensure that the Project would not create a significant hazard to the public or the environment through accident or upset conditions, and impacts would be less than significant. No further analysis of this topic in the EIR is required.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. Brentwood Presbyterian Pre-School is located approximately 200 feet southwest of the Project Site and Brentwood Science Magnet School is located approximately 0.4-miles southwest of the Project Site. As discussed above under Threshold IX(a), the types and amounts of hazardous materials that would be used in connection with the Project's demolition activities would be typical of those used during construction of individual development projects, including vehicle fuels, oils, and transmission fuels. As the Site would remain vacant after the demolition activities are complete, there would be no hazardous materials associated with operation of the Project. Further, the Project would not involve the use or handling of acutely hazardous materials, substance, or waste. All materials used during demolition activities would be used in accordance with the manufacturers' instructions and handled in compliance with federal, State, and local regulations. As such, the use of such materials would not create a significant hazard to nearby schools. Therefore, Project impacts would be less than significant and no further analysis of this topic in the EIR is required.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. California Government Code Section 65962.5 requires various State agencies to compile lists of hazardous waste disposal facilities, unauthorized releases from underground storage tanks (USTs), contaminated drinking water wells, and solid waste facilities where there is

known migration of hazardous waste and submit such information to the Secretary for Environmental Protection on at least an annual basis, commonly referred to as the "Cortese List."

The existing building on the Project Site was built in 1951. Prior to this, the Project Site was vacant. The adjacent parcels were also generally vacant until a school building was constructed in the late 1940s at 11991 San Vicente Boulevard. The remainder of the adjacent parcels to the east and west were developed with low-rise commercial uses in the 1950s. According to EnviroStor, no record of known hazardous cleanup or hazardous waste facilities exists on the Project Site.[30] According to GeoTracker, no record of known contamination, leaking USTs, or monitoring wells exists on the Project Site.[31] Further, the Project Site has not been identified as a solid waste disposal site having hazardous waste levels outside of the Waste Management Unit.[32] In addition, there are no active Cease and Desist Orders or Cleanup and Abatement Orders from the California Water Resources Control Board associated with the Project Site.[33] Finally, the Project Site is not subject to corrective action pursuant to the Health and Safety Code, as it has not been identified as a hazardous waste facility.[34] Thus, the Project Site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Project would not have the potential to exacerbate current environmental conditions that would create a significant hazard to the public or environment. No impact would occur and no further analysis of this topic in the EIR is required.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The Project Site is not located within an airport land use plan or within two miles of a public airport or public use airport. Santa Monica Airport is located approximately three miles southeast of the Project Site. Therefore, no impact would occur and no further analysis of this topic in the EIR is required.

---

30 State of California Department of Toxic Substances Control, EnviroStor, website: https://www.envirostor.dtsc.ca.gov/public/, accessed February 17, 2020.

31 State of California Environmental Protection Agency, State Water Resources Control Board, GeoTracker, website: https://geotracker.waterboards.ca.gov/, accessed February 17, 2020.

32 State of California Environmental Protection Agency, Cortese List Data Resources, Sites Identified with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit, website: https://calepa.ca.gov/wp-content/uploads/sites/6/2016/10/SiteCleanup-CorteseList-CurrentList.pdf, accessed February 17, 2020.

33 State of California Environmental Protection Agency, Cortese List Data Resources, List of "Active" CDO and CAO from Water Board, website: https://calepa.ca.gov/wp-content/uploads/sites/6/2016/10/SiteCleanup-CorteseList-CDOCAOList.xlsx, accessed February 17, 2020.

34 State of California Environmental Protection Agency, Cortese List Data Resources, Cortese List: Section 65962.5(a), website: https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5a/, accessed February 17, 2020.

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. 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. The demolition activities as well as staging areas would be confined to the Project Site. There are no adopted emergency response plans or emergency evacuation plans that are applicable to the Project Site, although according to the Safety Element of the General Plan (Exhibit H), San Vicente Boulevard is a selected disaster route. As the proposed demolition activities and staging areas would be confined to the Project Site, the Project is not expected to interfere with emergency response or emergency evacuation for the surrounding area. Once the demolition activities are complete, the Site will remain vacant and thus, the Project would not generate traffic congestion that would interfere with an emergency response or evacuation plan. As such, no impact would occur and no further analysis of this topic in the EIR is required.

g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project.

The Project Site is located in an urbanized area and is not located in a Very High Fire Hazard Severity Zone,[35] or within a City-designated Fire Buffer Zone.[36] The Project would not create a fire hazard that has the potential to exacerbate the current environmental condition relative to wildfires. Therefore, no impact regarding this topic would occur and no further analysis of this topic in the EIR is required.

[35] City of Los Angeles, ZIMAS Parcel Profile Report, website: http://zimas.lacity.org, February 14, 2020.
[36] City of Los Angeles, Safety Element of the Los Angeles General Plan, November 26, 1996, Exhibit D

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒	☐
iii. Create or contribute runoff water which would exceed the capacity or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv. Impede or redirect flood flows?	☐	☐	☐	☒
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the

Barry Building and a surface parking lot. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. 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.

Demolition activities associated with the Project can potentially degrade water quality through the exposure of surface runoff to exposed soils, dust, and other debris, as well as runoff from demolition equipment. The Project would comply with the requirements set forth by the Los Angeles Regional Water Quality Control Board (LARWQCB) and contained in LAMC Chapter IX, Division 70, which addresses erosion control during grading and excavation, and LAMC Chapter IX, Article 1. Specifically, Section 91.7013 includes regulations pertaining to grading, erosion control, and drainage devices, and Section 91.7014 includes general construction requirements. In addition, the demolition activities would only last for seven weeks and would only disturb a portion of the approximately 0.61-acre Project Site. By complying with the applicable regulations mentioned above, the Project's demolition activities would not result in erosion. Therefore, the Project would not result in contaminated surface water runoff, and the Project's potential water quality impacts during demolition would be less than significant.

After completion of the demolition activities, the portion of the Site that currently contains the Barry Building would be dirt and the existing surface parking lot would remain. The Project Site would be left undisturbed with no human activity that would entrain dust. The Site would be fenced, and will include the timely installation of a landscape buffer planted along the fence, consistent with the requirements of the San Vicente Scenic Corridor Specific Plan. Therefore, the Project Site would be more pervious after the completion of demolition than compared to existing conditions, and therefore, the amount of runoff would be reduced as compared to existing conditions. Further, while the surface parking would remain on the Project Site, it would not be used for parking and therefore would not result in contaminated runoff from vehicles parked on the Project Site. As such, the Project would not substantially degrade surface water quality.

Groundwater was not encountered in the on-site borings drilled to a maximum feet depth of almost 31 feet, thus with the Project's maximum proposed grading of up to five feet, demolition activities would not substantially degrade the groundwater quality.[37] Based on the limited timeframe for demolition (seven weeks), the small size of the Project Site, and the additional pervious area on the Site after demolition, the Project would not be expected to substantially degrade surface or ground water quality. Impacts would be less than significant, and no further analysis of this topic in the EIR is required.

[37] Geologic Hazard Evaluation, Geocon West, Inc., June 12, 2020, at pages 2-4.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. As stated above, groundwater was not encountered in the on-site borings drilled to a maximum feet depth of almost 31 feet. The Project would require removal of the existing underground utilities, which are located at a maximum depth of five feet. Therefore, the Project would not require dewatering during demolition activities.

The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. Currently, the entire Site is impervious with the exception of planters in the courtyard of the Barry Building. Therefore, the existing groundwater recharge occurring on-site is negligible. With implementation of the Project, the portion of the Site that contains the Barry Building would be permeable after the demolition of the existing building. After demolition, the Project Site would still not serve as a groundwater recharge area as the soil would only be able to absorb so much water until it becomes saturated. The Project would not substantially deplete groundwater supplies or interfere with groundwater recharge such that the Project would impede sustainable groundwater management of the basin. Therefore, Project impacts to groundwater would be less than significant and no further analysis of this topic in the EIR is required.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site;

Less Than Significant Impact. The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. No natural watercourses exist on or in the vicinity of the Project Site, and runoff currently flows unfiltered toward the existing storm drains along San Vicente Boulevard. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project. Demolition activities would comply with LAMC Chapter IX, Division 70, which addresses erosion control during grading and excavation. Thus, demolition activities associated with the Project would not result in substantial erosion and/or siltation on- or off-site.

As described above, the Project consists solely of the demolition of the existing building and no future development of the Site is proposed and/or considered as part of the Project. After the completion of demolition, the portion of the Site that currently contains the Barry Building would be dirt and the existing surface parking lot would remain. The Site would be fenced, and will include the timely installation of a landscape buffer planted along the fence, consistent with the

requirements of the San Vicente Scenic Corridor Specific Plan. Therefore, the Project would decrease stormwater runoff volume, as the area that contains the existing building would be entirely pervious. Therefore, the Project would not substantially alter the drainage pattern of the area surrounding the Project Site such that it would result in substantial erosion or siltation on- or off-site. Therefore, Project impacts would be less than significant and no further analysis of this topic in the EIR is required.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

Less Than Significant Impact. The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. Currently, the entire Site is impervious with the exception of planters in the courtyard of the Barry Building, and runoff from the Project Site currently flows unfiltered toward the existing storm drains in San Vicente Boulevard. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project. After the completion of demolition, the portion of the Site that currently contains the Barry Building would be dirt and the existing surface parking lot would remain. Therefore, the Project would decrease stormwater runoff volume, as the area that contains the existing building would be entirely pervious. After demolition, the exposed soils would be able to absorb water until they are saturated, at which point runoff would occur similar to the existing conditions. As a portion of the Project Site would be permeable after the completion of the demolition, the Project would reduce the amount of surface runoff. Further, all future run-off would flow towards and be captured by the existing storm drains along San Vicente Boulevard. Therefore, no flooding would occur on- or off-site. Impacts related to surface runoff, including through the alteration of the course of a stream or river or the increase of impervious surface area would therefore be less than significant, and no further analysis of this topic in the EIR is required.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Less Than Significant Impact. As discussed above under Threshold X(a) and X(c)i, the Project would not contribute to runoff water which would provide substantial additional sources of pollution runoff. Further, as discussed under Threshold X(c)ii, the Project would not substantially increase the rate or amount of surface runoff which would result in on- or off-site flooding, which would occur if the runoff water exceeded the capacity of the existing stormwater drainage system.

iv. Impede or redirect flood flows?

No Impact. The Project Site is not located within 100-year flood hazard area as mapped by the Federal Emergency Management Agency (FEMA, Flood Insurance Rate Map number

06037C1590F) or by the City of Los Angeles.[38] Thus the Project would not impede or redirect flood flows. No further analysis of this topic is required in the EIR.

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. According to the City of Los Angeles Bureau of Engineering, the Project Site is located outside of a floodplain,[39] which is defined as any land area susceptible to being inundated by flood waters from any source (including floods, dam/reservoir inundation, coastal storm surge, tsunami, etc.).[40] As the Project Site is not located within a floodplain, there would be no risk of release of pollutants due to Project inundation and no impact would occur. Further, according to Exhibit G of the Safety Element, the Project Site is located outside of an area potentially impacted by a tsunami and outside of a potential inundation area. Therefore, there is no potential for the release of pollutants due to project inundation.[41] For these reasons, no impact would occur and no further analysis of this topic in the EIR is required.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. As discussed in response to Threshold X(a), the Project's impacts with respect to water quality would be less than significant. With respect to groundwater, as discussed above in Threshold X(b), the Project would not result in impacts related to groundwater recharge or interfere with substantial groundwater management of the basin. Therefore, the Project would not conflict with or obstruction implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant and no further analysis of this topic in the EIR is required.

38 City of Los Angeles, ZIMAS Parcel Profile Report, website: http://zimas.lacity.org, February 14, 2020.
39 City of Los Angeles, ZIMAS Parcel Profile Report, website: http://zimas.lacity.org, February 14, 2020.
40 City of Los Angeles, Bureau of Engineering, website: https://eng.lacity.org/faqs, accessed February 19, 2020.
41 Safety Element of the City of Los Angeles General Plan, Exhibit G, 1996.

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

a. Physically divide an established community?

No Impact. The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project. The Site is located in an urbanized area with low- to mid-rise buildings that are occupied primarily by commercial and residential land uses. 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 and no further analysis of this topic in the EIR is required.

b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. As part of the Project, three on-site palm trees would be removed, however the fourth palm tree in the surface parking lot 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. While the Project would not be anticipated to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, the EIR will provide further analysis of the Project's consistency with the applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The Project Site is not located within a City-designated oil field or oil drilling area,[42] or a City-designation Mineral Resource Zone 2 Area (MRZ-2),[43] and is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. Demolition of the existing building would have no impact with respect to loss of availability of a known regionally-important mineral resource, and no further analysis of this topic in the EIR is required.

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. Government Code Section 65302(d) states that a conservation element of the general plan shall address "minerals and other natural resources." According to the Conservation Element of the City of Los Angeles General Plan, sites that contain potentially significant sand and gravel deposits which are to be conserved follow the Los Angeles River flood plain, coastal plain, and other water bodies and courses and lie along the flood plain from the San Fernando Valley through downtown Los Angeles. The Project Site is not located within a City-designated Mineral Resource Zone[44] where significant mineral deposits are known to be present, and the area surrounding the Project Site has been developed with structures and is inaccessible for mining extraction.

42 State of California, Department of Conservation, Division of Oil, Gas & Geothermal Resources Well Finder: http://maps.conservation.ca.gov/doggr/index.html#close, accessed February 13, 2020.

43 City of Los Angeles, Safety Element of the General Plan, Oil Fields and Oil Drilling Areas in the City of Los Angeles, Exhibit E.

44 City of Los Angeles, Safety Element of the General Plan, Oil Fields and Oil Drilling Areas in the City of Los Angeles, Exhibit E.

Demolition of the existing commercial building would therefore not result in impacts associated with the loss or availability of a known mineral resource that would be of value to the region and the residents of the state. Therefore, no impact would occur and no further analysis of this topic in the EIR is required.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. The Project Site is located in an urbanized area that contains various sources of noise. The most predominate source of noise in the vicinity of the Project Site is associated with traffic from roadways. Existing on-site noise sources primarily include vehicles associated with the existing surface parking lot. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project. During demolition activities, the use of heavy equipment (which could include tractors, loaders, rubber tired dozers, concrete saws, and graders) would generate noise on a short-term basis.

Sensitive receptors in the Project vicinity include, but are not limited to, the residential uses located north of the Project Site on Saltair Avenue and Saltair Terrace, and Brentwood Presbyterian School located at 12000 San Vicente Boulevard (approximately 200 feet southwest of the Project Site). The concurrent use of construction equipment and machinery has the potential to increase noise levels above the applicable standards of the City's Noise Ordinance. Therefore, the Project's noise impacts during demolition of the existing building would be potentially significant and will be analyzed further in the EIR.

As the Project would not introduce any new operational noises to the Site, there would be no operational noise impacts and no further analysis of operational noise in the EIR is required.

b. Generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. The Project would require the use of heavy construction equipment for demolition and hauling that has the potential to cause groundborne vibration and noise.

Sensitive receptors in the Project vicinity include, but are not limited to, the residential uses located north of the Project Site on Saltair Avenue and Saltair Terrace, and Brentwood Presbyterian School located at 12000 San Vicente Boulevard (approximately 200 feet southwest of the Project Site). As such, the Project would have the potential to generate and expose people to excessive groundborne vibration and noise levels during short-term construction activities. The Project's groundborne vibration and noise impacts during demolition and hauling would be potentially significant and will be analyzed further in the EIR.

The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project and no future development of the Site is proposed and/or considered as part of the Project. Thus, the Project would not introduce any new operational groundborne vibration or noise impacts and no further analysis of this topic in the EIR is required.

c. For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The Project Site is not located within an airport land use plan or within two miles of a public airport or public use airport. Santa Monica Airport is located approximately three miles southeast of the Project Site. Further, there are no private airstrips in the vicinity of the Project Site. Therefore, no impact would occur and no further analysis of this topic in the EIR is required.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project. The demolition activities will occur over a seven week period and will require approximately 10 construction workers during any given week. The patterns of construction workers in Southern California are such that it is not likely that the workers for the Project will relocate their households as a consequence of being employed to conduct the Project's demolition work. The construction industry differs from most other industry sectors in several ways: (1) there is no regular place of work; (2) many construction workers are highly specialized and move from job site to job site as dictated by the demand for their skills; and (3) the work requirements for most construction project are highly specialized. 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. No impact would occur and no further analysis of this issue in the EIR is required.

b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project. The existing building

is a commercial use that has been vacant and fenced since 2017. Thus, the Project would not displace any housing or residents, as there is no housing on the Project Site. Therefore, no impact would occur and no further analysis of this issue in the EIR is required.

XV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?	☐	☐	☒	☐
b. Police protection?	☐	☐	☒	☐
c. Schools?	☐	☐	☐	☒
d. Parks?	☐	☐	☐	☒
e. Other public facilities?	☐	☐	☐	☒

a. Fire protection?

Less Than Significant Impact. The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The Site has been vacant and fenced since 2017. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. 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, which is broken down into 130 cubic yards of asbestos debris, and 4,044 cubic yards of non-asbestos material. Assuming trucks with a capacity of 15 cubic yards, and 10 working days for the asbestos abatement, results in an average of approximately one truck trip per day (round trip) during the asbestos abatement period. During the remainder of demolition (26 working days), the removal of 4,044 cubic yards would result in an average of approximately 10 truck trips (round trips) per day. In addition, a small number of trips would result from the approximately 10 workers who would be on-site at any given time during demolition. The proposed demolition activities, including parking for workers as well as staging, would be confined to the Project Site. Finally, the Project would comply with the allowable construction hours contained in the LAMC, which are 7:00 AM – 9:00 PM Monday through Friday, and 8:00 AM – 6:00 PM on Saturday. No demolition activities would take place on Sundays. Therefore, the Project would result in a minimal amount of traffic (including from workers and trucks hauling debris) over the course of the seven-week demolition period. Further, Section 21806 of the California Vehicle Code allows drivers of emergency vehicles to have a variety of options for

avoiding traffic, such as using sirens to clear a path of travel and driving in the lanes of opposing traffic. As such, the limited amount of traffic during demolition would have a negligible effect with respect to fire response vehicles.

Demolition activities associated with the Project may temporarily increase demand for fire protection and emergency medical services and cause the occasional exposure of combustible materials, such as wood, plastics, sawdust, coverings and coatings, to heat sources from machinery and equipment sparking, exposed electrical lines, welding activities, and chemical reactions in combustible materials and coatings. Demolition activities would be required to comply with all applicable federal, State, and City regulations related to fire safety, including federal regulations under the Occupational Safety and Health Acts (29 Code of Federal Regulations, Part 1926 Subpart F), the California Building Code (California Code of Regulations, Title 24), and the City's Fire Code (LAMC Chapter V, Article 7). To comply with Cal-OSHA and Fire and Building Code requirements, construction managers and personnel would be trained in fire prevention and emergency response, and fire suppression equipment specific to construction would be maintained on-site.[45] Additionally, demolition activities would comply with all applicable codes and ordinances related to the maintenance of mechanical equipment, handling and storage of flammable materials, and cleanup of spills of flammable materials. City and State regulations and code requirements would, in part, require personnel to be trained in fire prevention and emergency response, maintenance of fire suppression equipment, and implementation of proper procedures for storage and handling of flammable materials. Thus, compliance with regulatory requirements would effectively reduce the potential for Project demolition activities to expose people to the risk of fire or explosion related hazardous materials and non-hazardous combustion materials.

The Project would be primarily served by Fire Station No. 19, which is located at 12229 Sunset Boulevard, approximately 0.7-mile northwest of the Project Site. In addition, Fire Station Nos. 37 and 59 are also in the vicinity of the Project Site (approximately 1.4 miles and 2.3 miles from the Project Site, respectively) and would be available for fire protection services. Based on the proximity of the Project Site to Fire Station No. 19, the Project would meet the response distance requirements of the LAFD. Further, pursuant to LAMC Section 91.106.4.8, LADBS, the Los Angeles Department of Transportation (LADOT), and the Bureau of Street Services have developed "Good Neighbor Construction Practices" to minimize the potential negative impact of construction projects on the surrounding community. The Project will comply with these practices. The practices related to potential transportation impacts include: (i) parking construction vehicles whenever possible on-site to prevent congestion on streets; (ii) providing flag persons to assist with pedestrian and vehicular traffic if temporarily blocking portions of streets for delivery of

45 California Code of Regulations, Subchapter 4 Construction Safety Orders, Article 36 Fire Protection and Prevention, *https://www.dir.ca.gov/title8/1920.html accessed July 2*, 2020.

construction materials; and (iii) ensuring any required street closures do not take place during peak traffic hours.

Lastly, in *City of Haywayrd v. Board of Trustees of California State University* (2015) 242 Cal. App. 4th 883, the Court found that Section 35 of Article XIII of the California Constitution requires local agencies to provide public safety services, including fire protection and emergency medical services, and that it is reasonable to conclude that the city will comply with the provision to ensure that public safety services are provided.[46] The *Hayward* ruling also concluded that, "assuming the city continues to perform its obligations, there is no basis to conclude that the project will cause a substantial adverse effect on human beings," and the "need for additional fire protection services is not an environmental impact that CEQA requires a project proponent to mitigate." [47] Thus in conformance with the California Constitution Article XIII, Section 35(a)(2) and the *City of Haywayrd v. the Board of Trustees of California State University* ruling, the City has and will continue to meet its legal constitutional obligations to provide adequate public safety services, including fire protection and emergency medical services.

Based on the above, Project demolition activities would not require the addition of a new fire station or the expansion, consolidation, or relocation of an existing facility, the construction of which would cause significant environmental effects, in order to maintain acceptable fire protection services. Therefore, impacts associated with construction of the Project on fire protection services would be less than significant and no further analysis of this topic in the EIR is required.

As stated above, the Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. The existing building has been vacant and fenced since 2017. No future development of the Site is proposed and/or considered as part of the Project. Thus, operational impact to fire protection facilities would be less than significant and no further analysis of this topic in the EIR is required.

b. Police protection?

Less Than Significant Impact. The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The Site has been vacant and fenced since 2017. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. 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, which is broken down into 130 cubic yards of asbestos debris, and 4,044

[46] City of Hayward v. Board of Trustees of California State University (2015) 242 Cal. App. 4th 833, 887.
[47] City of Hayward v. Board of Trustees of California State University (2015) 242 Cal. App. 4th 833, 843.

cubic yards of non-asbestos material. Assuming trucks with a capacity of 15 cubic yards, and 10 working days for the asbestos abatement, results in an average of approximately one truck trip per day (round trip) during the asbestos abatement period. During the remainder of demolition (26 working days), the removal of 4,044 cubic yards would result in an average of approximately 10 truck trips (round trips) per day. In addition, a small number of trips would result from the approximately 10 workers who would be on-site at any given time during demolition. The proposed demolition activities, including parking for workers as well as staging, would be confined to the Project Site. Finally, the Project would comply with the allowable construction hours contained in the LAMC, which are 7:00 AM – 9:00 PM Monday through Friday, and 8:00 AM – 6:00 PM on Saturday. No demolition activities would take place on Sundays. Therefore, the Project would result in a minimal amount of traffic (including from workers and trucks hauling debris) over the course of the seven-week demolition period. Further, Section 21806 of the California Vehicle Code allows drivers of emergency vehicles to have a variety of options for avoiding traffic, such as using sirens to clear a path of travel and driving in the lanes of opposing traffic. As such, the limited amount of traffic during demolition would have a negligible effect with respect to police response vehicles.

The Project Site is served by the West Los Angeles Community Police Station located at 1663 Butler Avenue, which is approximately 1.6 miles southeast of the Project Site. Construction sites can be sources of attractive nuisances, providing hazards, and inviting theft and vandalism. When not properly secured, construction sites can contribute to a temporary increased demand for police protection services. Prior to demolition, pursuant to LADBS procedures, LADBS must approve plans for protection fences and canopies. The security fences will minimize the need for Los Angeles Police Department (LAPD) services and prevent trespassing and theft during demolition activities. Thus, potential impacts associated with theft and vandalism during demolition activities would be less than significant. Overall, during demolition, Project impacts would be less than significant and no further analysis of this topic in the EIR is required.

Lastly, in *City of Hayward v. Board of Trustees of California State University* (2015) 242 Cal. App. 4th 883, the Court found that Section 35 of Article XIII of the California Constitution requires local agencies to provide public safety services, including fire protection and emergency medical services, and that it is reasonable to conclude that the city will comply with the provision to ensure that public safety services are provided.[48] The *Hayward* ruling also concluded that, "assuming the city continues to perform its obligations, there is no basis to conclude that the project will cause a substantial adverse effect on human beings," and the "need for additional fire protection services is not an environmental impact that CEQA requires a project proponent to mitigate." [49] Thus in conformance with the California Constitution Article XIII, Section 35(a)(2) and the *City of Hayward v. the Board of Trustees of California State University* ruling, the City has and will continue to meet

[48] City of Hayward v. Board of Trustees of California State University (2015) 242 Cal. App. 4th 833, 887.
[49] City of Hayward v. Board of Trustees of California State University (2015) 242 Cal. App. 4th 833, 843.

its legal constitutional obligations to provide adequate public safety services, including police protection services.

Based on the above, Project demolition activities would not require the addition of a new police station or the expansion, consolidation, or relocation of an existing facility, the construction of which would cause significant environmental effects, in order to maintain acceptable police protection services. Therefore, impacts associated with construction of the Project on police protection services would be less than significant and no further analysis of this topic in the EIR is required.

As stated above, the Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. The existing building has been vacant and fenced since 2017. No future development of the Site is proposed and/or considered as part of the Project. After the existing building has been demolished, LADBS procedures also require an 8-foot chain link fence to border the Project Site to prevent unauthorized entry to the vacant lot. Thus, operational impact to police protection facilities as a result of the Project would be less than significant and no further analysis of this topic in the EIR is required.

c. Schools?

No Impact. The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project. The Project will be temporary in nature, lasting for approximately seven weeks, and will employ approximately 10 construction workers during any given week on the Project Site.

The patterns of construction workers in Southern California are such that it is not likely that the workers for the Project will relocate their households as a consequence of the Project's demolition activities. The construction industry differs from most other industry sectors in several ways: (1) there is no regular place of work; (2) many construction workers are highly specialized and move from job site to job site as dictated by the demand for their skills; and (3) the work requirements for most construction project are highly specialized. The Project-related construction would not represent a permanent or substantial new employment generator that would cause growth that would impact school facilities. Therefore, the Project would not include any employment or population growth that would require the addition of a new school or the expansion, consolidation, or relocation of an existing facility, the construction of which would cause significant environmental effects, in order to maintain acceptable school facilities. No impact would occur and no further analysis of this issue in the EIR is required.

As stated above, the Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. The existing building has been

vacant and fenced since 2017. No future development of the Site is proposed and/or considered as part of the Project. Thus, there would be no operational impact to educational facilities as a result of the Project. Therefore, operational Project impacts would be less than significant and no further analysis of this topic in the EIR is required.

d. Parks?

No Impact. The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project. The Project will be temporary in nature, lasting for approximately seven weeks, and will employ approximately 10 construction workers during any given week on the Project Site.

The patterns of construction workers in Southern California are such that it is not likely that the workers for the Project will relocate their households as a consequence of the Project's demolition activities. The construction industry differs from most other industry sectors in several ways: (1) there is no regular place of work; (2) many construction workers are highly specialized and move from job site to job site as dictated by the demand for their skills; and (3) the work requirements for most construction project are highly specialized. Construction workers are more likely to use recreational facilities near their places of residence. The Project-related construction would not represent a permanent or substantial new employment generator that would result in population growth that would require the addition of a new park or recreation facility or the expansion, consolidation, or relocation of an existing facility, the construction of which would cause significant environmental effects, in order to maintain acceptable recreation facilities. Therefore, the Project would not include any population growth that would generate a demand for recreational and park facilities. No impact would occur and no further analysis of this issue in the EIR is required.

As stated above, the Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. The existing building has been vacant and fenced since 2017. No future development of the Site is proposed and/or considered as part of the Project. Thus, there would be no operational impact to recreational facilities as a result of the Project. Therefore, operational Project impacts would be less than significant and no further analysis of this topic in the EIR is required.

e. Other public facilities?

No Impact. The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project. The Project will be

temporary in nature, lasting for approximately seven weeks, and will employ approximately 10 construction workers during any given week on the Project Site.

The patterns of construction workers in Southern California are such that it is not likely that the workers for the Project will relocate their households as a consequence of the Project's demolition work. The construction industry differs from most other industry sectors in several ways: (1) there is no regular place of work; (2) many construction workers are highly specialized and move from job site to job site as dictated by the demand for their skills; and (3) the work requirements for most construction project are highly specialized. Construction workers are more likely to use libraries near their places of residence. The Project-related construction would not represent a permanent or substantial new employment generator that would require the addition of a new library or the expansion, consolidation, or relocation of an existing facility, the construction of which would cause significant environmental effects, in order to maintain acceptable library facilities. Therefore, the Project would not include any population growth that would generate a demand for library facilities. No impact would occur and no further analysis of this issue in the EIR is required.

As stated above, the Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. The existing building has been vacant and fenced since 2017. No future development of the Site is proposed and/or considered as part of the Project. Thus, there would be no operational impact to library facilities as a result of the Project. Therefore, operational Project impacts would be less than significant and no further analysis of this topic in the EIR is required.

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

a. Would the project Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

No Impact. The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project. The Project will be temporary in nature, lasting for approximately seven weeks, and will employ approximately 10 construction workers during any given week on the Project Site. As analyzed above under Threshold XV(d), Construction workers are more likely to use recreational facilities near their places of residence and the Project demolition activities would not represent a permanent or substantial new employment generator that would result in permanent population growth that would impact recreational and park facilities. Thus, the Project demolition activities would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. No impact would occur and no further analysis of this issue in the EIR is required.

As stated above, the Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. The existing building has been vacant and fenced since 2017. No future development of the Site is proposed and/or considered as part of the Project. Thus, there would be no operational impact to recreational facilities as a

result of the Project. Therefore, operational Project impacts would be less than significant and no further analysis of this topic in the EIR is required.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project, and the Project would therefore not introduce any uses to the Project Site that would require access to park facilities. After demolition activities are completed, the portion of the Site that currently contains the Barry Building would be dirt and the existing surface parking lot would remain.

As the site will be vacant (once demolition activities are complete), the Project does not include any recreation facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. No impact would occur and no further analysis of this issue in the EIR is required.

XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, or ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities	☐	☐	☐	☒
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☐	☒
c. Substantially increase hazards due to a geometric design feature (e.g., sharp cures or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d. Result in inadequate emergency access?	☒	☐	☐	☐

a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

No Impact. Section 2.1.2 of LADOT's Transportation Assessment Guidelines (TAG, July 2020) provides screening criteria for this threshold. For any project requiring a discretionary approval, an affirmative answer to any of the following screening questions triggers a need to assess whether the project would conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

> **Does the project require a discretionary action that requires the decision maker to find that the decision substantially conforms to the purpose, intent, and provisions of the General Plan?**

The Project consists solely of the demolition of the Barry Building and no future development of the Site is proposed and/or considered as part of the Project. The only discretionary action required for the Project is related to the demolition of the existing building, which would not require the decision maker to find that the decision substantially conforms to the purpose, intent, and provisions of the General Plan.

> **Is the project known to directly conflict with a transportation plan, policy, or program adopted to support multi modal transportation options or public safety?**

The Project consists solely of the demolition of the Barry Building; the surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project. Therefore, the Project would not generate any traffic and would not conflict with any transportation plan, policy, or program adopted to support multi modal transportation options or public safety.

Is the project required to or proposing to make any voluntary modifications to the public right-of-way (i.e., dedications and/or improvements in the right-of-way, reconfigurations of curb lines, etc.)?

The Project consists solely of the demolition of the Barry Building; the surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project. Therefore, the Project is not required to make any modifications to the public right-of-way, nor is the Project proposing any modifications to the public right-of-way.

Therefore, in compliance with LADOT's Transportation Assessment Guidelines (TAG) (July 2020), while the Project would require a discretionary approval, the Project would not require further analysis to assess whether the Project would conflict with plans, programs, ordinances, or policies. No impact would occur and no further analysis of this issue in the EIR is required.

b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

No Impact. In accordance with CEQA Guidelines Section 15064.3(b), LADOT's TAG establish the guidelines and methodology for assessing transportation impacts for development projects based on the updated CEQA guidelines from the State of California that require transportation impacts to be evaluated based on VMT rather than level of service (LOS) or any other measure of a project's effect on automobile delay.

The VMT analysis is intended to promote the reduction of GHG emissions, the development of multimodal transportation networks, and a diversity of land uses. This encourages development that shortens the distance between housing, jobs, and services, increases the availability of affordable housing options proximate to public transit, offers attractive non-vehicular transportation alternatives, provides strong transportation demand management programs, and promotes walking and bicycling trips.

As discussed in Section 2.2.2, Screening Criteria, of the TAG, if a development project requires a discretionary approval and the answer is no to either of the questions below, further analysis is not warranted and a "no impact" determination can be made for XVII Threshold b.

Would the land use project generate a net increase of 250 or more daily vehicle trips?

The Project consists solely of the demolition of the Barry Building, but the surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project. Therefore, the Project would not result in any daily vehicle trips.

Would the project generate a net increase in daily VMT?

The Project consists solely of the demolition of the Barry Building, but the surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project. Therefore, the Project would not result in a net increase in daily VMT. Therefore, no impact would occur and no further analysis is required.

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The building has been vacant and fenced since 2017. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project.

The Project does not include any geometric design features or incompatible uses and the demolition plans would be reviewed by LADBS and LAFD during the City's plan review process to ensure all applicable safety requirements are met. The roadways adjacent to the Project Site are part of the existing roadway network and contain no sharp curves or dangerous intersections. In addition, development of the Project would not result in roadway improvements such that safety hazards would be introduced adjacent to the Project Site. No new driveways are proposed, and once demolition activities are complete, the portion of the Site that currently contains the Barry Building would be dirt and the existing surface parking lot would remain. The Site would be fenced, and will include the timely installation of a landscape buffer planted along the fence, consistent with the requirements of the San Vicente Scenic Corridor Specific Plan. Therefore, no impact with respect to hazardous design features would occur and no further analysis of this topic in the EIR is required.

d. Result in inadequate emergency access?

Potentially Significant Impact. A significant impact may occur if a project does not provide emergency access meeting the requirements of the LAFD or in any other way threatens the ability of emergency vehicles to access and serve the Project Site or adjacent uses. According to the Safety Element of the General Plan (Exhibit H), San Vicente Boulevard is a selected disaster route. The Project consists solely of the demolition of the existing building, but no future development of the Site is proposed and/or considered as part of the Project. In addition, all

demolition and staging would be confined to the Project Site, and the Project would not require any road closures nor would the Project alter any public rights-of-way. As discussed above, LADBS, LADOT, and the Bureau of Street Services have developed "Good Neighbor Construction Practices" to minimize the potential negative impact of construction projects on the surrounding community. The Project will comply with these practices. The practices related to potential transportation impacts include: (i) parking construction vehicles whenever possible on-site to prevent congestion on streets; (ii) providing flag persons to assist with pedestrian and vehicular traffic if temporarily blocking portions of streets for delivery of construction materials; and (iii) ensuring any required street closures do not take place during peak traffic hours. Further, Section 21806 of the California Vehicle Code allows drivers of emergency vehicles to have a variety of options for avoiding traffic, such as using sirens to clear a path of travel and driving in the lanes of opposing traffic. As such, the limited amount of traffic during demolition would have a negligible effect with respect to emergency response vehicles. Nevertheless, the EIR will provide further discussion of the Project's potential to impact emergency access during demolition, including a discussion of the inclusion of a Construction Traffic Management Plan. As no future development of the Site is proposed and/or considered as part of the Project, it would not result in any operational impacts with respect to emergency access, and no further analysis of operational impacts in the EIR is required.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☒	☐	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k), or ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Potentially Significant Impact. As discussed above, the Project includes the demolition of the Barry Building, which is Los Angeles Historic-Cultural Monument No. 887. In its determination of historical significance, the Barry Building was determined to exhibit character-defining features of "mid-century" California modern architecture. However, while the Barry Building is listed on a local register of historical resources, it would not be considered a tribal cultural resource as defined in

Public Resources Code Section 21074. Therefore, no impact would occur and no further analysis of this topic in the EIR is required.

Approved by Governor Brown on September 25, 2014, Assembly Bill 52 (AB 52) establishes a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources (TCRs), as defined in Public Resources Code Section 21074, as part of CEQA. Effective July 1, 2015, AB 52 applies to projects that file a Notice of Preparation of an MND or EIR on or after July 1, 2015. PRC Section 21084.2 now establishes that a project with an effect that may cause a substantial adverse change in the significance of a TCR is a project that may have a significant effect on the environment. To help determine whether a project may have such an effect, PRC Section 21080.3.1 requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. That consultation must take place prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project. As a result of AB 52, the following must take place: 1) prescribed notification and response timelines; 2) consultation on alternatives, resource identification, significance determinations, impact evaluation, and mitigation measures; and 3) documentation of all consultation efforts to support CEQA findings for the administrative record.

The Project solely consists of the demolition of the existing commercial building, but the surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project. The demolition will include removal of existing utilities, which are approximately two to five feet underground. A Sacred Lands File (SLF) search was conducted with the NAHC (included in Appendix D of this Initial Study) with negative results. As the Project Site would only be excavated to remove the existing utilities (approximately two to five feet underground), and would only disturb soils that have been previously disturbed by past development activities, it is unlikely that tribal cultural resources would be discovered during demolition

The Project will comply with all required notification and consultation under AB 52. Under AB 52, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the tribe has submitted a written request to be notified. The tribe must respond to the lead agency within 30 days of receipt of the notification if it wishes to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation. Notification letters pursuant to AB 52 were mailed on July 27, 2020, and therefore, the EIR will provide additional discussion about the Project's potential impacts with respect to tribal cultural resources. At the time of publishing of the Initial Study, one tribe has responded requesting consultation and the City has scheduled a consultation call with that tribe.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

No Impact. The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project.

During demolition, limited water (for dust control activities) and electricity resources would be required. 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.

Upon completion of the demolition activities, the portion of the Site that currently contains the Barry Building would be dirt and the existing surface parking lot would remain. The Site would be fenced, and will include the timely installation of a landscape buffer planted along the fence, consistent with the requirements of the San Vicente Scenic Corridor Specific Plan. The Project Site would therefore not require electricity, natural gas, or telecommunications capabilities, nor would the Project generate wastewater or increase storm water drainage. The Project would require a limited amount of water to water the landscape buffer, and the water would be supplied via available connections in San Vicente Boulevard. Therefore, the Project would not require or result in the relocation or construction of new or expanded facilities, the construction of which could cause significant environmental effects. No impact would occur and no further analysis of this topic in the EIR is required.

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

No Impact. The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project. The City's water supply comes from local groundwater sources, the Los Angeles-Owens River Aqueduct, State Water Project, and from the Metropolitan Water District of Southern California. These sources, along with recycled water, supply the City's current and future water needs.

The Project would require a limited amount of water for dust control during demolition activities. Based on a ratio of 3,020 gallons of water/acre/day,[50] the Project would require approximately 1,842 gallons of water (0.0056 acre feet) per day during demolition.[51] The Los Angeles Department of Water and Power (LADWP), through its Urban Water Management Plan (Exhibit 11B), anticipates its projected water supplies will meet demand through the year 2035 for a single dry year, multiple dry years, and an average (normal) weather year. In 2020, LADWP estimates that the available water supply in 2020 (for an average weather year) would be approximately 611,800 acre feet. The Project would not require any water beyond the demolition period, with the exception of a limited amount of water to water the landscape buffer planted along the fence. Therefore, LADWP would be able to supply water for the Project's demolition activities based on its existing supply. Based on the limited amount of water required during the demolition activities,

50 Air & Waste Management Association, Air Pollution Engineering Manual, 1992 Edition.

51 This is a conservative estimate, as dust control activities would not be required for the entirety of the Project Site (as the existing parking lot would remain) and may not occur on every day of Project activities.

no impact with respect to water supply would occur, and no further analysis of this topic in the EIR is required.

c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact. The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project and the Site has been vacant since 2017. Any wastewater generated during demolition activities would be accommodated by portable restrooms and not by the existing wastewater infrastructure that serves the Project Site. Therefore, the Project would not result in the generation of any wastewater, and therefore would not affect the capacity of facilities that serve the Project Site. As such, no impact would occur and no further analysis of this topic in the EIR is required.

d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. The 0.61-acre Project Site is currently improved with an existing two-story, approximately 13,956 square foot commercial building commonly referred to as the Barry Building and a surface parking lot. The Project consists solely of the demolition of the Barry Building; the adjacent surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed and/or considered as part of the Project.

California Assembly Bill (AB) 939, also known as the Integrated Waste Management Act, requires each county to prepare a countywide siting element that describes how the county and the cities within the county plan to manage the disposal of their solid waste for a 15-year planning period. The County of Los Angeles does this through their Integrated Waste Management Plan (IWMP). Landfills within the County are categorized as either Class III or unclassified landfills. Non-hazardous municipal waste is disposed of in Class III landfills, while inert waste such as construction waste are disposed of in unclassified landfills.[52] The Azusa Land Reclamation facility is an unclassified landfill, which accepts asbestos containing materials and lead based paint and currently serves the County. The facility currently has 57.72 million tons of remaining capacity and an average daily disposal rate of 1,148 tons per day (tpd).[53] A Class III landfill currently serving the County is the Chiquita Canyon Landfill. According to the Countywide IWMP 2018

52 Inert waste is waste which is neither chemically or biologically reactive and will not decompose. Examples of this are sand and concrete.

53 County of Los Angeles Countywide Integrated Waste Management Plan, 2018 Annual Report, December 2019, page 33.

Annual Report, the Chiquita Canyon Landfill has a remaining life of approximately 29 years based on the current Conditional Use Permit. It has approximately 59.75 million tons of remaining capacity, a maximum permitted daily intake of 12,000 tpd, and accepts approximately 2,307 tpd. Therefore, the Chiquita Canyon Landfill has a remaining daily capacity intake of approximately 9,693 tpd.[54]

AB 939 also requires each city and county in the State to divert 50 percent of its solid waste from landfill disposal through source reduction, recycling, and composting. As such, much of this material would be recycled and salvaged to the maximum extent feasible. Materials not recycled would be disposed of at local landfills. Compliance with AB 939 would require a minimum of 50 percent of demolition and construction debris to be recycled, and compliance with SB 1374 requires that the Project implement a construction waste management plan to recycle and/or salvage a minimum of 75 percent of non-hazardous demolition and construction debris. The Project would also be required to comply with the Citywide Construction and Demolition Debris Recycling Ordinance (Ordinance No. 181,519), the RENEW LA Plan, and the City of Los Angeles Solid Waste Integrated Resources Plan.

The Project involves the demolition of the existing commercial building, which is expected to generate a total of approximately 4,174 cy of debris (or 5,843,500 pounds or 2,922 tons), 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 disposed of at a landfill over the course of the demolition activities.[55] Because of the recycling of most of the solid waste generated by the construction of the Project, short-term construction impacts to landfills and solid waste services would be less than significant.

Overall, 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. No further analysis of this topic in the EIR is required.

e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. Solid waste management in the State is primarily guided by the California Integrated Waste Management Act of 1989 (AB 939), which emphasizes resource conservation through reduction, recycling, and reuse of solid waste. AB 939 establishes an integrated waste

54 County of Los Angeles Countywide Integrated Waste Management Plan, 2018 Annual Report, December 2019, page 60.

55 The conversion of cubic yards to pounds is based on rates provided by CalRecycle (https://www.calrecycle.ca.gov/swfacilities/cdi/tools/calculations) and assumes an average of 400 pounds per cubic yard.

management hierarchy consisting of (in order of priority): 1) source reduction; 2) recycling and composting; and 3) environmentally safe transformation and land disposal. Additionally, the City is currently implementing its "Zero-Waste-to-Landfill" goal to achieve zero waste to landfills by 2025 to enhance the Solid Waste Integrated Resources Planning Process. The Project would comply with the applicable regulations associated with solid waste, including AB 939 and SB 1374. Since the Project would comply with federal, State, and local statutes and regulations related to solid waste. No impact would occur and no further analysis of this topic in the EIR is required.

XX. WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. The Project Site is not located in or near a state responsibility area, within a City-designated Very High Fire Hazard Severity Zone,[56] or within a City-designated buffer zone.[57] Therefore, no impact regarding this topic would occur and no further analysis of this topic in the EIR is required.

56 City of Los Angeles, ZIMAS Parcel Profile Report, website: http://zimas.lacity.org, February 14, 2020.
57 City of Los Angeles, Safety Element of the Los Angeles General Plan, November 26, 1996, Exhibit D.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. The Project Site is not located in or near a state responsibility area, within a City-designated Very High Fire Hazard Severity Zone,[58] or within a City-designated buffer zone.[59] Therefore, no impact regarding this topic would occur and no further analysis of this topic in the EIR is required.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. The Project Site is not located in or near a state responsibility area, within a City-designated Very High Fire Hazard Severity Zone,[60] or within a City-designated buffer zone.[61] Therefore, no impact regarding this topic would occur and no further analysis of this topic in the EIR is required.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. The Project Site is not located in or near a state responsibility area, within a City-designated Very High Fire Hazard Severity Zone,[62] or within a City-designated buffer zone.[63] Therefore, no impact regarding this topic would occur and no further analysis of this topic in the EIR is required.

58 City of Los Angeles, ZIMAS Parcel Profile Report, website: http://zimas.lacity.org, February 14, 2020.
59 City of Los Angeles, Safety Element of the Los Angeles General Plan, November 26, 1996, Exhibit D
60 City of Los Angeles, ZIMAS Parcel Profile Report, website: http://zimas.lacity.org, February 14, 2020.
61 City of Los Angeles, Safety Element of the Los Angeles General Plan, November 26, 1996, Exhibit D
62 City of Los Angeles, ZIMAS Parcel Profile Report, website: http://zimas.lacity.org, February 14, 2020.
63 City of Los Angeles, Safety Element of the Los Angeles General Plan, November 26, 1996, Exhibit D

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☒	☐	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact. Based on the analysis contained in this Initial Study, the Project has the potential to result in significant impacts with regard to the issues addressed herein. The Project would not have the potential to result in any significant impacts with respect to biological resources. The existing on-site building that would be demolished as part of the Project is a City of Los Angeles Historic-Cultural Monument. Therefore, the EIR will further analyze whether the Project would have a significant impact on the existing historic resource and whether the Project would eliminate important examples of the major periods of California history.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Potentially Significant Impact. The potential for cumulative impacts occurs when the independent impacts of the Project are combined with the impacts of related projects in proximity to the Project Site such that impacts occur that are greater than the impacts of the Project alone. Located within the vicinity of the Project Site are other past, current, and/or reasonably foreseeable projects whose development, in conjunction with that of the Project, may contribute to potential cumulative impacts. Impacts of the Project on both an individual and cumulative basis will be addressed in an EIR. Therefore, the potential for cumulative impacts related to air quality, cultural resources, greenhouse gas emissions, land use and planning, noise, transportation, and tribal cultural resources resulting from the Project in conjunction with the applicable related projects will be analyzed and documented in the EIR. The potential for significant cumulative impacts from the other environmental issues that are not to be evaluated and documented in the EIR can be assessed at this time. These cumulative impacts are concluded to be less than significant for those issues for which it has been determined that the Project's incremental contribution would be less than significant. Therefore, only those aspects of the Project to be analyzed and documented in an EIR are concluded to have the potential for significant 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, 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.

Therefore, cumulative impacts with respect to these areas would be less than significant, and no mitigation measures are required. No further analysis of these topics in the EIR is required. However, as indicated above, the EIR will address cumulative impacts associated with the remaining CEQA topic areas.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. As discussed above, the Project could result in environmental effects that could have substantial adverse effects on human beings, either directly or indirectly. As a result, these potential effects will be analyzed further in the EIR.

Appendix A:

Tree Report

Carlberg ASSOCIATES

Horticulturists and
Registered Consulting
ARBORISTS

CITY OF LOS ANGELES TREE REPORT
11973 SAN VICENTE BOULEVARD
LOS ANGELES, CALIFORNIA 90049

SUBMITTED TO:

ANDREA S. WARREN, SENIOR ASSOCIATE
ALSTON & BIRD LLP
333 SOUTH HOPE STREET, 16TH FLOOR
LOS ANGELES, CALIFORNIA 90071

PREPARED BY:

CY CARLBERG
ASCA REGISTERED CONSULTING ARBORIST #405
ISA CERTIFIED ARBORIST #WE 0575A
ISA QUALIFIED TREE RISK ASSESSOR
CAUFC CERTIFIED URBAN FORESTER #013

JAMES SANCHEZ
ISA CERTIFIED ARBORIST #WE 9883A
ISA QUALIFIED TREE RISK ASSESSOR
CERTIFIED ENVIRONMENTAL HORTICULTURIST

Santa Monica Office
828 Fifth Street, Suite 3
Santa Monica, California 90403
Office: 310.451.4804

Sierra Madre Office
80 West Sierra Madre Boulevard, #241
Sierra Madre, California 91024
Office: 626.428.5072

www.cycarlberg.com

FEBRUARY 29, 2020
REV. NOVEMBER 2, 2020

CITY OF LOS ANGELES TREE REPORT

TABLE OF CONTENTS

COVER LETTER 12

TABLE 1 – TREE INVENTORY 2

EXHIBIT A – AERIAL IMAGE OF SUBJECT PROPERTY 3

EXHIBIT B – REDUCED COPY OF TREE LOCATION MAP 4

EXHIBIT C – CAPTIONED TREE PHOTOGRAPHS 5

EXHIBIT D – MISCELLANEOUS NON-PROTECTED AND NON-SIGNIFICANT TREES 6

RESUMES 7

Carlberg ASSOCIATES
Horticulturists and
Registered Consulting
ARBORISTS

February 29, 2020 (rev. November 2, 2020)

Andrea S. Warren
Alston & Bird LLP
333 South Hope Street, 16th Floor
Los Angeles, California 90071

Re: The Barry Building - 11973 San Vicente Boulevard, Los Angeles, California 90049

Dear Ms. Warren,

This letter addresses our office's site visit of February 21, 2020 to the property known as The Barry Building, located at 11973 San Vicente Boulevard in Los Angeles, California. We were retained to visit the property and determine if any trees considered protected by the City of Los Angeles Tree Preservation Ordinance No. 177.44 were present. ***None of the private property species are considered protected by the ordinance.*** We inventoried four non-protected palm trees that are of "significant" size as defined by the City of Los Angeles Planning Department. The two City of Los Angeles rights-of-way trees in front of the building on San Vicente Boulevard were also inventoried but are not be affected by the project. The table on the following page sets forth the data for the four private property trees and two City rights-of-way trees. There are a number of trees and palms on the property that do not meet the size threshold for "significant." For clarification, the graphic on page 6 illustrates this plant material.

Please feel welcome to contact me at our Santa Monica office if you have any immediate questions or concerns.

Respectfully submitted,





Cy Carlberg, Registered Consulting Arborist
Principal, Carlberg Associates

Santa Monica Office
cy@cycarlberg.com

Santa Monica Office
828 Fifth Street, Suite 3
Santa Monica, California 90403
Office: 310.451.4804

Sierra Madre Office
80 West Sierra Madre Boulevard, #241
Sierra Madre, California 91024
Office: 626.428.5072

www.cycarlberg.com

TABLE 1 – TREE INVENTORY

Tree #	Common Name	Botanical Name	*Dbh(s) at 4.5 feet (inches)	Height (feet)	Canopy Spread (feet) NS/EW	Health Grade	Structure Grade	Protected Tree Y/N	Comments
1	Mexican fan palm	*Washingtonia robusta*	**BT-40'	45	10 x 10	B	B	No	slight crook in trunk halfway up
2	Chinese windmill palm	*Trachycarpus fortunei*	BT-20'	25	6 x 6	B	B	No	water stress, drying fronds, in planter
3	king palm	*Archontophoenix cunninghamiana*	BT-30'	35	6 x 6	B-	A	No	water stress, drying fronds, in planter
4	queen palm	*Syagrus romanzoffiana*	BT-35'	42	20 x 20	B	A	No	water stress, drying fronds, in planter
ST-5	London plane	*Platanus* x *acerifolia*	9	20	16 x 16	B	B	**Yes**	City of Los Angeles right-of-way tree
ST-6	London plane	*Platanus* x *acerifolia*	8	20	14 x 16	B	B	**Yes**	City of Los Angeles right-of-way tree

* dbh – diameter at breast height. A forestry term describing a tree trunk's diameter measured at 4.5 feet above grade. Often used as a representation of tree size.

** BT – brown trunk. Because palms do not typically increase in trunk size with age, they are measured by their 'brown trunk' height – the distance between grade and the newest emerging palm spear.

EXHIBIT A - AERIAL IMAGE OF SUBJECT PROPERTY



Aerial image of subject property
11973 San Vicente Boulevard, Los Angeles
Image Source: Zimas

N

EXHIBIT B - REDUCED COPY OT TREE LOCATION MAP

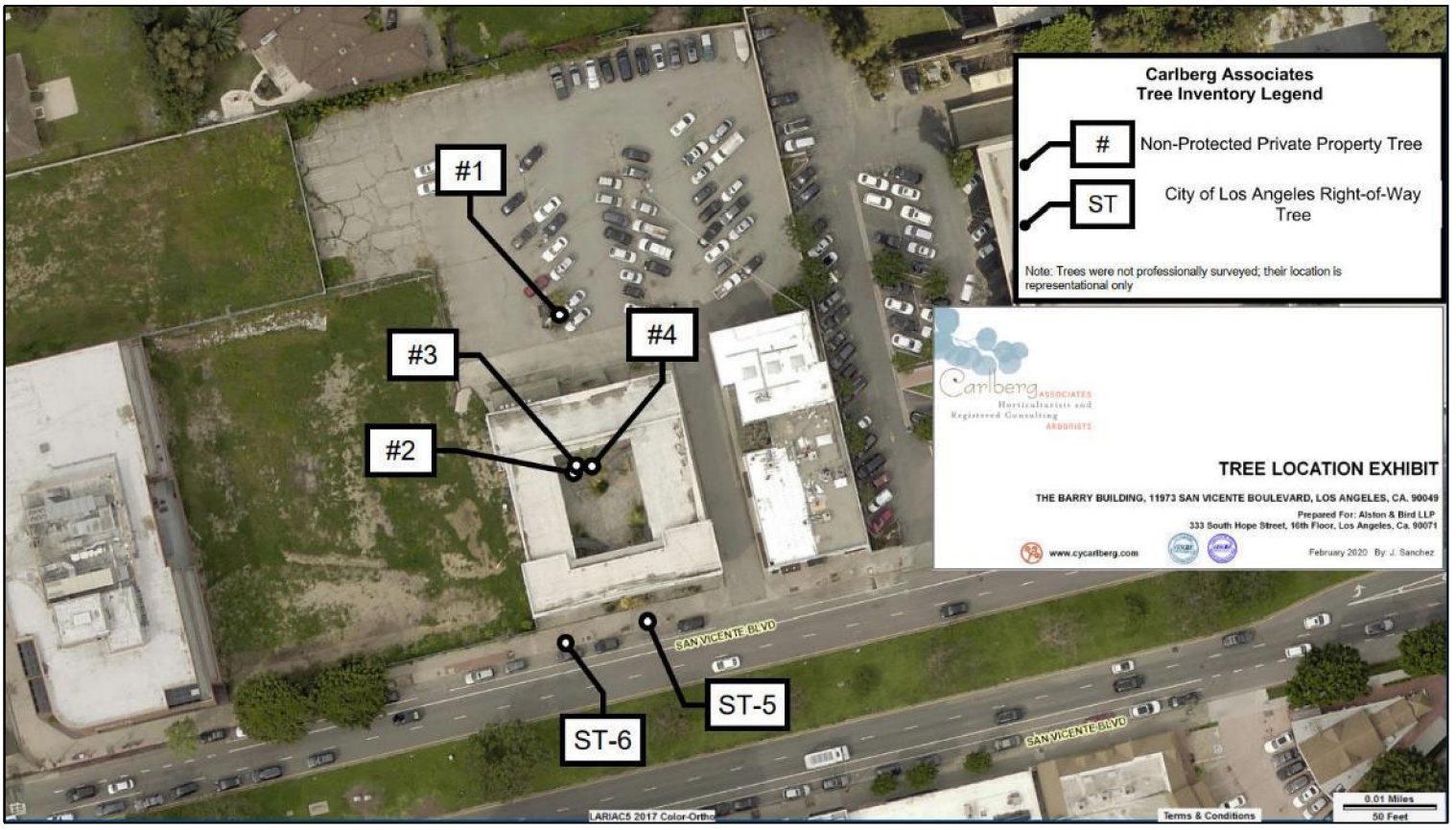


EXHIBIT C – CAPTIONED TREE PHOTOGRAPHS



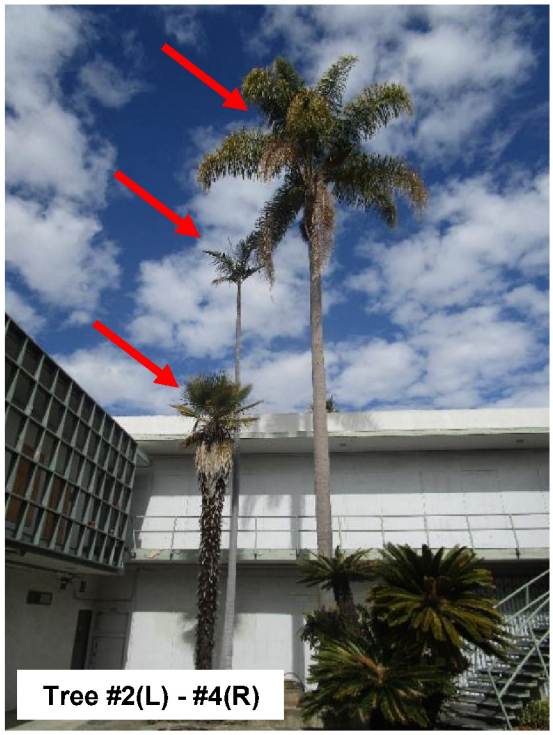






EXHIBIT D – GRAPHIC SHOWING TREES/PALMS NOT MEETING THE THRESHOLD OF 'SIGNIFICANT' STATUS



Showing the undersized trees and palms in front of the property (facing San Vicente Boulevard).

CY CARLBERG

CARLBERG ASSOCIATES
2402 California Avenue, Santa Monica, California 90403
(310) 453-TREE
cy@cycarlberg.com

Education — B.S., Landscape Architecture, California State Polytechnic University, Pomona, 1985
Graduate, Arboricultural Consulting Academy, American Society of Consulting Arborists, Chicago, Illinois, February 2002
Graduate, Municipal Forestry Institute, Lied, Nebraska, 2012

Experience — Consulting Arborist, Carlberg Associates, 1998-present
Manager of Grounds Services, California Institute of Technology, Pasadena, 1992-1998
Director of Grounds, Scripps College, Claremont, 1988-1992

Certificates — Certified Arborist (#WE-0575A), International Society of Arboriculture, 1990
Registered Consulting Arborist (#405), American Society of Consulting Arborists, 2002
Certified Urban Forester (#013), California Urban Forests Council, 2004
Certified Tree Risk Assessor (#1028), International Society of Arboriculture, 2011

AREAS OF EXPERTISE

Ms. Carlberg is experienced in the following areas of tree management and preservation:

- Tree health and risk assessment
- Master Planning
- Tree inventories and reports to satisfy jurisdictional requirements
- Expert Testimony
- Post-fire assessment, valuation, and mitigation for trees and native plant communities
- Value assessments for native and non-native trees
- Pest and disease identification
- Guidelines for oak preservation
- Selection of appropriate tree species
- Planting, pruning, and maintenance specifications
- Tree and landscape resource mapping – GPS, GIS, and AutoCAD
- Planning Commission, City Council, and community meetings representation

PREVIOUS CONSULTING EXPERIENCE

Ms. Carlberg has overseen residential and commercial construction projects to prevent damage to protected and specimen trees. She has thirty-five years of experience in arboriculture and horticulture and has performed tree health evaluation, value and risk assessment, and expert testimony for private clients, government agencies, cities, school districts, and colleges. Representative clients include:

The Huntington Library and Botanical Gardens
The Los Angeles Zoo and Botanical Gardens
The Rose Bowl and Brookside Golf Course, Pasadena
Walt Disney Concert Hall and Gardens
The Art Center College of Design, Pasadena
Pepperdine University
Loyola Marymount University
The Claremont Colleges (Pomona, Scripps, CMC, Harvey Mudd, Claremont Graduate University, Pitzer, Claremont University Center)
Quinn, Emanuel, Urquhart and Sullivan (attorneys at law)

The City of Claremont
The City of Beverly Hills
The City of Pasadena
The City of Los Angeles
The City of Santa Monica
Santa Monica/Malibu Unified School District
San Diego Gas & Electric
Los Angeles Department of Water and Power
Rancho Santa Ana Botanic Garden, Claremont
Latham & Watkins, LLP (attorneys at law)

AFFILIATIONS

Ms. Carlberg serves with the following national, state, and community professional organizations:

- California Urban Forests Council, Board Member, 1995-2006
- Street Tree Seminar, Past President, 2000-present
- American Society of Consulting Arborists Academy, Faculty Member, 2003-2005, 2014
- American Society of Consulting Arborists, Board of Directors, 2013-Present
- Member, Los Angeles Oak Woodland Habitat Conservation Strategic Alliance, 2010-present

JAMES SANCHEZ
CARLBERG ASSOCIATES
828 Fifth Street, Suite 3, Santa Monica, California 90403
james@cycarlberg.com • m: 310.924.2246 • www.cycarlberg.com

Education
Graduate, Environmental Horticulture Program, El Camino College, Torrance, California, 2002
Graduate, Hawthorne High School, Hawthorne, California, 1995

Experience
Staff Arborist, Carlberg Associates, 2015-present
Staff Arborist, Approved Tree Care, 2014-2015
Community Forester, Tree Musketeers, 2010-2014
Interior Plant Technician, Reliable Plant Service, 2008-2009
Exterior Plant Technician, Inner Gardens, 2006-2007
Exterior Plant Lead, Rolling Greens Nursery, 2005-2006
Nursery Foremen, Big Seven Nursery, 2001-2003

Certificates
Qualified Tree Risk Assessor, International Society of Arboriculture, 2017
Certified Arborist (#WE-9883A), International Society of Arboriculture, 2012
Environmental Horticulture Certificate, El Camino College, 2002

AREAS OF EXPERTISE

Mr. Sanchez is experienced in the following areas of tree management and preservation:

- Tree health assessment
- Tree inventories and reports to satisfy jurisdictional requirements
- Pest and disease identification
- Selection of appropriate tree species
- Planting, pruning, and maintenance specifications
- Working with community and city leaders in large tree planting programs

PREVIOUS CONSULTING EXPERIENCE

Mr. Sanchez has performed tree inventories, health evaluations, and impact analyses for private developers, architects, engineers, and homeowners. He has over 14 years of experience in arboriculture and is trained in environmental horticulture. Representative clients include:

City of Pasadena
City of South Gate
Metropolitan Transit Authority
E & S Ring, Inc.
Hollywood Forever Cemetery
Archdiocese of Los Angeles
City of Signal Hill
Kovac Architects
City of Torrance
Ojai Valley Community Hospital
The Kibo Group
Monte Vista Grove Homes
Google Venice
John Anson Ford Theater
The Village Green, Baldwin Hills
Camp Munz/Mendenhall
Hotel Figueroa
California State University, Long Beach
Pacific Charter School
Mill Creek Development
Los Angeles Unified School District
City of LA – Department of Water & Power
Claremont Golf Course
The New Home Company
William Carey University
City of Inglewood
Universal Hilton
Gensler Architects
Marmol Radziner, Architects
Rose Bowl Stadium
Aurora/Signature Health Services
Colfax Charter Elementary School
Highpointe Communities
Snapchat
Los Angeles Football Club
Monte Cedro Senior Living
Southern California Edison
Howard Hughes Center
Katella High School, Anaheim
Square One Homes
EPT Landscape Architecture
Tim Barber, Ltd., Architects

AFFILIATIONS

Mr. Sanchez serves with the following national professional organizations:

- Member in good standing, International Society of Arboriculture, Western Chapter

Appendix B:

Archaeology Response Letter

South Central Coastal Information Center
California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395
California Historical Resources Information System
Los Angeles, Orange, Ventura and San Bernardino Counties
sccic@fullerton.edu

5/11/2020 SCCIC File #: 21261.7419

Sherrie Cruz
CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406

Re: Records Search Results for the 11973 San Vicente Boulevard Project

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Beverly Hills, CA USGS 7.5' quadrangle. The following summary reflects the results of the records search for the project area and a ½-mile radius. The search includes a review of all recorded archaeological and built-environment resources as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), the California State Built Environment Resources Directory (BERD), and the City of Los Angeles Historic-Cultural Monuments (LAHCM) listings were reviewed for the above referenced project site and a ¼-mile radius. Due to the sensitive nature of cultural resources, archaeological site locations are not released.

RECORDS SEARCH RESULTS SUMMARY

Archaeological Resources* (*see Recommendations section)	Within project area: 0 Within project radius: 0
Built-Environment Resources	Within project area: 0 Within project radius: 9
Reports and Studies	Within project area: 2 Within project radius: 4
OHP Built Environment Resources Directory (BERD) 2019	Within project area: 0 Within ¼-mile radius: 1
California Points of Historical Interest (SPHI) 2019	Within project area: 0 Within ¼-mile radius: 0
California Historical Landmarks (SHL) 2019	Within project area: 0 Within ¼-mile radius: 0
California Register of Historical Resources (CAL REG) 2019	Within project area: 0 Within ¼-mile radius: 0
National Register of Historic Places (NRHP) 2019	Within project area: 0 Within ¼-mile radius: 0

City of Los Angeles Historic-Cultural Monuments (LAHCM)	Within project area: 1 #887 (see recommendations section) Within ¼-mile radius: 1

HISTORIC MAP REVIEW – Santa Monica, CA (1902, 1921) 15' USGS Historic maps indicated that in 1902 there was little in the area. There was one improved road and the area was known historically as San Vicente and Santa Monica. There were three intermittent streams, one of which ran through the project area. In 1921, there was marked development in the area with many roads and buildings. What appears to be tracks ran along what is present day San Vicente Blvd. There were oil wells to the southwest and the place name of Westgate Gardens. All other features remained the same.

RECOMMENDATIONS

*When we report that no archaeological resources are recorded in your project area or within a specified radius around the project area; that does not necessarily mean that nothing is there. It may simply mean that the area has not been studied and/or that no information regarding the archaeological sensitivity of the property has been filed at this office. The reported records search result does not preclude the possibility that surface or buried artifacts might be found during a survey of the property or ground-disturbing activities.

Completed in 1951, the Barry Building was designed by local architect Milton Caughey for owner David Barry. It quickly became an important part of the postwar commercial development of San Vicente Boulevard. The two-story, flat-roofed building is built around a central open courtyard, with very simple outward-facing façades. It has elements of the International Style and features simple lines, a horizontal orientation, and expanses of courtyard-facing windows. Curving, cantilevered stairways connect the second story to the courtyard below. The building's best-known occupant was Dutton's Bookstore, a fixture for over twenty years. The bookstore was so legendary that many people still refer to the building as Dutton's. The unusual courtyard layout exemplifies modern ideals of integrating indoor and outdoor spaces, in a rare commercial application. The property is listed on the City of Los Angeles Historic-Cultural Monuments register (LAHCM #887). The property has not been evaluated for state or federal registers, but could potentially be eligible. Further research, recordation, and evaluation for these registers by a qualified consultant is recommended prior to the approval of project plans.

The archaeological sensitivity of the project location is unknown because there are no previous archaeological studies for the subject property. Additionally, the natural ground-surface appears to be obscured by urban development; consequently, surface artifacts would not be visible during a survey. While there are currently no recorded archaeological sites within the project area, buried resources could potentially be unearthed during project activities. An archaeological monitor is recommended for any ground disturbing activities.

Finally, it is also recommended that the Native American Heritage Commission be consulted to identify if any additional traditional cultural properties or other sacred sites are known to be in the area. The NAHC may also refer you to local tribes with particular knowledge of potential sensitivity. The NAHC and local tribes may offer additional recommendations to what is provided here and may also request an archaeological monitor.

For your convenience, you may find a professional consultant**at www.chrisinfo.org. Any resulting reports by the qualified consultant should be submitted to the South Central Coastal Information Center as soon as possible.

**The SCCIC does not endorse any particular consultant and makes no claims about the qualifications of any person listed. Each consultant on this list self-reports that they meet current professional standards.

If you have any questions regarding the results presented herein, please contact the office at 657.278.5395 Monday through Thursday 9:00 am to 3:30 pm. Should you require any additional information for the above referenced project, reference the SCCIC number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System,

Stacy St. James

Digitally signed by Stacy St. James
Date: 2020.06.17 09:30:04 -07'00'

Michelle Galaz
Assistant Coordinator

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Appendix C-1:

Geologic Hazard Evaluation

GEOLOGIC-SEISMIC HAZARD EVALUATION

11973 & 11975 WEST SAN VICENTE BOULEVARD BRENTWOOD DISTRICT LOS ANGELES, CALIFORNIA TRACT: WESTGATE ACRES LOTS: 51 (ARB 1), 52 AND 56 (ARB 3)

GEOCON
WEST, INC.
GEOTECHNICAL
ENVIRONMENTAL
MATERIALS

PREPARED FOR

ALSTON & BIRD, LLP
LOS ANGELES, CALIFORNIA

PROJECT NO. W1188-06-01

JUNE 12, 2020

GEOCON
WEST, INC.
GEOTECHNICAL ■ ENVIRONMENTAL ■ MATERIALS

Project No. W1188-06-01
June 12, 2020

Ms. Andrea Warren
Alston & Bird, LLP
333 South Hope Street, 16th Floor
Los Angeles, CA 90071

Subject: REPORT OF GEOLOGIC-SEISMIC HAZARD EVALUATION
11973 & 11975 WEST SAN VICENTE BOULEVARD
BRENTWOOD DISTRICT
LOS ANGELES, CALIFORNIA
TRACT: WESTGATE ACRES; LOTS 51 (ARB 1), 52 AND 56 (ARB 3)

Dear Ms. Warren:

In accordance with your authorization of our proposal dated May 29, 2020, we have prepared this geologic-seismic hazard evaluation report for the subject property located at 11973 & 11975 West San Vicente Boulevard. The purpose of this evaluation was to address potential soils and geologic-seismic hazards that could impact the site. It is our understanding that this report will be used in preparation of the Initial Study for the project.

We understand that there is no construction planned at this time. However, if the property were to be developed in the future, we recommend that a comprehensive design level geotechnical investigation be performed prior to finalizing grading or structural plans. We also recommend that the results of the comprehensive geotechnical investigation be included in preparation of future environmental documents for a future proposed development.

We appreciate the opportunity to be of service to you. Please contact us if you have any questions regarding this report, or if we may be of further service.

Very truly yours,

GEOCON WEST, INC.

PROFESSIONAL GEOLOGIST
SUSAN FRANZEN KIRKGARD
No. 1754
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

Susan F. Kirkgard
CEG 1754

REGISTERED PROFESSIONAL ENGINEER
JELISA THOMAS ADAMS
GE3092
GEOTECHNICAL
STATE OF CALIFORNIA

Jelisa Thomas Adams
GE 3092

TABLE OF CONTENTS

1. INTRODUCTION AND SCOPE 1

2. BACKGROUND REVIEW 1

3. SITE DESCRIPTION AND PROPOSED PROJECT 2

4. GEOLOGIC SETTING 2
   - 4.1 Regional Geology 2
   - 4.2 Local Geology 2
   - 4.3 Soil and Geologic Conditions 3
   - 4.4 Groundwater Conditions 3
   - 4.5 Faults 4

5. GEOLOGIC HAZARDS 5
   - 5.1 Surface Fault Rupture 5
   - 5.2 Seismicity 6
   - 5.3 Seismic Design Criteria 7
   - 5.4 Liquefaction 9
   - 5.5 Slope Stability 9
   - 5.6 Earthquake-Induced Flooding 9
   - 5.7 Tsunamis, Seiches, and Flooding 10
   - 5.8 Mineral Resources, Oil Fields & Methane Potential 10
   - 5.9 Subsidence and Peat Oxidation 11
   - 5.10 Volcanic Hazards 11

6. CONCLUSIONS 11

LIST OF REFERENCES

MAPS, TABLES, AND ILLUSTRATIONS
- Figure 1, Vicinity Map
- Figure 2, Site Plan
- Figure 3, Geologic Map
- Figure 4, Regional Fault Map
- Figure 5, Regional Seismicity Map

GEOLOGIC-SEISMIC HAZARDS EVALUATION

1. INTRODUCTION AND SCOPE

This report presents the results of geologic-seismic hazards evaluation for the property located at 11973 & 11975 West San Vicente Boulevard in the Brentwood District of the City of Los Angeles, California. The location of the property (site) is shown on Figure 1, Vicinity Map. The purpose of this study was to evaluate subsurface soil and geologic conditions and identify potential geologic or seismic hazards that could impact the site. It is our understanding that the report will be used in preparation of the Initial Study for the project that consists of demolishing the existing structure and underground utilities. No new construction is planned at this time. The project boundaries are shown on Figure 2, Site Plan.

The scope of our evaluation included a review available literature including geotechnical reports, fault investigation reports, and geologic maps pertinent to the geologic conditions at the site and in the immediately surrounding area. The literature review included documents contained in our in-house library and those available from the City of Los Angeles and the California Geological Survey. The Safety Element of the City of Los Angeles General Plan (1996) and the County of Los Angeles General Plan (1990) were also reviewed as part of this evaluation.

2. BACKGROUND REVIEW

Geocon West, Inc. (Geocon) previously performed a geotechnical investigation for a larger property (Geocon, 2009) that included the subject site. The previous investigation included drilling four 8-inch diameter hollow stem auger borings, two of which were located within the current project boundaries (borings B3 and B4). These borings were drilled to depths of 25½ and 30½ feet beneath the existing ground surface, and their approximate locations are shown on the Site Plan (see Figure 2).

The borings encountered artificial fill to depths of approximately 2 feet below the ground surface. The artificial fill generally consists of silty sand that is characterized as slightly moist and medium dense with some construction debris (brick and asphalt fragments). Older alluvial fan deposits were encountered beneath the fill soils that consist of interbedded silty sand and sandy silt. The alluvial soils are characterized as medium dense to very dense or firm to hard. Groundwater was not encountered to a depth of 30½ feet beneath the existing ground surface (maximum depth drilled).

3. SITE DESCRIPTION AND PROPOSED PROJECT

The property is currently occupied by a 2-story commercial structure, paved driving lanes and a paved parking lot (see Site Plan, Figure 2). The site is bounded by San Vicente Boulevard to the south, by a vacant lot and a paved parking lot to the west, by a paving driving lane to the east and by single-family residential structures to the north. The subject property is roughly level to gently sloping to the south. Surface water drainage at the site appears to be by sheet flow along the ground surface to the city streets. Vegetation on the site consists of grass, shrubs and trees located in planter areas.

It is our understanding that the proposed project will consist of demolishing the existing structure and underground utilities; no new construction is planned at this time. This report is intended to provide geologic-seismic hazard information to be used in preparation of the Initial Study for the project and is not intended for design purposes.

4. GEOLOGIC SETTING

4.1 Regional Geology

The site is located within the northwestern Los Angeles Basin, approximately one mile south of the Santa Monica Mountains and approximately 3.4 miles east of the Pacific Ocean. The Los Angeles Basin is a coastal plain between the Santa Monica Mountains to the north, the Puente Hills and Whittier Fault to the east, the Palos Verdes Peninsula and Pacific Ocean to the west and south, and the Santa Ana Mountains and San Joaquin Hills on the southeast. The basin is underlain by a deep structural depression which has been filled by both marine and continental sedimentary deposits, which is underlain by igneous and metamorphic basement rock (Yerkes et al., 1965). The structural depression within the central portion of the basin extends to a maximum depth of 32,000 feet below sea level.

Regionally, the site is located within the Transverse Ranges geomorphic province, near the boundary of the Peninsular Ranges geomorphic province. The Transverse Ranges is characterized by east-west geologic structures in contrast to the Peninsular Ranges that is characterized by northwest-trending geologic structures. The boundary between the two geomorphic provinces is the Santa Monica Fault Zone located approximately 0.5 mile south-southwest of the site as shown on Figure 3, Geologic Map.

4.2 Local Geology

Locally, the site is located on the Santa Monica Plain, an older elevated and dissected alluvial fan surface that is located along the southern flank of the Santa Monica Mountains an extends from the Pacific Ocean on the west to the Newport-Inglewood Fault Zone on the east (California Department of Water Resources [CDWR], 1961). The plain has been dissected by drainages originating in the Santa Monica Mountains including Sepulveda, Dry, Stone, and Brown Canyons and was formed by large coalescing fans originating from these canyons and other subsidiary drainages (CDWR, 1961).

As shown on Figure 3, the site is underlain by Pleistocene age alluvial fan deposits (designated Qof2), that are described as late Pleistocene age slightly to moderately consolidated silt, sand and gravel deposits that have been uplifted and removed form locus of recent sedimentation (Dibblee, 1991; CGS, 2018a). The fan surface can exhibit moderately to well-developed pedogenic soil development (CDWR, 1961).

4.3 Soil and Geologic Conditions

Based on published geologic maps and the geologic materials encountered in the previous borings onsite, the property is underlain by artificial fill that is in turn underlain by Pleistocene age older alluvial fan deposits (CGS, 2012; Campbell, 2014; Dibblee, 1991). The thickness of the artificial fill encountered in the previous site borings ranges was approximately 2 feet in depth.

The artificial fill generally consists of silty sand that is characterized as slightly moist and medium dense with some construction debris (brick and asphalt fragments). The fill is likely the result of past grading and construction activities at the site. Deeper fill may exist between excavations and in other portions of the site that were not directly explored.

The artificial fill is underlain by older alluvial fan deposits that consist of interbedded silty sand and sandy silt. The alluvial soils are characterized as medium dense to very dense or firm to hard.

4.4 Groundwater Conditions

The site is located within the Santa Monica Groundwater Basin (CDWR, 1961). The majority of groundwater wells within this basin are located south of Santa Monica Fault, in the area of young alluvial sediments, and are not representative of the groundwater conditions at the site (CDWR, 1961; LACDPW, 2020a). North of the Santa Monica Fault, on the older alluvial fan surface and in the site vicinity, only a few wells have been drilled and there is minimal groundwater level data available (CDWR, 1961; LACDPW, 2020a).

The closest monitoring wells to the site are Los Angeles County Department of Public Works (LACDPW) Well Nos. 2524, 2514, and 2544D. Groundwater level information for these wells is presented in the table on the following page.

Summary of Groundwater Monitoring Well Information

LACPD W Well No.	Monitoring Period		Most Recent Groundwater Level		Distance and Direction from Site	
	Date	Groundwater Level Fluctuation (depth in feet)	Depth to Water (feet)	Date	Distance (miles)	Direction
2524	1934 – 1989	57.8– 99.3	73.7	10/27/1989	0.35	NNW
2514	1972 - 1975	76.3 – 76.8	76.3	04/21/1975	0.90	WNW
2544D	1951 – 1989	31.1 – 92.1	72.0	10/27/1989	1.1	ENE

The available data from these wells suggests that groundwater levels in the local area have been variable since the 1930s. However, there is no recent groundwater data available that documents the depth to groundwater in the immediate area over the last 30 years.

Published groundwater contour maps by the California Geological Survey (CGS, formerly California Division of Mines and Geology [CDMG]) indicate that the historic high groundwater level in project area ranges between 25 and 30 feet below the ground surface (CDMG, 1998). This is consistent with the highest groundwater levels observed in nearby groundwater monitoring wells.

Groundwater was not encountered in the borings drilled at the site to a maximum depth of 30½ feet beneath the existing ground surface. Based on the historic high groundwater level in the immediate area and the lack of groundwater in the borings, groundwater is not anticipated to impact the project. However, it is not uncommon for groundwater levels to vary seasonally or for groundwater seepage conditions to develop where none previously existed, especially in impermeable fine-grained soils which are heavily irrigated or after seasonal rainfall. In addition, recent requirements for stormwater infiltration could result in shallower seepage conditions in the immediate site vicinity. Proper surface drainage of irrigation and precipitation should be incorporated into the project design.

4.5 Faults

The closest active fault to the Site is the Santa Monica Fault Zone (SMFZ). The SMFZ is a north-dipping oblique-reverse left-lateral fault that trends east-west along the base of the Santa Monica Mountains from the Santa Monica coastline on the west to Beverly Hills on the east. Much of the surface expression of the SMFZ is limited to fault-related geomorphic features, many of which have been destroyed by urbanization within the greater Los Angeles area. This has resulted in a poor understanding of the lateral extent, location, and rupture history of the SMFZ.

In the West Los Angeles area, including the immediate site vicinity, Dolan et al. (2000) identified the SMFZ based on a series of en echelon geomorphic fault scarps that separate an older, uplifted Pleistocene age surface on the north from a younger and lower Holocene alluvial surface on the south (see Figure 3).

In 2018, CGS issued the official Alquist-Priolo Earthquake Fault Zone (APEFZ) map for the Beverly Hills Quadrangle that covers the eastern projection of the Santa Monica Fault Zone into Beverly Hills (CGS, 2018b) and the western, on-shore portion of the fault as it trends through the Santa Monica and West Los Angeles areas. Prior to constructing a habitable structure within the official APEFZ, a site-specific fault rupture hazard investigation is required to evaluate the potential for surface fault rupture to impact the new structure. The site is not located within the official APEFZ for the Santa Monica Fault (CGS, 2018b).

5. GEOLOGIC HAZARDS

5.1 Surface Fault Rupture

The numerous faults in Southern California include Holocene-active, pre-Holocene, and inactive faults. The criteria for these major groups are based on criteria developed by the California Geological Survey (CGS, formerly known as CDMG) for the Alquist-Priolo Earthquake Fault Zone Program (CGS, 2018c). By definition, a Holocene-active fault is one that has had surface displacement within Holocene time (about the last 11,700 years). A pre-Holocene fault has demonstrated surface displacement during Quaternary time (approximately the last 1.6 million years) but has had no known Holocene movement. Faults that have not moved in the last 1.6 million years are considered inactive.

The site is not located within a state-designated Alquist-Priolo Earthquake Fault Zone (CGS, 2020a; CGS, 2020b; CGS, 2018b) for surface fault rupture hazards. No Holocene-active or pre-Holocene faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low. However, the site is located in the seismically active Southern California region, and could be subjected to moderate to strong ground shaking in the event of an earthquake on one of the many active Southern California faults. The faults in the vicinity of the site are shown in Figure 4, Regional Fault Map.

The closest surface trace of an active fault to the site is the Santa Monica Fault located approximately 0.5 mile (approximately 2,500 feet) to the south-southwest (CGS, 2018b). Other nearby active faults are the Newport-Inglewood Fault Zone and the Hollywood Fault located approximately 4.8 miles southeast and 5.0 miles east-northeast of the site, respectively (USGS, 2006; CGS, 2018b). The active San Andreas Fault Zone is located approximately 41 miles northeast of the site (USGS, 2006; Ziony and Jones, 1989).

Several buried thrust faults, commonly referred to as blind thrusts, underlie the greater Los Angeles area at depth. These faults are not exposed at the ground surface and are typically identified at depths greater than 3.0 kilometers. The October 1, 1987 M_w 5.9 Whittier Narrows earthquake and the January 17, 1994 M_w 6.7 Northridge earthquake were a result of movement on the Puente Hills Blind Thrust and the Northridge Thrust, respectively. These thrust faults are not exposed at the surface and do not present a potential surface fault rupture hazard at the site; however, these active features are capable of generating future earthquakes and could generate significant ground motion at the site.

5.2 Seismicity

As with all of Southern California, the site has experienced historic earthquakes from various regional faults. The seismicity of the region surrounding the site was formulated based on research of an electronic database of earthquake data. The epicenters of recorded earthquakes with magnitudes equal to or greater than 5.0 in the site vicinity are depicted on Figure 5, Regional Seismicity Map. A partial list of moderate to major magnitude earthquakes that have occurred in the Southern California area within the last 100 years is included in the following table.

LIST OF HISTORIC EARTHQUAKES

Earthquake (Oldest to Youngest)	Date of Earthquake	Magnitude	Distance to Epicenter (Miles)	Direction to Epicenter
Near Redlands	July 23, 1923	6.3	70	E
Long Beach	March 10, 1933	6.4	42	SE
Tehachapi	July 21, 1952	7.5	72	NNW
San Fernando	February 9, 1971	6.6	25	NNE
Whittier Narrows	October 1, 1987	5.9	22	E
Sierra Madre	June 28, 1991	5.8	30	ENE
Landers	June 28, 1992	7.3	117	E
Big Bear	June 28, 1992	6.4	94	E
Northridge	January 17, 1994	6.7	12	NNW
Hector Mine	October 16, 1999	7.1	131	ENE
Ridgecrest	July 5, 2019	7.1	128	NNE

Based on the historical seismicity of the Los Angeles area and the location of nearby faults, the site could be subjected to severe ground shaking in the event of an earthquake. This hazard is common in Southern California and the effects of ground shaking can be mitigated if the proposed structures are designed and constructed in conformance with current building codes and engineering practices.

5.3 Seismic Design Criteria

The following table summarizes site-specific design criteria obtained from the 2019 California Building Code (CBC; Based on the 2018 International Building Code [IBC] and ASCE 7-16), Chapter 16 Structural Design, Section 1613 Earthquake Loads. The data was calculated using the online application *Seismic Design Maps*, provided by OSHPD. The short spectral response uses a period of 0.2 second. We evaluated the Site Class based on the discussion in Section 1613.2.2 of the 2019 CBC and Table 20.3-1 of ASCE 7-16. The values presented below are for the risk-targeted maximum considered earthquake (MCE_R).

2019 CBC SEISMIC DESIGN PARAMETERS

Parameter	Value	2019 CBC Reference
Site Class	D	Section 1613.2.2
MCE_R Ground Motion Spectral Response Acceleration – Class B (short), S_S	1.992g	Figure 1613.2.1(1)
MCE_R Ground Motion Spectral Response Acceleration – Class B (1 sec), S_1	0.713g	Figure 1613.2.1(2)
Site Coefficient, F_A	1	Table 1613.2.3(1)
Site Coefficient, F_V	1.7*	Table 1613.2.3(2)
Site Class Modified MCE_R Spectral Response Acceleration (short), S_{MS}	1.992g	Section 1613.2.3 (Eqn 16-36)
Site Class Modified MCE_R Spectral Response Acceleration – (1 sec), S_{M1}	1.212g*	Section 1613.2.3 (Eqn 16-37)
5% Damped Design Spectral Response Acceleration (short), S_{DS}	1.328g	Section 1613.2.4 (Eqn 16-38)
5% Damped Design Spectral Response Acceleration (1 sec), S_{D1}	0.808g*	Section 1613.2.4 (Eqn 16-39)

Note:

*Per Section 11.4.8 of ASCE/SEI 7-16, a ground motion hazard analysis shall be performed for projects for Site Class "E" sites with Ss greater than or equal to 1.0g and for Site Class "D" and "E" sites with S1 greater than 0.2g. Section 11.4.8 also provides exceptions which indicates that the ground motion hazard analysis may be waived provided the exceptions are followed. Using the code-based values presented in the table above, in lieu of a performing a ground motion hazard analysis, requires the exceptions outlined in ASCE 7-16 Section 11.4.8 be followed.

The table below presents the mapped maximum considered geometric mean (MCE_G) seismic design parameters for projects located in Seismic Design Categories of D through F in accordance with ASCE 7-16.

ASCE 7-16 PEAK GROUND ACCELERATION

Parameter	Value	ASCE 7-16 Reference
Mapped MCE_G Peak Ground Acceleration, PGA	0.849g	Figure 22-7
Site Coefficient, F_{PGA}	1.1	Table 11.8-1
Site Class Modified MCE_G Peak Ground Acceleration, PGA_M	0.934g	Section 11.8.3 (Eqn 11.8-1)

The Maximum Considered Earthquake Ground Motion (MCE) is the level of ground motion that has a 2 percent chance of exceedance in 50 years, with a statistical return period of 2,475 years. According to the 2019 California Building Code and ASCE 7-16, the MCE is to be utilized for the evaluation of liquefaction, lateral spreading, seismic settlements, and it is our understanding that the intent of the Building code is to maintain "Life Safety" during a MCE event. The Design Earthquake Ground Motion (DE) is the level of ground motion that has a 10 percent chance of exceedance in 50 years, with a statistical return period of 475 years.

Deaggregation of the MCE peak ground acceleration was performed using the USGS online Unified Hazard Tool, 2014 Conterminous U.S. Dynamic edition (v4.2.0). The result of the deaggregation analysis indicates that the predominant earthquake contributing to the MCE peak ground acceleration is characterized as a 6.86 magnitude event occurring at a hypocentral distance of 8.23 kilometers from the site.

Deaggregation was also performed for the Design Earthquake (DE) peak ground acceleration, and the result of the analysis indicates that the predominant earthquake contributing to the DE peak ground acceleration is characterized as a 6.70 magnitude occurring at a hypocentral distance of 12.36 kilometers from the site.

Conformance to the criteria in the above tables for seismic design does not constitute any kind of guarantee or assurance that significant structural damage or ground failure will not occur if a large earthquake occurs. The primary goal of seismic design is to protect life, not to avoid all damage, since such design may be economically prohibitive.

5.4 Liquefaction

Liquefaction is a phenomenon in which loose, saturated, relatively cohesionless soil deposits lose shear strength during strong ground motions. Primary factors controlling liquefaction include intensity and duration of ground motion, gradation characteristics of the subsurface soils, in-situ stress conditions, and the depth to groundwater. Liquefaction is typified by a loss of shear strength in the liquefied layers due to rapid increases in pore water pressure generated by earthquake accelerations.

The current standard of practice, as outlined in the "Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California" and "Special Publication 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California" requires liquefaction analysis to a depth of 50 feet below the lowest portion of the proposed structure. Liquefaction typically occurs in areas where the soils below the water table are composed of poorly consolidated, fine to medium-grained, primarily sandy soil. In addition to the requisite soil conditions, the ground acceleration and duration of the earthquake must also be of a sufficient level to induce liquefaction.

A review of the State of California Seismic Hazard Zone Map for the Beverly Hills Quadrangle (CDMG, 1999; CGS, 2018b) indicates that the site is not located in an area designated as having a potential for liquefaction Also, the site is underlain by dense Pleistocene age alluvial fan deposits that are not prone to liquefaction. Based on these considerations, it is our opinion that the potential for liquefaction and associated ground deformations at the site is considered low.

5.5 Slope Stability

The site and adjacent sites are relatively flat to sloping gently to the south. The site is located within a City of Los Angeles Hillside Grading Area but is not located within a city-designated Hillside Ordinance Area (City of Los Angeles, 2020). A review of the State of California Seismic Hazard Zone Map for the Beverly Hills Quadrangle (CDMG, 1999; CGS, 2018b) indicates the site is not located within an area identified as having a potential for seismic slope instability. There are no known landslides near the site, nor is the site in the path of any known or potential landslides. Therefore, the potential for slope stability hazards to adversely affect the project is considered very low.

5.6 Earthquake-Induced Flooding

Earthquake-induced flooding is inundation caused by failure of dams or other water-retaining structures due to earthquakes. The Los Angeles County Safety Element (Leighton, 1990) indicates that the site is not located within a designated dam inundation area. Therefore, the potential for inundation at the site, as a result of an earthquake-induced dam failure, is considered low.

5.7 Tsunamis, Seiches, and Flooding

The site is located approximately 3.4 miles from the Pacific Ocean at an elevation of approximately 315 to 319 feet above mean sea level (USGS, 1966). The site is not located within a County of Los Angeles Tsunami Inundation Zone (Leighton 1990) or a State of California Tsunami Inundation Area (California Geological Survey, 2009). Therefore, tsunamis are not considered a significant hazard at the site.

Seiches are large waves generated in enclosed bodies of water in response to ground shaking. No major water-retaining structures are located immediately up gradient from the site. Flooding from a seismic-induced seiche is considered unlikely.

The majority of the site is located within an area of minimal flooding (Zone X) as defined by the Federal Emergency Management Agency (LACDPW, 2020b; FEMA, 2020). The southern portion of the site is located within a Flood Zone X (0.2%), defined as an area with a 0.2% chance of annual flooding (500 year floodplain). Therefore, the potential for flooding adversely impacting the project is considered very low.

5.8 Mineral Resources, Oil Fields & Methane Potential

The alluvial deposits underlying the site are not suitable as a potential source of aggregate. Additionally, our review of published aggregate resources indicates the site is not within an area of historic aggregate production.

Based on a review of the California Geologic Energy Management Division (CalGEM) Well Finder Website (CalGEM, 2020), the site is not located within the boundaries of an oil field and no oil wells are located in the immediate site vicinity.

Since the site is not in an area of current or historical aggregate mining and is outside the limits of an active or historic oil field, the currently proposed project or future development of the property would not result in the loss of potential aggregate, mineral resources, or petroleum resources.

The site is not located within a Methane Zone or Methane Buffer Zone as defined by the City of Los Angeles (2020). Considering the site location outside of the boundaries of known oil fields and outside of the city-designated Methane Zone or Methane Buffer Zone, the potential for methane or other volatile gases to impact the property is considered low.

5.9 Subsidence and Peat Oxidation

Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils that are particularly subject to subsidence include those with high silt or clay content. The area surrounding the site is not within an area of known ground subsidence. No large-scale extraction of groundwater, gas, oil, or geothermal energy is occurring or planned at the site or in the immediate site vicinity. There appears to be little or no potential for ground subsidence due to withdrawal of fluids or gases at the site.

Oxidation of peat deposits can result in a corresponding loss of volume, creating a potential for settlement in areas where structures or compacted fill are planned. Considering the geologic conditions at the site and the surrounding area and the local geomorphology, peat is not anticipated to be present at the site. Also, peat deposits were not encountered in the borings drilled as part of the previous site-specific geotechnical investigation at the site. Therefore, the probability of hazards associated with peat oxidation impacting the project is considered very low.

5.10 Volcanic Hazards

The site is not subject to any known volcanic hazards. The nearest Quaternary age volcanic fields are located about 130 miles to the north near Little Lake and the Coso Mountains. Another area of recent volcanic activity is located about 190 miles to the northeast at Amboy and Pisgah Craters.

6. CONCLUSIONS

No soil or geologic conditions were identified that would adversely impact the proposed project. Groundwater is neither expected to be encountered during demolition or have a detrimental effect on the project.

There is a potential for erosion of soils during site preparation and demolition activities. However, the potential for erosion can be reduced by implementation of erosion control measures in accordance with current City of Los Angeles guidelines.

Based on the available geologic data, no active or potentially active faults with the potential for surface fault rupture are known to be located beneath or projecting toward the project site. Therefore the potential for surface rupture at the site is considered very low.

The potential for other geologic hazards such as liquefaction, landsliding, seismic slope instability and other slope stability hazards, subsidence, peat oxidation, flooding, seiches, inundation, tsunamis, methane gas, and volcanic hazards, to impact the proposed project is considered very low. Also, the potential for loss of mineral resources as a result of the proposed project is considered very low.

The site is located in the seismically active region, and could be subjected to moderate to strong ground shaking in the event of an earthquake on one of the many active Southern California faults. However, there are no structures currently planned at the site as part of the proposed project. Therefore, the effects of potential ground shaking at the site are not anticipated to have an adverse impact on the proposed project. If structures are planned at the site as part of a future project, the effects of ground shaking can be mitigated by proper engineering design and construction in conformance with current building codes and engineering practices.

This report is intended to evaluate the potential for geologic and seismic hazards to impact the proposed project for use in planning and preparation of an Initial Study for the project and is not intended for design purposes.

LIST OF REFERENCES

California Department of Water Resources, 1961, *Planned Utilization of the Ground Water Basins of the Coastal Plain of Los Angeles County*, Appendix A, Ground Water Geology, Bulletin 104.

California Division of Mines and Geology, 1999, *State of California Seismic Hazard Zones, Beverly Hills Quadrangle, Official Map, Released: March 25, 1999.*

California Division of Mines and Geology, 1998 *Seismic Hazard Evaluation of the Beverly Hills 7.5-Minute Quadrangle, Los Angeles County, California,* Open File Report 98-14.

California Geologic Energy Management Division, 2020, CalGEM Resources Well Finder, http://maps.conservation.ca.gov.doggr/index.html#close.

California Geological Survey, 2020a, CGS Information Warehouse, Regulatory Map Portal, http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps.

California Geological Survey, 2020b, Earthquake Zones of Required Investigation, https://maps.conservation.ca.gov/cgs/EQZApp/app/.

California Geological Survey, 2018a, *Fault Evaluation Report FER 259, The Hollywood, Santa Monica, and Newport-Inglewood Faults in the Beverly Hills and Topanga 7.5' Quadrangles, Los Angeles County, California,* by Brian E. Olson, Engineering Geologist, revised January 5, 2018.

California Geological Survey, 2018b, *State of California Earthquake Zones of Required Investigation, Beverly Hills Quadrangle, Official Map,* Released: January 11, 2018

California Geological Survey, 2018c, *Earthquake Fault Zones, A Guide for Government Agencies, Property Owners/Developers, and Geoscience Practitioners for Assessing Fault Rupture Hazards in California,* Special Publication 42, Revised 2018.

California Geological Survey, 2012, *Geologic Compilation of Quaternary Surficial Deposits in Southern California, Los Angeles 30' X 60' Quadrangle, A Project for the Department of Water Resources by the California Geological Survey*, Compiled from existing sources by Trinda L. Bedrossian, CEG and Peter D. Roffers, CGS Special Report 217, Plate 9, Scale 1:100,000.

California Geological Survey, 2009, *Tsunami Inundation Map for Emergency Planning, State of California, County of Los Angeles, Beverly Hills Quadrangle.*

California Geological Survey, 2008, *Special Publication 117A Guidelines for Evaluating and Mitigating Seismic Hazards in California*.

California Geological Survey, 2002, *Guidelines for Evaluating the Hazard of Surface Fault Rupture*, CGS Note 49.

Campbell, 2014, *Preliminary Geologic Map of the Los Angeles 30' x 60' Quadrangle, California*, Version 2.1, Compiled by Russell H. Campbell, Chris J. Wills, Pamela J. Irvine, and Brian J. Swanson.

LIST OF REFERENCES (Continued)

Dibblee, T. W., Jr., 1991, *Geologic Map of the Beverly Hills and Van Nuys (South ½) Quadrangles, California*, Dibblee Geological Foundation Map DF-31.

Dolan, J. F., Sieh, K., and Rockwell, T. K., 2000, *Late Quaternary Activity and Seismic Potential of the Santa Monica Fault System, Los Angeles, California*, Geological Society of America Bulletin, Vol. 112, No. 10, p. 1559-1581.

Dolan, J. F. and Sieh, K., 1992, *Paleoseismology and Geomorphology of the Northern Los Angeles Basin: Evidence for Holocene Activity on the Santa Monica Fault and Identification of New Strike-Slip Faults through Downtown Los Angeles*, EOS, Transactions of the American Geophysical Union, Vol. 73.

FEMA, 2020, Online Flood Hazard Maps, http://www.esri.com/hazards/index.html.

Geocon West, Inc., 2019, *Fault Rupture Hazard Investigation, Proposed Residential Structure, 1025 South Carmelina Avenue, Los Angeles, California, 90049, Tract 8971, Lot 20*, dated June 14, 2019, Project No. A9986-06-01.

Geocon West, Inc., 2018, *Fault Rupture Hazard Investigation, 1611 Beloit, Los Angeles, California,* dated June 1, 2018, Geocon Project No. A9597-06-01.

Geocon West, Inc., 2015, *Site-Specific Fault Rupture Hazard Investigation, Proposed Multi-Family Residential Development, 1301 South Westgate Avvenue, Los Angeles, California,* dated February 10, 2015, Geocon Project No. A9204-06-01.

Geocon West, Inc., 2014, *Fault Rupture Hazard Investigation, 11800 – 11842 Santa Monica Boulevard, Los Angeles, California,* dated October 17, 2014, Geocon Project No. A9154-06-01.

Geocon West, Inc., 2009, *Geotechnical Investigation, Proposed Commercial Development, 11991, 11977, 11973, 11962 West San Vicente Boulevard and 644 and 642 South Saltair Avenue, Brentwood District, Los Angeles, California*, dated October 27, 2009, Geocon Project No. A8695-06-01.

Hoots, H. W., 1930, *Geology of the Eastern Part of the Santa Monica Mountains, Los Angeles Basin*, in Shorter Contributions to General Geology, U.S. Geological Survey Professional Paper 165.

Jennings, C. W. and Bryant, W. A., 2010, *Fault Activity Map of California,* California Geological Survey Geologic Data Map No. 6.

Jennings, C. W., 1994, *Fault Activity Map of California and Adjacent Areas with Locations and Ages of Recent Volcanic Eruptions*, California Division of Mines and Geology Map No. 6.

Leighton and Associates, Inc., 1990, *Technical Appendix to the Safety Element of the Los Angeles County General Plan, Hazard Reduction in Los Angeles County*.

Los Angeles, City of, 2020, NavigateLA website, http://navigatela.lacity.org.

Los Angeles, City of, 1996, *Safety Element of the Los Angeles City General Plan*.

LIST OF REFERENCES (Continued)

Los Angeles, County of, 1990, *Safety Element of the General Plan*.

Los Angeles County Department of Public Works, 2020a, Ground Water Wells Website, http://dpw2.co.la.ca.us/website/wells/viewer.asp.

Los Angeles County Department of Public Works, 2020b, Flood Zone Determination Website, http://dpw.lacounty.gov/apps/wmd/floodzone/map.htm.

MACTEC, 2005, *Fault Rupture Hazard Investigation, University High School, 11800 Texas Avenue, West Los Angeles, California, Prepared for the Los Angeles Unified School District, Los Angeles, California,* Project No. 4953-04-0851,

Toppozada, T., Branum, D., Petersen, M, Hallstrom, C., and Reichle, M., 2000, *Epicenters and Areas Damaged by M> 5 California Earthquakes, 1800 – 1999,* California Geological Survey, Map Sheet 49.

United States Geological Survey, 2020, Seismic Design Maps, Web Application http://earthquake.usgs.gov/designmaps/us/application.php.

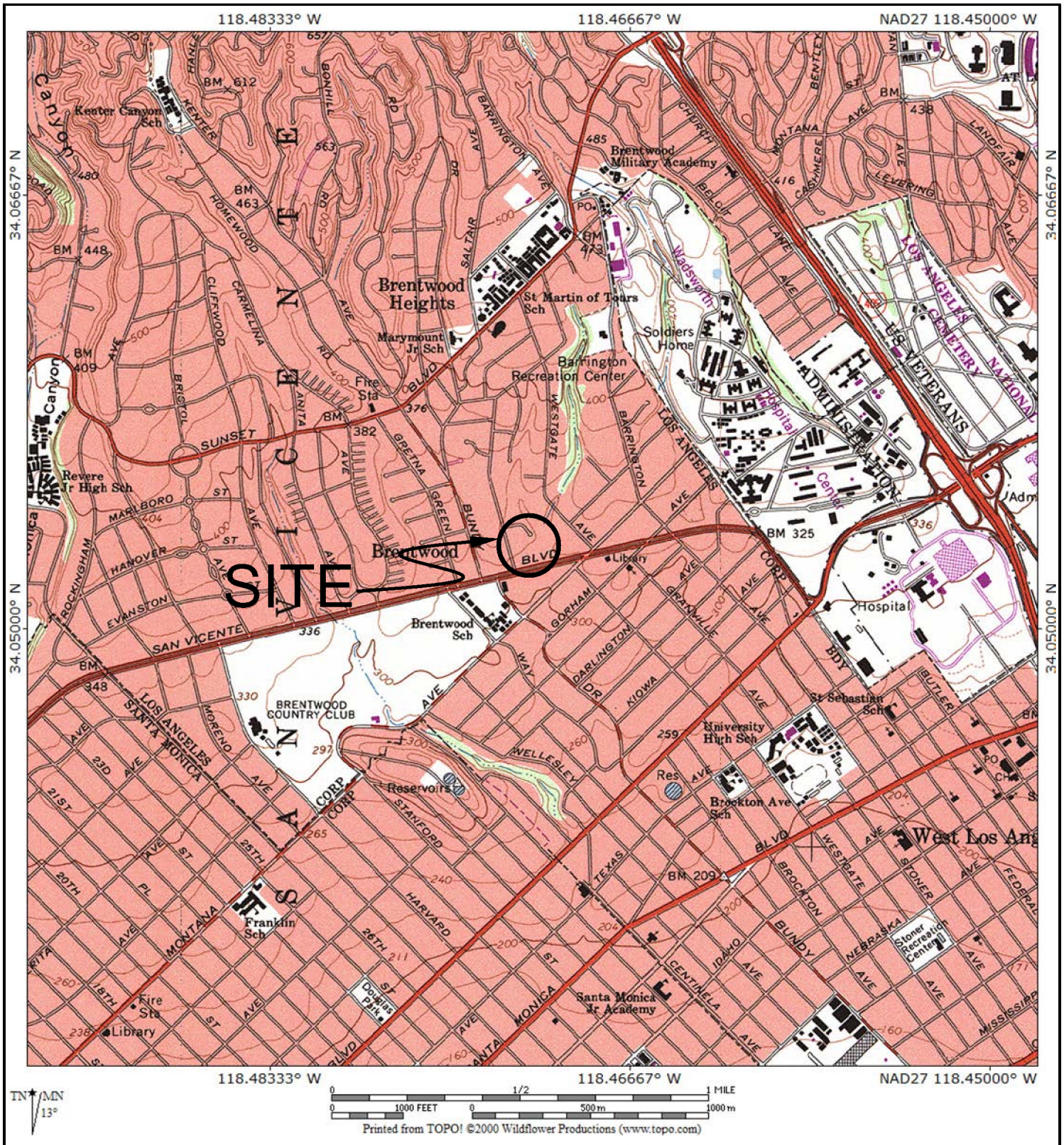
U.S. Geological Survey and California Geological Survey, 2006, *Quaternary Fault and Fold Database for the United States,* accessed June 5, 2020 from USGS web site: http//earthquake.usgs.gov/hazards/qfaults/.

United States Geological Survey, 1966, *7.5-Minute Topographic Map Series, Beverly Hills, California*, Photorevised 1981.

United States Geological Survey, 1934, *Sawtelle, Los Angeles County, California, 6.0-Minute Quadrangle,* 1:2,400.

Yerkes, R.F., McCulloch, T.H., Schoellhamer, J.E., and Vedder, J.G., 1965, *Geology of the Los Angeles Basin–An Introduction*, U.S. Geological Survey Professional Paper 420-A.

Ziony, J. I., and Jones, L. M., 1989, *Map Showing Late Quaternary Faults and 1978–1984 Seismicity of the Los Angeles Region, California*, U.S. Geological Survey Miscellaneous Field Studies Map MF-1964.



REFERENCE: U.S.G.S. TOPOGRAPHIC MAPS, 7.5 MINUTE SERIES, BEVERLY HILLS, CA QUADRANGLE

GEOCON WEST, INC.

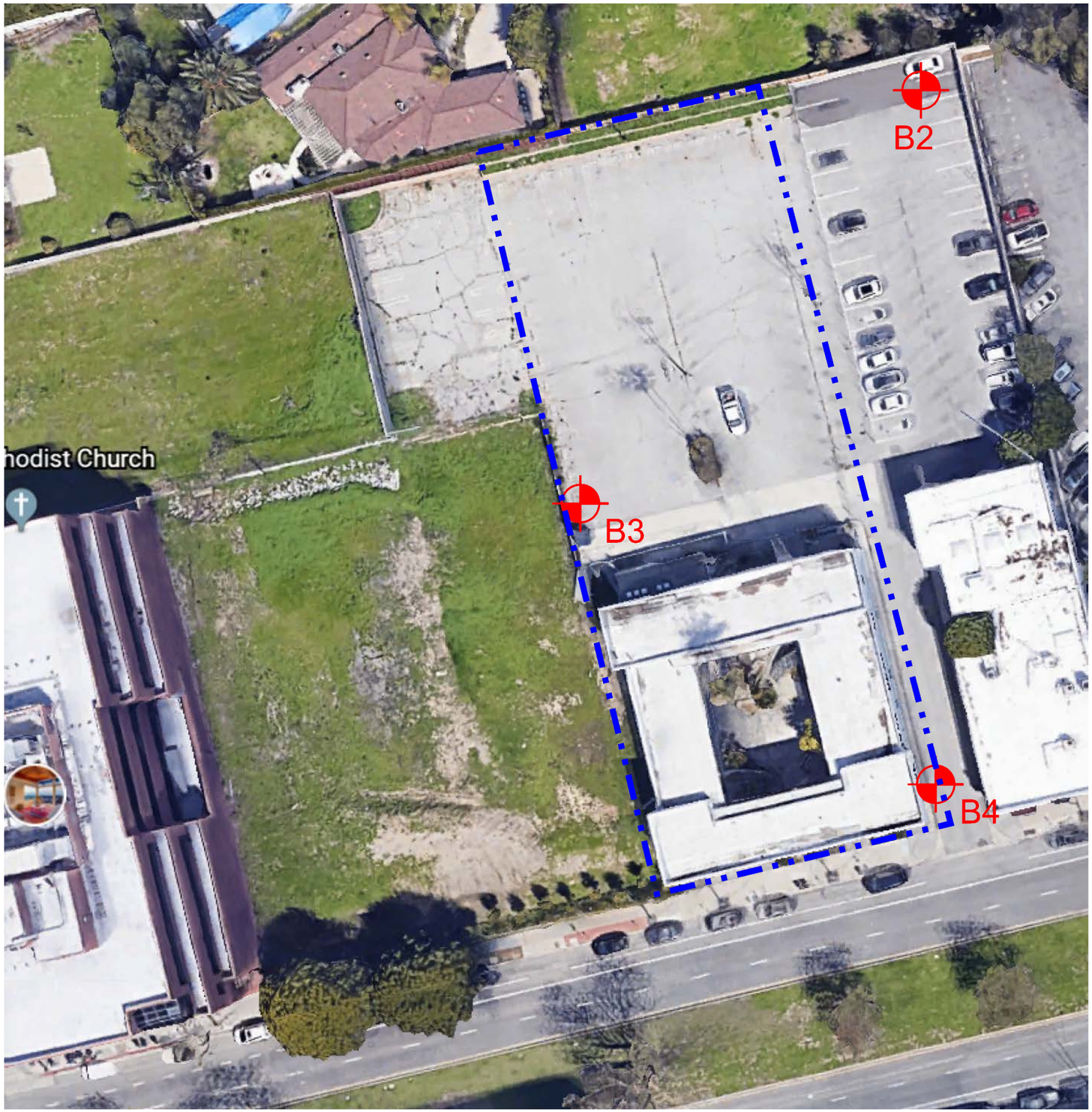
ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

VICINITY MAP

11973 & 11975 SAN VINCENT BOULEVARD LOS ANGELES, CALIFORNIA

DRAFTED BY: JA	CHECKED BY: SFK

JUNE 2020	PROJECT NO. W1188-06-01	FIG. 1



NO SCALE

LEGEND

Approximate Location of Property Line

Approximate Location of Boring (Geocon 2009)

B4

Note: B1 located beyond map limits.

GEOCON
W E S T, I N C.

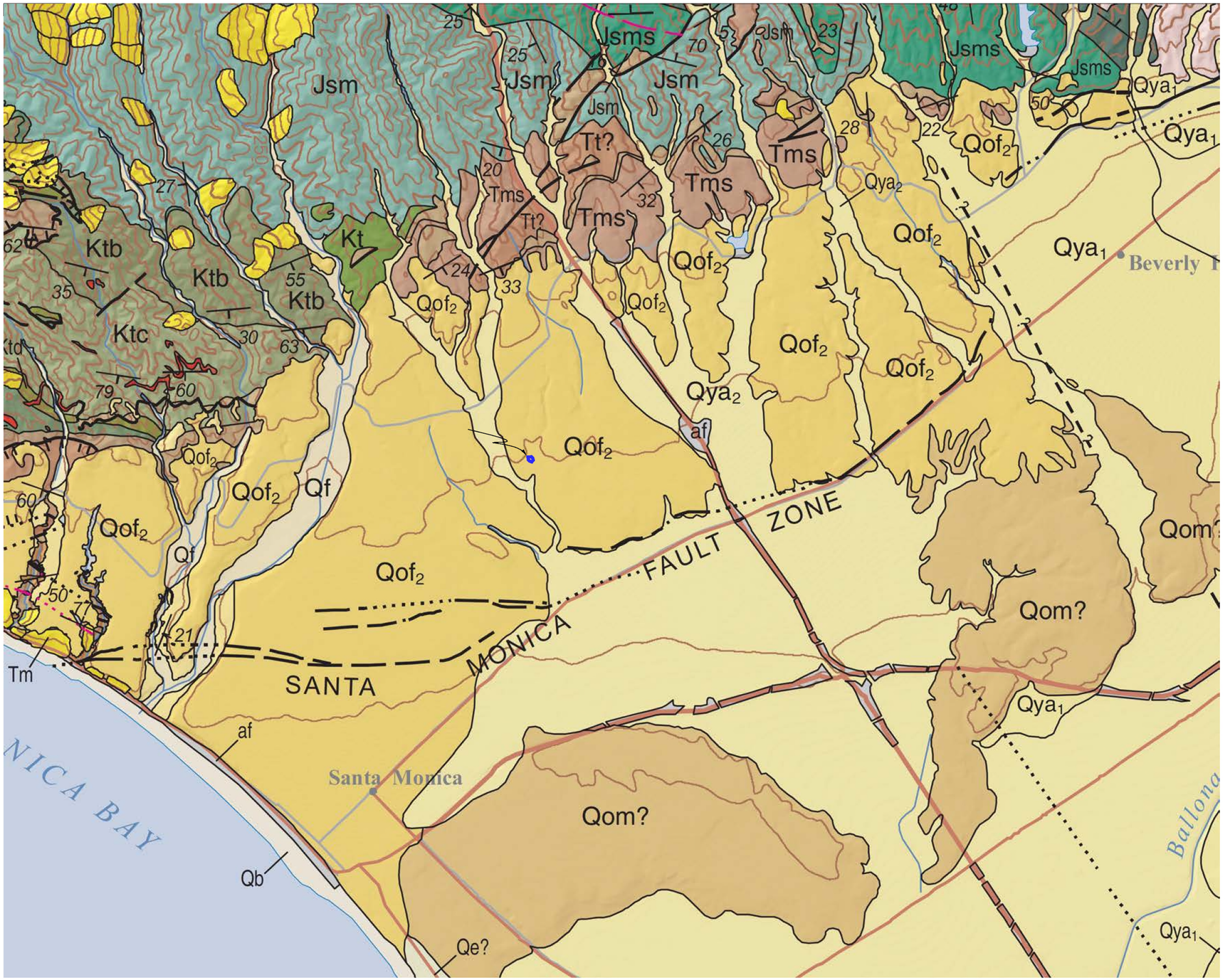
ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

DRAFTED BY: JA	CHECKED BY: SFK

SITE PLAN

11973 & 11975 SAN VINCENTE BOULEVARD
LOS ANGELES, CALIFORNIA

JUNE 2020	PROJECT NO. W1188-06-01	FIG. 2



LEGEND

af - Artificial Fill
Qe - Eolian Deposits (Late Holocene)
Qf - Alluvial Fan Deposits (Holocene)
Qb - Beach Deposits (Holocene)
Qya1 - Alluvium (Late Holocene to Early Pleistocene)
Qya2 - Alluvium (Late Holocene to Early Pleistocene)
Qof2 - Alluvial Fan Deposits (Pleistocene Age)
Qom - Shallow Marine Deposits (Pleistocene Age)
Tt - Topanga Formation (Miocene)
Tms - Modelo Formation (Miocene)
Kt - Tuna Canyon Formation (Cretaceous)
Jsm - Santa Monica Slate (Jurassic)
Jsms - Santa Monica Spotted Slate (Jurassic)

NORTH

0 3500 7000

MAP REFERENCE: C.G.S., 2014, PRELIMINARY GEOLOGIC MAP OF THE LOS ANGELES 30'x60' QUADRANGLE, CALIFORNIA

GEOCON WEST, INC.

ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

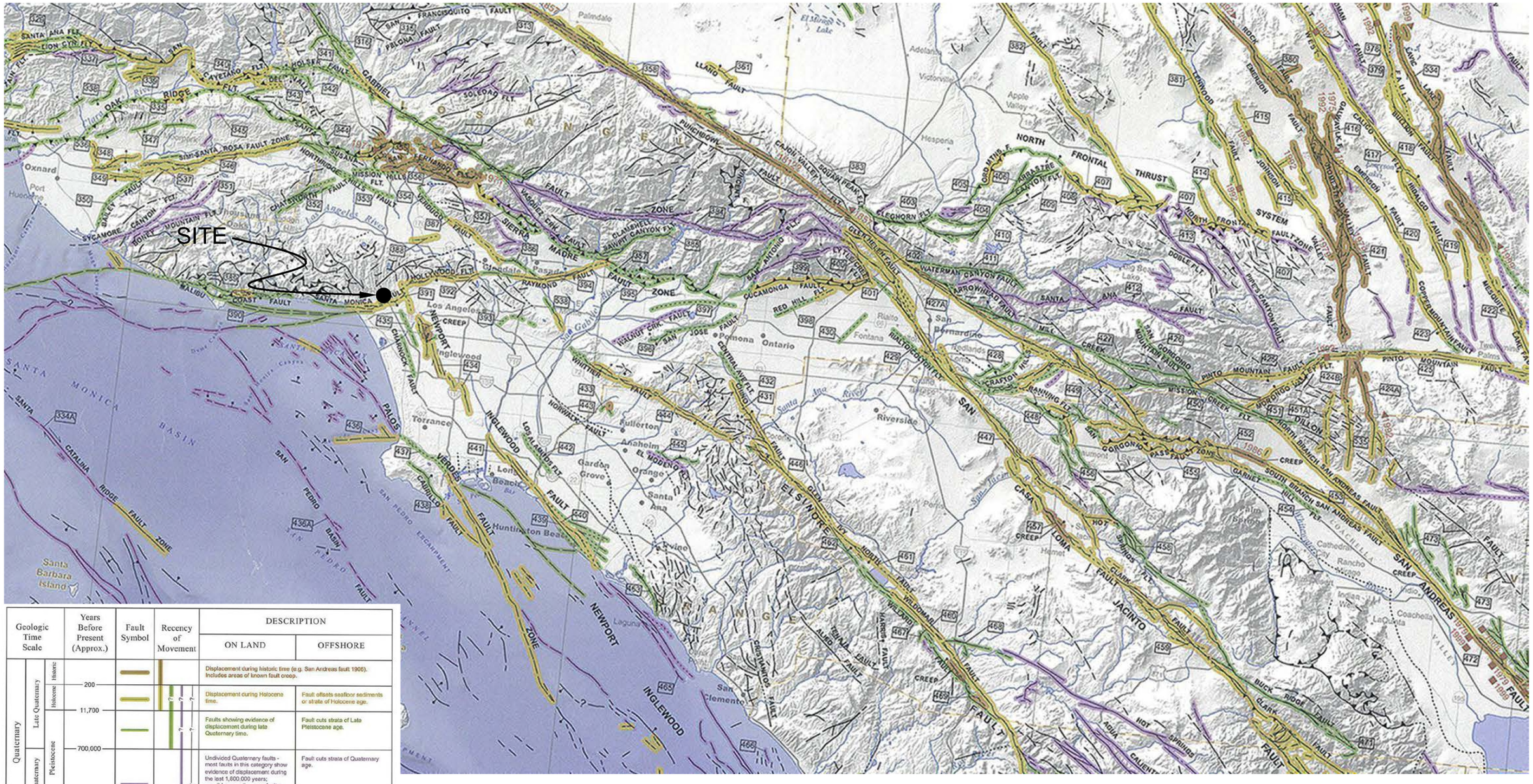
DRAFTED BY: CB	CHECKED BY: SFK

GEOLOGIC SITE MAP

11973 & 11975 SAN VICENTE BOULEVARD LOS ANGELES, CALIFORNIA

JUNE 2020	PROJECT NO. W1188-06-01	FIG. 3

Reference: Jennings, C.W. and Bryant, W. A., 2010, Fault Activity Map of California, California Geological Survey Geologic Data Map No. 6.



Geologic Time Scale			Years Before Present (Approx.)	Fault Symbol	Recency of Movement	DESCRIPTION	
						ON LAND	OFFSHORE
Quaternary	Late Quaternary	Historic	200			Displacement during historic time (e.g. San Andreas fault 1906). Includes areas of known fault creep.	
		Holocene	11,700		? ? ?	Displacement during Holocene time.	Fault offsets seafloor sediments or strata of Holocene age.
		Pleistocene			? ? ?	Faults showing evidence of displacement during late Quaternary time.	Fault cuts strata of Late Pleistocene age.
	Early Quaternary		700,000		? ?	Undivided Quaternary faults - most faults in this category show evidence of displacement during the last 1,600,000 years; possible exceptions are faults which displace rocks of undifferentiated Plio-Pleistocene age.	Fault cuts strata of Quaternary age.
			1,600,000*		?		
Pre-Quaternary						Faults without recognized Quaternary displacement or showing evidence of no displacement during Quaternary time. Not necessarily inactive.	Fault cuts strata of Pliocene or older age.
			4.5 bilion (Age of Earth)				

* Quaternary now recognized as extending to 2.6 Ma (Walker and Geissman, 2009). Quaternary faults in this map were established using the previous 1.8 Ma criterion.

0 12 24 Miles

GEOCON WEST, INC.

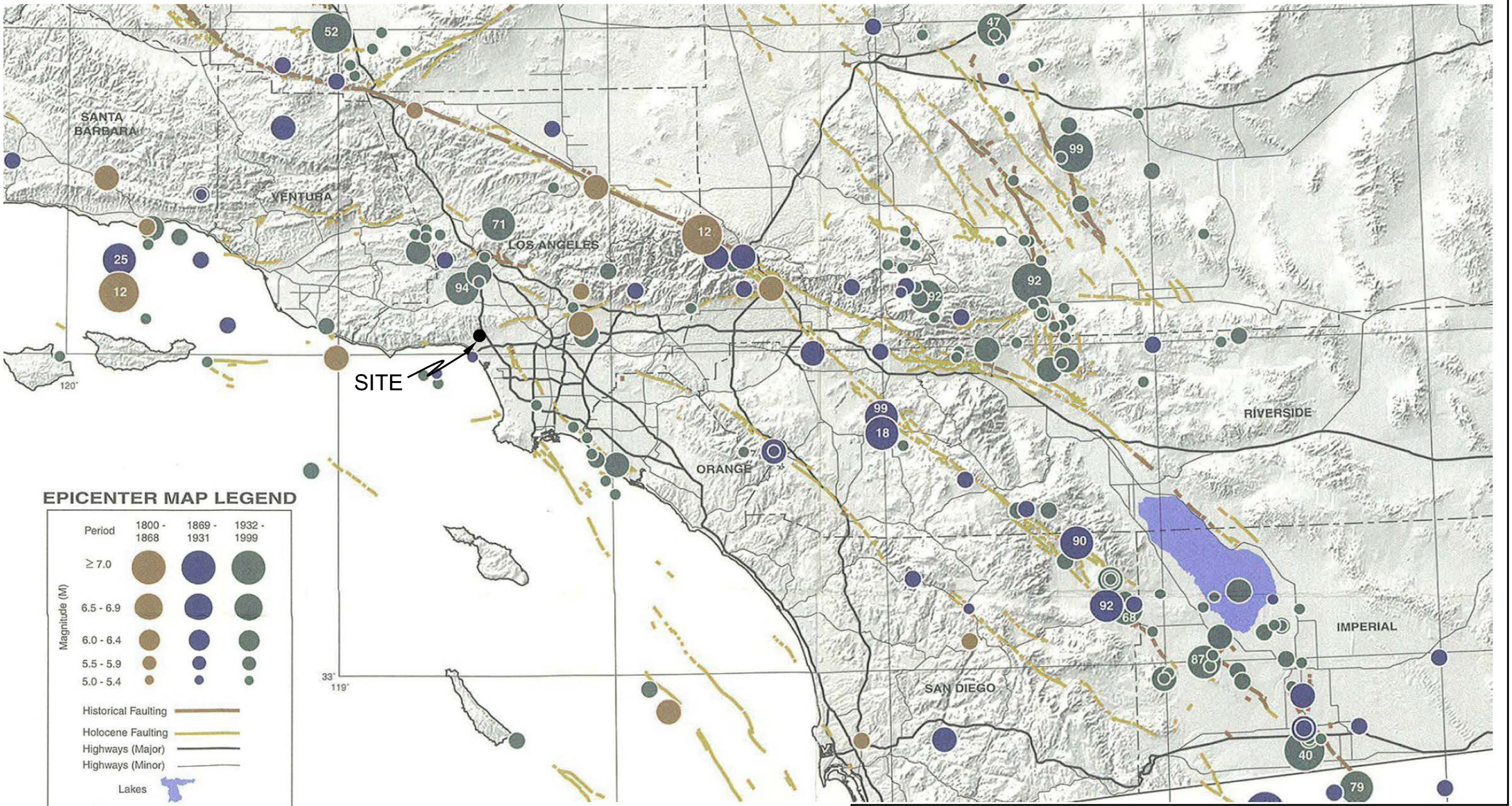
ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

DRAFTED BY: RMA | CHECKED BY: SFK

REGIONAL FAULT MAP

11973 & 11975 SAN VICENTE BOULEVARD
LOS ANGELES, CALIFORNIA

JUNE 2020 | PROJECT NO. W1188-06-01 | FIG. 4



EPICENTER MAP LEGEND

Period	1800 - 1868	1869 - 1931	1932 - 1999
≥ 7.0			
6.5 - 6.9			
6.0 - 6.4			
5.5 - 5.9			
5.0 - 5.4			

Magnitude (M)

- Historical Faulting
- Holocene Faulting
- Highways (Major)
- Highways (Minor)
- Lakes
- 65 — Last two digits of M ≥ 6.5 earthquake year

Reference: Toppozada, T., Branum, D., Petersen, M., Hallstrom, C., Cramer, C., and Reichle, M., 2000, Epicenters and Areas Damaged by M≥5 California Earthquakes, 1800 - 1999, California Geological Survey, Map Sheet 49.

0 20 40 Miles

GEOCON WEST, INC.
ENVIRONMENTAL GEOTECHNICAL MATERIALS
3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504
PHONE (818) 841-8388 - FAX (818) 841-1704

DRAFTED BY: RMA | CHECKED BY: SFK

REGIONAL SEISMICITY MAP

11973 & 11975 SAN VICENTE BOULEVARD
LOS ANGELES, CALIFORNIA

JUNE 2020 | PROJECT NO. W1188-06-01 | FIG. 5

Appendix C-2:

Paleontology Response Letter

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org

NATURAL HISTORY MUSEUM
LOS ANGELES COUNTY

Vertebrate Paleontology Section
Telephone: (213) 763-3325

e-mail: smcleod@nhm.org

27 March 2020

CAJA Environmental Services, LLC
15350 Sherman Way, Suite 315
Van Nuys, CA 91406

Attn: Sherrie Cruz

re: Paleontological resources for the Vertebrate Paleontology Records Check for paleontological resources for the proposed 11973 San Vicente Boulevard Project, in the City of Los Angeles, Los Angeles County, project area

Dear Sherrie:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for the Vertebrate Paleontology Records Check for paleontological resources for the proposed 11973 San Vicente Boulevard Project, in the City of Los Angeles, Los Angeles County, project area as outlined on the portion of the Beverly Hills USGS topographic quadrangle map that you sent to me via e-mail on 13 March 2020. We do not have any fossil vertebrate localities that lie directly within the proposed project area boundaries, but we do have localities nearby from the same sedimentary deposits that occur in the proposed project area, either at the surface or at depth.

According to geologic mapping, originally there may have been a drainage through most of the proposed project area that contained surface material of younger Quaternary Alluvium. Otherwise, surficial deposits in the proposed project area would consist of older Quaternary alluvium, derived as alluvial fan deposits from the Santa Monica Mountains to the north. These deposits typically do not contain significant vertebrate fossils in the very upper-most layers in this vicinity, but at relatively shallow depth may well contain significant fossil vertebrate remains from older Quaternary deposits. Our closest vertebrate fossil locality in these older Quaternary deposits is LACM 5462, almost due south of the proposed project area along Pennsylvania

Avenue just south of Olympic Boulevard. Locality LACM 5462 is particularly noteworthy because a specimen of extinct lion, *Felis atrox*, was recovered from this locality at a depth of only six feet below the surface. At almost the same distance but to the east-northeast of the proposed project area, south of Wilshire Boulevard between Thayer and Westholme Avenues, our older Quaternary locality LACM 5833 produced fossils of horse, *Equus*, kangaroo rat, *Dipodomys*, wood rat, *Neotoma*, meadow vole, *Microtus*, and pocket gopher, *Thomomys*, at shallow but unstated depth. A little further almost due east of the proposed project area, south of Olympic Boulevard between Avenue of the Stars and Century Park East, our older Quaternary locality LACM 5501 produced fossil specimens of pond turtle, *Clemmys marmorata*, dog, *Canis*, and horse, *Equus*, at shallow but unstated depth and localities LACM 3355 and 3821, east-northeast of the proposed project area near the intersection of Wilshire Boulevard and Bedford Drive, produced specimens of fossil horse, *Equus*, and even-toed ungulates, Artiodactyla, at a depth of 40 feet below the surface.

Surface grading or very shallow excavations in the proposed project area probably will not uncover significant vertebrate fossil remains. Excavations that extend down below about five feet, however, may well encounter significant fossil vertebrate specimens. Any substantial excavations below the uppermost layers in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains discovered while not impeding development. Sediment samples from the proposed project area should also be collected and processed to determine the small fossil potential of the site. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

Samuel A. McLeod

Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice

Appendix D:

Sacred Lands File Search

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
Joseph Myers
Pomo

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

March 20, 2020

Sherrie Cruz
City of Los Angeles

Via Email to: sherrie@ceqa-nepa.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, 11973 San Vicente Boulevard Project, Los Angeles County

Dear Ms. Cruz:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;

- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

  All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: steven.quinn@nahc.ca.gov.

Sincerely,

Steven Quinn
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Tribal Consultation List
Los Angeles County
3/20/2020

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393 Gabrieleno
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@gabrielenoindians.org

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693 Gabrieleno
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., Gabrielino
#231
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490 Gabrielino
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com

Gabrielino-Tongva Tribe
Charles Alvarez,
23454 Vanowen Street Gabrielino
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed 11973 San Vicente Boulevard Project, Los Angeles County.

LOS ANGELES DEPARTMENT OF CITY PLANNING
221 North Figueroa St., Suite 1350
Los Angeles, CA 90012

NOTICE OF PREPARATION
OF ENVIRONMENTAL IMPACT REPORT

November 18, 2020

ENVIRONMENTAL CASE NO.:	ENV-2019-6645-EIR
PROJECT NAME:	11973 San Vicente Boulevard Project
PROJECT APPLICANT:	11973 San Vicente, LLC
PROJECT ADDRESS:	11973-11975 San Vicente Boulevard, Los Angeles, California 90049
COMMUNITY PLAN AREA:	Brentwood-Pacific Palisades
COUNCIL DISTRICT:	11 – Bonin
PUBLIC COMMENT PERIOD	November 18, 2020 – December 21, 2020

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed 11973 San Vicente Boulevard Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

PROJECT LOCATION AND EXISTING ON-SITE USES:
The Project Site is located in the Brentwood-Pacific Palisades Community Plan of the City of Los Angeles (City), at 11973-11975 San Vicente Boulevard. The existing development on the Project Site consists of a two-story, approximately 13,956 square foot commercial office building and an associated surface parking lot. The existing building, known as the Barry Building, was designated in 2007 as a Historic-Cultural Monument by the City (Monument No. LA-887). See attached Project Location Map.

PROJECT DESCRIPTION:
The Project consists solely of the demolition of the existing commercial building. The Project would not demolish the associated surface parking lot adjacent to the building, which would serve as a staging area for the demolition activities. No future development of the Site is proposed and/or considered as part of the Project.

REQUESTED ACTIONS:
1. Pursuant to LA Building Code Section 91.106.4.5 review by the City of Los Angeles Department of Building and Safety to determine whether the demolition, alteration, or removal may result in the loss of or serious damage to a significant historical or cultural assets and pursuant to LAMC Section 22.171.14

and 22.171.15, review by the Cultural Heritage Commission for objection or non-objection to issuance of the demolition permit.

2. Other permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, sign permits, and demolition permits.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:
Based on an Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Air Quality; Cultural Resources; Greenhouse Gas Emissions; Land Use/Planning; Noise; Transportation; and Tribal Cultural Resources.

FILE REVIEW AND COMMENTS:
The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa Street, Room 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at https://planning.lacity.org/development-services/eir

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by Monday, December 21, 2020 **no later than 4:30 p.m.**

Please direct your comments to:

Mail: Bradley Furuya
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Room 1350
Los Angeles, CA 90012

Email: Bradley.Furuya@lacity.org

ACCOMMODATIONS: 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. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: Bradley.Furuya@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

VINCENT P. BERTONI, AICP
Director of Planning

Bradley Furuya

Bradley Furuya
Major Projects Section
Department of City Planning
(213) 847-3642

Attachments:
Project Location Map



Legend

Project Site

Source: Google Maps 2020.

Project Location Map

HILL
Hill International

Hill International (Arizona) Inc.
2201 East Camelback Road
Suite 350
Phoenix, AZ 85016
Tel: 602-778-9888
www.hillintl.com
AZ Contractor's License Number
ROC 289497

Date July 25, 2018

Maya Grasse | Alston & Bird LLP
Senior Associate | Environment, Land Use and Natural Resources
333 South Hope Street | 16th Floor | Los Angeles, CA 90071
213.576.2526 Direct | 562.547.3051 Cell | 213.576.1100 Fax
maya.grasse@alston.com | www.alston.com

Subject: Barry Building Renovations

Dear Ms. Grasse

The current cost to renovate the Barry Building located at 11973 San Vicente Boulevard, Los Angeles, CA. with respect to Structural requirements, ADA requirements, Historical requirements is projected to be as follows:

Direct cost of Construction	$6,784,419
Indirect / Owner's Costs	$1,913,998
Projected Total Project Cost	$8,698,000

Exclusions:
As the estimate was focused on Structural / Life Safety, ADA Access, and Historical Preservation there are several items that will require additional information in order to provide a complete project cost, some of which will be covered by a tenant improvement allowance if and when the building is ready for lease. These improvements were not included unless directly impacted by the areas of focus. The items not included in this estimate are as follows:

- Floor finishes
- Ceiling finishes not impacted by structural upgrades
- Wall finishes not impacted by structural upgrades
- Mechanical system upgrades (New AHU's)
- Electrical service upgrades (Electrical Service is most likely too small)
- Low voltages systems (Security and internet connections)
- Telephone systems
- Exterior finishes not impacted by structural
- Landscape and irrigation
- Exterior Signage
- Mail delivery systems / common mail pickup and drop-off
- Escalation beyond 5/21/2020

Estimate methodology
The estimate analysis was isolated into four major categories listed below by priority:

- Structural / Life safety
- Building Code Compliance
- ADA Access
- Historical Preservation

For each item listed above every construction element identified in the reports prepared by Englekirk July, 2018 (updated from July 5, 2017), Historic Resources Group July, 2018 (updated from July 19, 2017), Gruen Associates July, 2018 (updated from October 30, 2017) were surveyed and an element quantity developed. These construction items were then priced and included in the estimate prepared by Hill International on 12/13/2017 and updated on July, 2018

It should be noted that the reports provided by the consultants were not coordinated to address the impact and effect of each element on the overall project.

Example-1 - Electrical Installations
The ADA report identified several if not all electrical outlets and switches were not at the proper height. The photos provided verified this to be the case. What was not identified was the fact that all of the outlets do not meet electric code requirements as the outlets do not have a ground and the restrooms do not have GFCI protection. This means that the ADA requirement for height is superseded by a building code compliance requirement. When you consider when the building was built there is a strong possibility that the wire used has an asbestos insulation we arrive at the a point where all electrical wire in the building must be removed and replaced.

Example-2 - Building Access
The ADA report goes into great detail regarding building access with respect to opening width, door swings; elevation of door handles...ETC. The reality is that due to date of original construction all doors and window frames are covered with lead paint which means the abatement would be required prior to relocating the hardware and patching the existing hardware locations. It is far cheaper to replace the doors than to remove the lead paint and patch the existing door pull openings. Once again the ADA requirement is superseded by a building code / building safety requirement.

Example-3 - Railing Modifications
As part of the building access recommendations were modifications to the hand rails at the existing stairs and the second floor railings. These recommendations were made from a perspective of Historical preservation only and the means and methods were not considered. The recommendations made are not constructible as there is no way of welding additional steel elements to 60 year old steel pipe. The only way to achieve what is required is to replace all railing with what is required by code. During the design process the architect can figure out a design that retains the historical look of the courtyard while meeting the current building codes.

Example-4 - Access and Drop-off requirements
Recommendations were made to provide a drop-off area on San Vicente Boulevard and to widen the side walk located on the East side of the building. The drop-off area on San Vicente Boulevard is most likely not possible as it would create a pinch point at the front of the building. The proposed drop-off area would improve ADA access to the building but at the same time impede foot traffic in front of the building. Approval by building department would be required. The widening the sidewalk to the East of the building would decrease the width of the drive way from approximately 21 feet to 18 feet which would create a very narrow drive lanes accessing the parking area at the back of the building. Both of these recommendations may improve ADA access but would most likely not get thru the plan check process.

Below is the order of priority used in the estimate analysis

BARRY BUILDING

ORDER OF PRIORITY

STRUCTURAL - LIFE SAFEY

ROOF	NEW 3/4" PLYWOOD ROOF SHEATHING
2ND FLOOR	NEW 3/4" PLYWOOD FLOOR SHEATHING
ENTRY	NEW MOMENT FRAME
ENTRY	NEW FOUNDATIONS FOR SMF
2 ND FLOOR	SHEAR WALLS
2 ND FLOOR	INTERIOR WALLS
1 ST & 2ND FLOOR	SHEAR WALLS AT PERIMETER
2 ND FLOOR	REMOVE INTERIOR WALLS TO ACCOMMODATE FLOOR DIAPHRAM
1STFLOOR	REMOVE INTERIOR WALLS TO ACCOMMODATE RESTROOMS & ELEVATORS

BUILDING CODE COMPLIANCE

SITE	CAR CHARGING STATIONS
1STTO 2NE FLOOR	UPGRADE STAIRS - RAILINGS
2ND FLOOR	UPGRADE BALCONY RAILING
1ST AND 2ND FLOOR	ADJUST SWITCHES & OUTLETS
1ST AND 2ND FLOOR	REPLACE ELECTRICAL TO GROUNDED SYSTEM
1ST AND 2ND FLOOR	MODIFY WINDOWS AS MEANS OF EGRESS
1ST AND 2ND FLOOR	REMOVE LEAD PAINT AND ASBESTOS
1ST AND 2ND FLOOR	FIRE PROTECTION
1ST AND 2ND FLOOR	UPGRADE WATER SUPPLY - SEWER LINE
1ST AND 2ND FLOOR	FIRE ALARMS

ADA ACCESS

SITE	PARKING LOT IMPROVEMENTS
SITE	ADA STALLS
EAST ELEVATION	WIDEN SIDE WALK
EAST ELEVATION	MODIFY EXISTING DOORWAYS
COURTYARD	UPGRADE AND ADD RESTROOMS 1ST AND 2ND FLOOR
COURTYARD	ADD ADA DRINKING FOUNTAIN
1STTO 2ND FLOOR	ADD TWO ELEVATORS - 2STOPS AT 2ND FLOOR
SITE	ADD BACKUP GENERATOR
1ST AND 2ND FLOOR	WIDEN DOORWAYS TO A MINIMUM OF 34"
1ST AND 2ND FLOOR	90 DEGREE OPENING REQUIREMENT

HISTORICAL PRESERVATION

EXTERIOR ELEVATION	MAINTAIN ARCHITECTURAL LOOK OF THE BUILDING

Please Contact for any additional questions or comments



James Oswell, CCP
Director of Estimating
Hill International Inc.
253.376 1224

HILL

Hill International

B--System Report REV 2
SUBMITTAL: CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION: Nov. 5 2003
ESTIMATE SAVED AS: BARRY BLDG ADA UPGRADE_7_25_18_V5.PWS

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 25 July 2018

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 21,444.00 SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $0

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT#:
DATE OF ESTIMATE: July 2018
BID DATE: JAN 2019

WBS CODE	DESCRIPTION	COST/PROJECT UOM BASED ON 21,444 SF	COST/ WBSUNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
			BARRY BUILDING, PROJECT TOTALS					**8,698,000**
		****PROJECT SUBTOTALS****		2,790,853	3,172,568	820,998	1,913,998	8,698,417
BASE BID		***316.38/SF***	***21444@316.38BSF***	***2,790,853***	***3,172,568***	***820,998***	***0***	***6,784,419***
-BARRY BUILDING ADA UPGRADE		316.38/SF	21444@ 316.38BSF	2,790,853	3,172,568	820,998	0	6,784,419
A111	STRUCTURAL	185.22/SF	21444@ 185.22BSF	1,203,442	2,222,084	546,243	0	3,971,770
A112	ACCESSIBLE PATH	19.78/SF	21444@ 19.78BSF	231,962	118,822	73,298	0	424,082
A113	PLUMBING	28.18/SF	21444@28.18BSF	346,026	205,718	52,617	0	604,362
A114	STAIRS AND BALCONY RAILING	4.75/SF	21444@4.75BSF	60,012	37,459	4,374	0	101,846
A115	VERTICAL TRANSPORTATION	25.44/SF	21444@ 25.44BSF	359,531	159,631	26,366	0	545,528
A116	TENANT SPACE	17.61/SF	21444@ 17.61BSF	238,965	114,884	23,712	0	377,561
A117	ABATEMENT	35.41/SF	21444@ 35.41BSF	350,914	313,969	94,387	0	759,270
OWNER'S COSTS		***89.26/SF***	***5523103@ 0.35TC$***	***0***	***0***	***0***	***1,913,998***	***1,913,998***
-OWNER'S COSTS		89.26/SF	5523103@ 0.35TC$	0	0	0	1,913,998	1,913,998
B111	OWNER'S COSTS	89.26/SF	5523103@0.35TC$	0	0	0	1,913,998	1,913,998

WARNING: BASE BID EXCEEDS AUTHORIZED CONSTRUCTION FUNDS BY $6,784,419. CONTACT THE PROJECT MANAGER.

C--Assembly Category Report
SUBMITTAL: CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION: Nov. 5 2003
ESTIMATE SAVED AS: BARRY BLDG ADA UPGRADE_7_25_18_V5.PWS

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 07/25/2018

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 21,444.00SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $0

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT#:
DATE OF ESTIMATE: July 2018

WBS CODE	DESCRIPTION	COST/WBS BASED ON 21444 SF	COST/ WBSUNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
			BARRY BUILDING, PROJECT TOTALS					**8,698,000**
	*****PROJECT SUBTOTALS*****			2,790,853	3,172,568	820,998	1,913,998	8,698,417
BASE BID		**316.38/SF**	**21444@ 316.38BSF**	**2,790,853**	**3,172,568**	**820,998**	**0**	**6,784,419**
-BARRY BUILDING ADA UPGRADE		**316.38/SF**	**21444@ 316.38BSF**	**2,790,853**	**3,172,568**	**820,998**	**0**	**6,784,419**
A1 STRUCTURAL		**185.22/SF**	**21444@ 185.22BSF**	**1,203,442**	**2,222,084**	**546,243**	**0**	**3,971,770**
A111	ROOF	15.08/SF	7142@ 45.27SF	99,686	166,312	57,324	0	323,322
A111AA	DEMO ROOF	2.70/SF	7142@ 8.10SF	8,937	38,468	10,479	0	57,884
A111AA	NEW 3/4" PLYWOOD ROOF SHEATHING	4.83/SF	7142@ 14.49SF	25,437	59,544	18,492	0	103,472
A111AA	NEW ROOF	7.55/SF	7142@ 22.68SF	65,311	68,300	28,354	0	161,965
A111	2ND STORY FLOOR	8.73/SF	7142@ 26.23SF	34,374	123,955	28,970	0	187,300
A111AB	DEMO FLOOR DECKING FLOOR COVERINGS	3.91/SF	7142@ 11.74SF	8,937	64,411	10,479	0	83,827
A111AB	NEW 3/4" PLYWOOD FLOOR SHEATHING	4.83/SF	7142@ 14.49SF	25,437	59,544	18,492	0	103,472
A111	NEW 2-STORY STEEL MOMENT FRAME	13.04/SF	7142@39.17SF	93,315	101,254	85,158	0	279,727
A111AC	FOUNDATIONS	0.32/SF	6@ 1157.55EA	3,812	2,253	880	0	6,945
A111AC	DEMO OF SOG AT ENTRY	1.48/SF	1200@ 26.41SF	4,274	9,817	17,606	0	31,697
A111AC	SOG REPLACEMENT	1.39/SF	1200@ 24.80SF	12,244	13,679	3,832	0	29,756
A111AC	DEMO STRUCTURE	3.05/SF	1200@ 54.45SF	15,017	20,292	30,034	0	65,343
A111AC	W12x96(8EATOTAL)	2.40/SF	119@ 432.96LF	18,694	20,011	12,817	0	51,522
A111AC	W14x132	3.03/SF	150@ 432.96LF	23,564	25,224	16,156	0	64,944
A111AC	RESTORE STRUCTURE@ENTRY	1.38/SF	1200@ 24.60SF	15,710	9,978	3,832	0	29,520
A111	2-STORY SHEAR WALL	23.20/SF	245@ 2030.96LF	220,460	198,002	79,123	0	497,585
A111AD	SLAB DEMO	1.81/SF	1470@26.41SF	5,236	12,026	21,568	0	38,829
A111AD	SHEAR WALL FOUNDATIONS	3.31/SF	245@ 289.39LF	38,913	23,000	8,986	0	70,900
A111AD	SOG REPLACEMENT	1.70/SF	1470@ 24.80SF	14,999	16,757	4,694	0	36,451
A111AD	NEW 2-STORY SHEAR WALL	6.75/SF	245@591.12LF	68,393	52,116	24,316	0	144,825
A111AD	DRYWALL - FINISHES	6.22/SF	12250@ 10.88SF	64,855	57,848	10,572	0	133,276
A111AD	WALL DEMO	3.42/SF	6125@ 11.97SF	28,065	36,254	8,986	0	73,305
A111	STRENGTHEN EXISTING 2-STORY SHEAR WALL	11.30/SF	198@ 1224.18LF	97,489	117,558	27,341	0	242,388
A111AE	STRENGTHEN EXISTING 2-STORY SHEAR WALL	3.52/SF	4950@ 15.24SF	22,395	41,508	11,535	0	75,437
A111AE	WALL DEMO	2.76/SF	4950@ 11.97SF	22,681	29,299	7,263	0	59,243
A111AE	DRYWALL - FINISHES	5.02/SF	9900@ 10.88SF	52,414	46,751	8,544	0	107,708
A111	SHEAR WALL ON INT OF EXT WALL	12.69/SF	7142@ 38.09SF	102,848	135,889	33,285	0	272,022
A111AF	NEW 2-STORY SHEAR WALL	5.08/SF	7142@ 15.24SF	32,312	59,888	16,642	0	108,843
A111AF	WALL DEMO	3.99/SF	7142@ 11.97SF	32,724	42,274	10,479	0	85,477
A111AF	DRYWALL - FINISHES	3.62/SF	7142@ 10.88SF	37,812	33,727	6,164	0	77,702
A111	DEMO & RESTORE CEILINGS	22.23/SF	21444@ 22.23SF	211,787	214,972	49,969	0	476,728
A111AG	CEILING DEMO	10.74/SF	21444@ 10.74SF	98,256	100,485	31,462	0	230,203
A111AG	DRYWALL - FINISHES	11.50/SF	21444@ 11.50SF	113,531	114,487	18,507	0	246,525
A111	MEP OUTLETS - LIGHTS - GRILLS - DUCTWORK	78.94/SF	21444@ 78.94SF	343,483	1,164,144	185,072	0	1,692,698
A111AH	ELECTRICAL	19.20/SF	21444@ 19.20	260,089	120,230	31,462	0	411,781
A111AH	MECHANICAL	53.34/SF	21444@ 53.34SF	9,082	994,146	140,655	0	1,143,884
A111AH	FIRE PROTECTION	6.39/SF	21444@6.39SF	74,311	49,767	12,955	0	137,034
A1	**ACCESSIBLE PATH**	**19.78/SF**	**21444@ 19.78BSF**	**231,962**	**118,822**	**73,298**	**0**	**424,082**
A112	COMPLIANT PARKING LAYOUT W/ MARKING & SIGNS	15.57/SF	34881@ 9.57SF	191,701	89,550	52,616	0	333,868
A112AA	C OVERLAY - CO-PLANE	15.20/SF	34881@ 9.34SF	188,028	86,724	51,177	0	325,928
A112AA	RESTRIPE - SIGNAGE	0.37/SF	90@ 88.22STALLS	3,673	2,827	1,440	0	7,940
A112	WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION	2.47/SF	135@ 392.77LF	14,321	19,735	18,968	0	53,023
A112AB	WIDEN SIDEWALKS TO 5Æ AT THE EAST ELEVATION	2.47/SF	135@ 392.77LF	14,321	19,735	18,968	0	53,023
A112	MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	1.27/SF	3@ 9081.09EA	20,215	5,734	1,295	0	27,243
A112AC	MODIFY EXTERIOR DOORWAYS AT THE EAST ELEVATION	1.27/SF	3@ 9081.09EA	20,215	5,734	1,295	0	27,243
A112	FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	0.12/SF	12@208.81LF	1,502	911	93	0	2,506
A112AD	FLOOR MOUNTED HANDRAIL AT COURTYARD STEPS	0.12/SF	12@208.81LF	1,502	911	93	0	2,506
A112	CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX 3 LF)	0.04/SF	3@253.28LF	219	463	78	0	760
A112AE	CONCRETE CURB OR A WELDED STEEL PLATE AT COURTYARD RAMP (APPROX 3 LF)	0.04/SF	3@253.28LF	219	463	78	0	760
A112	POSTMOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	0.06/SF	6@208.81LF	751	455	47	0	1,253
A112AF	POST MOUNTED HORIZ RAIL OR A LANDSCAPE ELEMENT (36 SF)	0.06/SF	6@208.81LF	751	455	47	0	1,253
A112	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	0.25/SF	26@208.81LF	3,254	1,974	202	0	5,429
A112AG	HANDRAILS FOR THE RAMP LEADING TO THE CMU ADDITION. (13 LF EACH SIDE)	0.25/SF	26@208.81LF	3,254	1,974	202	0	5,429
A1	**PLUMBING**	**28.18/SF**	**21444@28.18BSF**	**346,026**	**205,718**	**52,617**	**0**	**604,362**
A113	UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	1.32/SF	136@207.09SF	16,233	8,293	3,639	0	28,164

C--Assembly Category Report
SUBMITTAL: CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION: Nov. 5 2003
ESTIMATE SAVED AS: BARRY BLDG ADA UPGRADE_7_25_18_V5.PWS

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 07/25/2018

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 21,444.00SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $0

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT#:
DATE OF ESTIMATE: July 2018

WBS CODE	DESCRIPTION	COST/WBS BASED ON 21,444 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
A113AA	UPGRADE THE MENÆS ROOM ON 1ST FLOOR TO COMPLIANCE	1.31/SF	136@207.09SF	16,233	8,293	3,639	0	28,164
A113	UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	1.11/SF	115@ 207.09SF	13,727	7,012	3,077	0	23,816
A113AB	UPGRADE WOMENÆS ROOM ON 2ND FLOOR TO COMPLIANCE	1.11/SF	115@207.09SF	13,727	7,012	3,077	0	23,816
A113	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	2.06/SF	180@ 245.60SF	28,416	10,975	4,816	0	44,207
A113AC	ADD UNISEX SINGLE RESTROOM AT 1ST FLOOR	2.06/SF	180@ 245.60SF	28,416	10,975	4,816	0	44,207
A113	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	0.01/SF		158	61	27	0	246
A113AD	ADD UNISEX SINGLE RESTROOM AT 2ND FLOOR	0.01/SF		158	61	27	0	246
A113	CODE COMPLIANT SIGNS FOR RESTROOMS	0.03/SF	4@ 157.47EA	462	144	24	0	630
A113AE	CODE COMPLIANT SIGNS FOR RESTROOMS	0.03/SF	4@ 157.47EA	462	144	24	0	630
A113	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	0.24/SF		4,235	699	319	0	5,253
A113AF	WALL MOUNTED DRINKING FOUNTAIN AT 1ST FLOOR IN A NEW ALCOVE	0.24/SF		4,235	699	319	0	5,253
	PLUMBING INFRASTRUCTURE	23.41/SF	21444@ 23.41BSF	282,795	178,535	40,716	0	502,046
	PLUMBING INFRASTRUCTURE	23.41/SF	21444@ 23.41BSF	282,795	178,535	40,716	0	502,046
A1	**STAIRS AND BALCONY RAILING**	**4.75/SF**	**21444@4.75BSF**	**60,012**	**37,459**	**4,374**	**0**	**101,846**
A114	ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	0.22/SF	40@ 119.47RISERS	2,695	1,635	449	0	4,779
A114AA	ADD A SOLID OR PERFORATED STEEL PANEL AT EACH OPEN RISER	0.22/SF	40@ 119.47RISERS	2,695	1,635	449	0	4,779
A114	ADD CONTRASTING STRIPE AT EACH RISER	0.06/SF	40@33.38EA	370	862	104	0	1,335
A114AB	ADD CONTRASTING STRIPE AT EACH RISER	0.06/SF	40@ 33.38EA	370	862	104	0	1,335
A114	REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES	1.70/SF	175@208.81LF	21,899	13,283	1,359	0	36,542
A114AC	REPLACE EXISTING STEEL GUARDRAILS WITH NEW ONES	1.70/SF	175@ 208.81LF	21,899	13,283	1,359	0	36,542
A114	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	1.92/SF	197@208.81LF	24,652	14,953	1,530	0	41,136
A114AD	REPLACE EXISTING 2ND FLOOR BALCONY GUARDRAILS	1.92/SF	197@ 208.81LF	24,652	14,953	1,530	0	41,136
A114	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	0.84/SF	120@ 150.45LF	10,396	6,726	932	0	18,054
A114AE	WALL MOUNTED HANDRAIL AT EA OF 4 STAIRS BETWEEN 2ND FLOOR LEVELS	0.84/SF	120@ 150.45LF	10,396	6,726	932	0	18,054
A1	**VERTICAL TRANSPORTATION**	**25.44/SF**	**21444@ 25.44BSF**	**359,531**	**159,631**	**26,366**	**0**	**545,528**
A115	IMPLEMENT ONE OF THE FOLLOWING SCENARIOS TO PROVIDE ACCESS TO ALL FLOORS:	24.45/SF		346,536	153,501	24,165	0	524,202
A115AA	OPTION 1: ADD TWO 2-DOOR ELEVATORS, EA W/ 2 STOPS	24.45/SF	2@ 262100.90EA	346,536	153,501	24,165	0	524,202
A115	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY	0.99/SF	2@ 10663.30EA	12,995	6,131	2,201	0	21,327
A115AB	ADD TWO EXTERIOR AREAS OF ASSISTED RESCUE ALONG THE 2ND FLOOR BALCONY	0.99/SF	150@ 142.18SF	12,995	6,131	2,201	0	21,327
A1	**TENANT SPACE**	**17.61/SF**	**21444@ 17.61BSF**	**238,965**	**114,884**	**23,712**	**0**	**377,561**
A116	WIDEN ALL TENANT DOORWAYS	6.70/SF	40@ 3591.43EA	92,410	41,927	9,321	0	143,657
A116AA	WIDEN ALL TENANT DOORWAYS	6.70/SF	40@ 3591.43EA	92,410	41,927	9,321	0	143,657
A116	MODIFY LANDING TO NECESSARY DOORS	1.02/SF		12,514	7,182	2,244	0	21,940
A116AB	MODIFY LANDING TO NECESSARY DOORS	1.02/SF		12,514	7,182	2,244	0	21,940
A116	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	1.26/SF	15@ 1805.45EA	15,594	10,089	1,398	0	27,082
A116AC	PROVIDE HANDRAILS FOR TENANT INTERIOR STEPS	1.26/SF	15@ 1805.45EA	15,594	10,089	1,398	0	27,082
A116	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	5.02/SF	30@ 3591.43EA	69,307	31,445	6,991	0	107,743
A116AD	REPLACE DOOR & FRAME FOR DOORS LESS THAN 34" W	5.02/SF	30@ 3591.43EA	69,307	31,445	6,991	0	107,743
A116	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	1.70/SF	25@ 1455.65EA	18,289	16,160	1,942	0	36,391
A116AE	MODIFY & REINSTALL NECESSARY DOORS TO OPEN 90 DEGREES	1.70/SF	25@ 1455.65EA	18,289	16,160	1,942	0	36,391
A116	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	0.29/SF	40@ 157.46EA	4,620	1,436	242	0	6,299
A116AF	PROVIDE CODE COMPLIANT SIGNS FOR TENANT ENTRY DOOR	0.29/SF	40@ 157.46EA	4,620	1,436	242	0	6,299
A116	LEVER DOOR HANDLES	1.01/SF	75@ 287.49EA	19,493	1,616	453	0	21,562
A116AG	LEVER DOOR HANDLES	1.01/SF	75@ 287.49EA	19,493	1,616	453	0	21,562
A116	MODIFY OR REPLACE AT LEAST 1 WINDOW W/ OPERATING PARTS	0.60/SF	10@ 1288.78EA	6,738	5,028	1,122	0	12,888
A116AH	MODIFY OR REPLACE AT LEAST 1 WINDOW W/ OPERATING PARTS	0.60/SF	10@ 1288.78EA	6,738	5,028	1,122	0	12,888
A1	**ABATEMENT**	**35.41/SF**	**21444@ 35.41BSF**	**350,914**	**313,969**	**94,387**	**0**	**759,270**
A117	ABATEMENT	35.41/SF	21444@ 35.41BSF	350,914	313,969	94,387	0	759,270
A117AAA	ABATEMENT -ASBESTOUS	15.39/SF	21444@ 15.39BSF	144,494	154,023	31,462	0	329,979
A117AAA	ABATEMENT - LEAD PAINT	11.37/SF	21444@ 11.37	117,659	94,783	31,462	0	243,905

C--Assembly Category Report
SUBMITTAL: CONCEPT
SOFTWARE VERSION: SUCCESS 5.X
REPORT REVISION: Nov. 5 2003
ESTIMATE SAVED AS: BARRY BLDG ADA UPGRADE_7_25_18_V5.PWS

CONSTRUCTION CONTRACT:
DATABASE USED: RSM MODIFIED
PRINTING DATE: 07/25/2018

PROJECT:
PROJECT SITE: LOS ANGELES
A/E NAME: OWNER
PROJECT SIZE: 21,444.00SF
CONSTRUCTION FUNDS AVAILABLE, DOLLARS: $0

ESTIMATOR: HILL
CAT CODE:
UIC:
PROJECT#:
DATE OF ESTIMATE: July 2018

WBS CODE	DESCRIPTION	COST/WBS BASED ON 21,444 SF	COST/ WBS UNIT	TOTAL MARKED UP COSTS MATL	LABOR	EQUIP	UNIT COST	TOTAL
A117AA	ABATEMENT - ELECTRICAL WIRE	8.65/SF	21444@ 8.65BSF	88,761	65,163	31,462	0	185,386
	OWNER'S COSTS	**89.26/SF**	**5523103@0.35TC$**	**0**	**0**	**0**	**1,913,998**	**1,913,998**
	-OWNER'S COSTS	**89.26/SF**	**5523103@ 0.35TC$**	**0**	**0**	**0**	**1,913,998**	**1,913,998**
	B1 OWNER'S COSTS	**89.26/SF**	**5523103@0.35TC$**	**0**	**0**	**0**	**1,913,998**	**1,913,998**
	B111 OWNER'S COST	89.26/SF	5523103@0.35TC$	0	0	0	1,913,998	1,913,998
	B111AA DESIGN	25.44/SF	5523103@0.10TC$	0	0	0	545,595	545,595
	B111AA PERMITS	5.45/SF	5523103@ 0.02TC$	0	0	0	116,913	116,913
	B111AA CONSTRUCTION MANAGEMENT	10.90/SF	5523103@ 0.04TC$	0	0	0	233,827	233,827
	CONTINGENCY@ 15%	47.46/SF	6784419@0.15TC$	0	0	0	1,017,663	1,017,663

WARNING: BASE BID EXCEEDS AUTHORIZED CONSTRUCTION FUNDS BY $6,784,418.67 . CONTACT THE PROJECT MANAGER.

To:	Alston & Bird LLP
Attn:	Andrea Warren, Associate
From:	John LoCascio, AIA, Principal
Date:	July, 2018

INTRODUCTION

We have evaluated the proposed voluntary seismic retrofit and ADA upgrade of the Barry Building, an Historic-Cultural Monument (HCM) located at 11973 San Vicente Boulevard. We reviewed seismic retrofit recommendations by Engelkirk Structural Engineers in "11973 San Vicente Boulevard Seismic Assessment-ASCE 41-13, Los Angeles, California," dated July, 2018; and ADA upgrade recommendations by Gruen Associates in "Barry Building ADA Upgrade Requirements," dated July, 2018. We reviewed the recommendations for compliance with the Secretary of the Interior's Standards for Rehabilitation ("the Standards") as required by the City of Los Angeles Cultural Heritage Ordinance. Our evaluation included a site visit to observe existing conditions and identify extant character-defining features; review of the property's HCM designation and other documentation of the property's history and development; and review of the propose voluntary seismic retrofit scheme. We have determined that the proposed seismic retrofit would not destroy historic materials and features that characterize the property and would be compatible with the historic features, size, scale and proportion; and therefore would meet the Standards. The ADA upgrade as proposed would destroy some historic materials and features that characterize the property but would meet the Standards if the recommendations provided in this report are incorporated.

Research, field inspection and analysis were performed by John LoCascio, AIA, a qualified Historic Architect who meets the Secretary of the Interior's Professional Qualification Standards (36 CFR 61) in Architecture and Historic Architecture.

HISTORIC SIGNIFICANCE

The Barry Building was designated City of Los Angeles Historic-Cultural Monument No. 887 in 2007. The property is significant because it reflects "the broad cultural, political,

MEMO

Project Impacts Assessment
11973 San Vicente Boulevard, Los Angeles

HISTORIC RESOURCES GROUP

economic or social history of the nation, state, or community." The building was the longtime home of Dutton's Brentwood Books, whose sponsorship of book signings and readings with local writers made it a symbol for the Los Angeles literary scene and fostered a sense of cultural identity along the San Vicente commercial corridor in Brentwood. The Barry Building is also significant because it "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style or method of construction," as an excellent example of International Style architecture.[1]

Description

The Barry Building is located on the north side of San Vicente Boulevard between Montana Avenue and South Saltair Avenue in the Brentwood area of Los Angeles. The two-story commercial building was designed in the International Style by architect Milton H. Caughey and was constructed in 1951. The building consists of four ranges of offices around a central garden courtyard, forming an open square in plan. The second story of the south range is supported only on slender steel pipe columns, leaving the ground floor open to both San Vicente Boulevard and the courtyard. The building has a flat roof and its exterior walls are veneered in smooth cement plaster. Fenestration consists of fixed, wood-framed windows and window walls, and steel-sash casement windows. The landscaped courtyard has raised concrete planters and two curvilinear concrete-and-steel staircases with metal pipe guardrails.

Photographs of the subject property are included in Appendix A. An inventory of character-defining features is included in Appendix B.

PROJECT DESCRIPTION

Seismic Retrofit

The voluntary seismic retrofit proposed by Engelkirk Structural Engineers would include strengthening existing walls, adding new two-story shear walls and new floor and roof diaphragm sheathing, and adding new steel moment frames.

- Strengthening the existing shear walls would include adding new plywood sheathing and nailing to existing framing; adding new hold-down anchors at each end of each wall and new floor-to-wall connections; and enhancing existing

[1] "Barry Building Resource Report," *Historic Places LA*, www.historicplacesla.org/reports/f9bb1c73-ef15-471a-13889f5d6cdd (accessed May 26, 2017).

footings or adding new footings. These include exterior and interior walls of the north, east and west wings.

- Construction of new two-story shear walls would include new 2x stud framing with new plywood sheathing and nailing, new hold-down anchors at each end of each wall, and new footings. These would be located on the perimeter and courtyard walls of the north, east and west wings. Each wall would have a minimum length of 5 feet. Actual locations of the new shear walls has yet to be determined.
- New floor and roof diaphragm sheathing would include the addition of new ¾" plywood sheathing over the entirety of the existing floor and roof sheathing.
- New two-story steel moment resisting frames would be constructed at the south wing. The frames would consist of wide flange steel columns and beams, and new concrete footings. These would be installed in two L-shaped plan configurations, within the two ground-floor tenant spaces of the south wing.

ADA Upgrade

REQ'D OR VOLUNTARY ?

The ADA upgrade proposed by Gruen Associates would include accessible path of travel, plumbing, stairs and balcony railing, vertical transportation, and tenant space improvements.

- Accessible path of travel improvements would include new compliant parking paving, layout, stalls and signage; widening the sidewalk along the east façade; modification or replacement of exterior doors on the east façade; addition of a floor-mounted handrail on the courtyard steps; addition of a curb to the courtyard ramp; addition of a rail or landscape element as a barrier to the underside of the stairs; and addition of handrails for the ramp leading to the CMU addition.
- Plumbing improvements would include upgrading the first-floor men's room and second-floor women's room to compliance; addition of single unisex restrooms on both floors; code-compliant signage; and installation of an ADA-compliant drinking fountain.
- Stair and balcony railing improvements would include the addition of solid or perforated panels to the floating stair risers; contrasting stripes at each tread; replacement of existing stair handrails and balcony guardrails with new handrails at code-compliant height; and addition of wall-mounted handrails at each of the four stairs between the second floor levels.

- Vertical transportation improvements would include addition of elevators and/or lifts to provide access to the second floor; and addition of two exterior areas of assisted rescue on the second-floor balcony.
- Tenant space improvements would include widening all tenant doorways; modifying interior doors, landings and steps; providing code-compliant entry signage; replacement of all door hardware with lever-type; relocation of hardware mounted outside required range; modification of 9" bottom rails on glazed doors; removal and infill of mails slots in doors; relocation of all switches and outlets mounted outside required range; and modification or replacement of at least one window in each unit with operating parts within the required range.

ANALYSIS OF POTENTIAL IMPACTS

The Barry Building is a designated City of Los Angeles Historic-Cultural Monument. Designation as an Historic-Cultural Monument requires Cultural Heritage Commission review for proposed exterior and interior alterations in accordance with the *Secretary of the Interior's Standards for Rehabilitation*, the nationally-accepted criteria for evaluating change to historic properties.[2]

The Standards provide guidance for reviewing proposed projects that may affect historic resources. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation, rehabilitation, and maintenance of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

The treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. From a practical perspective, the Standards have guided agencies in carrying out their historic preservation responsibilities including State and local officials when reviewing projects that may impact historic resources. The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. The Standards have also

[2] "What Does Historic-Cultural Monument Status Mean?," *Office of Historic Resources*, http://www.preservation.lacity.org/commission/what-does-historic-cultural-monument-status-mean (accessed July 16, 2017).

been adopted by state and local jurisdictions across the country including the City of Los Angeles.

The following analysis evaluates the proposed seismic retrofit and ADA upgrade for compliance with the Standards for Rehabilitation:

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project does not propose to change the building's use. The project would meet Standard 1.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided

The recommended seismic retrofit would minimize potential impacts by adding new plywood shear paneling to the interior face of the walls, to avoid removal of the existing plaster; locating new shear walls to avoid closing existing window or door openings; and locating the new moment frames at the building interior, which is not character-defining. The exterior materials and configuration of the building would remain unaltered. The seismic upgrade would therefore meet Standard 2.

The recommended ADA upgrade as proposed would potentially remove distinctive materials and alter features that characterize the property by modifying or replacing exterior doors on the east façade; adding panels to the floating stair risers; replacing existing stair handrails and balcony guardrails; widening all tenant doorways and replacing hardware; modifying the bottom rails of glazed doors; removing or infilling mail slots; and replacing some windows. The cumulative effect of these alterations would negatively impact the building's historic integrity and significance, and would not meet Standard 2.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The project does not propose to add conjectural features or elements from other historic properties. It would meet Standard 3.

Standard 4: Changes to a property that have acquired significance in their own right will be retained and preserved.

The project does not propose to alter or remove any changes to the property that have acquired significance in their own right. The project would meet Standard 4.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

As noted under Standard 2 above, the recommended seismic project would be accomplished without altering or eliminating distinctive materials, features, finishes, and construction techniques that characterize the building, and therefore would meet Standard 5. The recommended ADA upgrade project, however, would modify or replace exterior doors on the east façade; add panels to the floating stair risers; replace existing stair handrails and balcony guardrails; widen all tenant doorways and replace hardware; modify the bottom rails of glazed doors; remove or infill mail slots; and replace some windows. The ADA upgrade project as proposed therefore would not meet Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The project does not propose to replace historic features of the Barry Building that would not be directly affected by the seismic retrofit or the ADA upgrade. The project would meet Standard 6.

Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The project does not propose chemical or physical treatments to historic materials that are not directly affected by the seismic retrofit or the ADA upgrade. The project would meet Standard 6.

Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

If the owner identifies, protects, preserves, and/or documents potential archaeological resources that may be uncovered on the project site as recommended by a qualified archaeologist, the project would meet Standard 8.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the

property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

As noted in the discussion of Standards 2 and 5 above, the recommended seismic retrofit project would not destroy historic materials and features that characterize the property and would meet Standard 9. The recommended ADA upgrade project would modify or replace exterior doors on the east façade; add panels to the floating stair risers; replace existing stair handrails and balcony guardrails; widen all tenant doorways and replace hardware; modify the bottom rails of glazed doors; remove or infill mail slots; and replace some windows. The proposed addition of elevators could alter the building's profile by adding height and bulk that did not exist historically, in the form of elevator penthouses. The ADA upgrade project as proposed therefore would not meet Standard 9.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired

The recommended seismic retrofit project would be undertaken in such a manner that only the building's interior, which is not character-defining, would be affected. The essential form and integrity of the building would be unimpaired. The seismic retrofit project meets Standard 10.

The recommended ADA upgrade project, however, would permanently alter the essential form and integrity of the building by modifying or replacing exterior doors on the east façade; adding panels to the floating stair risers; replacing existing stair handrails and balcony guardrails; widening all tenant doorways and replacing hardware; removing or infilling mail slots; replacing some windows; and potentially altering the building's profile and massing by adding height and bulk in the form of elevator penthouses. The ADA upgrade project as proposed therefore would not meet Standard 10.

RECOMMENDATIONS

The following alterations to the design of the proposed ADA upgrade project should be considered in order to minimize potential impacts to the historic integrity and significance of the Barry Building and bring the project into compliance with the Standards:

1. If egress and entrance are not required on the east façade, retain the existing doors in place and fix them in the closed position to avoid modifying or replacing them. If egress and entrance are required, modify or replace the minimum number of doors required to proved the necessary egress and leave the remaining doors intact and in place.

2. If possible, avoid closing the risers of the floating stairs in the courtyard by utilizing the California Historical Building Code (CHBC). If it is determined by the building official that the open risers present a hazard and must be closed, utilize a fine wire mesh or clear Plexiglass, rather than solid panels, to maintain the open appearance.

3. If possible, avoid replacing or altering the existing stair handrails and balcony guardrails by utilizing the California Historical Building Code (CHBC). If it is determined by the building official that the existing handrails and guardrails present a hazard, retain the existing railings in place and add new, differentiated rails or clear Plexiglass panels to achieve the required height and spacing.

4. If possible, avoid widening all tenant doorways and replacing all hardware by utilizing the California Historical Building Code (CHBC). Modify only the minimum required number of doors and hardware, leaving the remainder intact and in place.

5. If possible, avoid modifying the bottom rails of glazed doors by utilizing the California Historical Building Code (CHBC). If it is determined by the building official that the existing condition presents a hazard, add panels that can be removed in the future to preserve the original doors in place.

6. Do not remove or infill mail slots; retain in place and fix in the closed position.

7. Avoid replacing windows. If possible, modify a minimum number of existing windows with new interior ADA compliant hardware. If some window replacement is unavoidable, avoid replacing windows on the primary (south) façade or the courtyard façades.

8. Avoid adding elevators and ramps, especially within the historic courtyard. The preferred option, presented in the Gruen report, is the use of two Limited Use Limited Application elevators that would make two stops on each floor to account for the varying floor levels. Install the LULA elevators within the existing building envelope, in locations that will minimize material and visual impacts to the historic primary façade and courtyard.

CONCLUSION

As demonstrated in the analysis above, the voluntary seismic retrofit of the Barry Building, as proposed, would meet the Secretary of the Interior's Standards for Rehabilitation, as required by the City of Los Angeles. The ADA upgrade would meet the Standards if it is amended to adopt the recommendations presented in this report, to minimize potential impacts to the historic integrity and significance of the Barry Building.

APPENDIX A



Figure 1: Barry Building, exterior, view of south and east façades looking northwest, May 2017 (HRG).



Figure 2: Barry Building, south façade, view looking northwest, May 2017 (HRG).



Figure 3: Barry Building, view looking northwest from street into courtyard, May 2017 (HRG).



Figure 4: Barry Building, view looking northwest of courtyard entrance, May 2017 (HRG).



Figure 5: Barry Building, courtyard, view looking southwest, May 2017 (HRG).



Figure 6: Barry Building, Courtyard, view looking northeast, May 2017 (HRG).



Figure 7: Barry Building, east façade, view looking southwest, May 2017 (HRG).



Figure 8: Barry Building, north façade, view looking southwest, May 2017 (HRG).



Figure 9: Barry Building, west façade, view looking southeast, May 2017 (HRG).



Figure 10: Barry Building, north and east façades, view looking southwest, May 2017 (HRG).

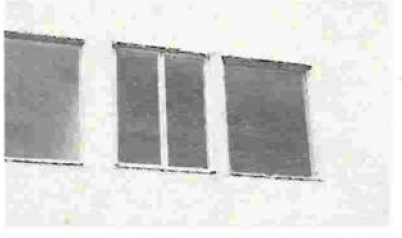
Exterior			
Location	**Character-Defining Features**	**Notes**	**Photographs**
Site and Setting	Concrete-paved setback and flush planters along San Vicente Boulevard Access driveway to east Parking at rear (north)		   
Massing	Hollow square plan Central garden courtyard Two-story height Sculptural rectangular volumes "Floating" overhanging second-story volume at south façade supported on slender, steel pipe piloti; ground floor below open to courtyard Staggered floor and roof planes		   

HISTORIC RESOURCES GROUP
12 S. Fair Oaks Avenue, Pasadena CA 91105-1915
Telephone 626 793 2400, Facsimile 626 793 2401
www.historicla.com

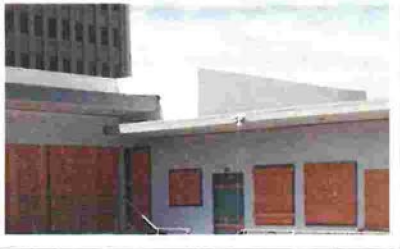
Exterior

Location	Character-Defining Features	Notes	Photographs
South (Primary) Façade	Asymmetrical composition Smooth cement plaster veneer "Floating," overhanging second story volume raised on slender, steel pipe piloti Ground floor open to courtyard Plaster soffit with square, recessed lights Skewed, freestanding volume at ground floor at southeast corner Fixed wood-framed window walls Louvered metal window grilles in wood frames Angled concrete steps to courtyard	Window walls are currently covered with plywood	       

HISTORIC RESOURCES GROUP
12 S. Fair Oaks Avenue, Pasadena CA 91105-1915
Telephone 626 793 2400, Facsimile 626 793 2401
www.historicla.com

Exterior			
Location	**Character-Defining Features**	**Notes**	**Photographs**
East Façade	Asymmetrical composition Smooth cement plaster veneer Projecting, overhanging second-story volume Steel sash casement windows Fixed wood-framed window walls Wood-veneered flush doors with metal hardware	Some windows have been replaced with fixed glass or aluminum sliders Window walls are currently covered with plywood	   
North Façade	Asymmetrical composition Smooth cement plaster veneer Fixed wood-framed window walls and windows Wood-veneered flush doors with metal hardware Passage to courtyard	Window walls and some windows are currently covered with plywood CMU receiving/storage room is a later addition	   

HISTORIC RESOURCES GROUP
12 S. Fair Oaks Avenue, Pasadena CA 91105-1915
Telephone 626 793 2400, Facsimile 626 793 2401
www.historicla.com

Exterior			
Location	**Character-Defining Features**	**Notes**	**Photographs**
West Façade	Asymmetrical composition Projecting end volumes Smooth cement plaster veneer Steel sash casement and hopper windows		   
Roof	Flat roofs with parapets Cantilevered canopies with plaster soffits, wood fascias and square, recessed light fixtures		   

HISTORIC RESOURCES GROUP
12 S. Fair Oaks Avenue, Pasadena CA 91105-1915
Telephone 626 793 2400, Facsimile 626 793 2401
www.historicla.com

Exterior

Location	Character-Defining Features	Notes	Photographs
Courtyard	Location, configuration and spatial relationships Asymmetrical composition Walls veneered in smooth cement plaster Fixed wood-framed window walls and windows Wood-veneered flush doors with metal hardware Curvilinear steel-and-concrete "floating" stairs with steel pipe handrails Cantilevered balconies with canted, steel pipe guardrails and plaster soffits with square recessed light fixtures Wood lattice and louvered metal screens Wall-mounted building directory Wall-mounted suite numbers Concrete walks Planters with lush landscaping	Window walls and windows are currently covered with plywood Flagstone paving in center of courtyard is a later addition	       

Interior			
Space	**Character-Defining Features**	**Notes**	**Photographs**
General	Acoustical ceiling finish Plaster walls Wood-veneered flush doors with metal hardware	Interiors have been reconfigured and refinished over time	   

HISTORIC RESOURCES GROUP
12 S. Fair Oaks Avenue, Pasadena CA 91105-1915
Telephone 626 793 2400, Facsimile 626 793 2401
www.historicla.com

Barry Building ADA Upgrade Requirements

Part 1 **Analysis**

Part 2 **Accessible Route**

Sidewalk

Parking

Building Access

Ramps

Path of Travel

Doors and Doorway

Building Elements

Stairs

Handrails

Restrooms

Signs

Outlets & Switches

Windows

Gruen Associates July 2018

INTRODUCTION

At the request of Alston & Bird, LLP, Gruen Associates evaluated the ADA compliance requirements of the Barry Building and prepared this report. The Barry Building was constructed in 1951 and was designated as a Los Angeles Historic-Cultural Monument in 2007. The codes referenced in this report are from the 2016 California Building Code and the 2016 California Historical Building Code.

The Barry Building ADA compliance review effort includes the following activities: 1) original building plans review, 2) photo survey on site of the non-compliant elements, and 3) analysis based on comparison with the specific code sections.

Because the building has been protected from vandalism, all doors and windows have been covered by screwed-on plywood panels. Therefore, the field photo survey documents a random selection of five suites and the first floor main tenant space.

The final report consists of three parts. Part 1 is an analysis of the ADA issues that affect the use of the building the most. It also attempts to find common architectural solutions to overcome the use limitation. Part 2 is the illustrated findings. It covers the accessible route and the more specific building elements that are currently not compliant.

WITH WHAT CODE?

The premise is that in order to restore the building one needs to know what is currently not in compliance. Each one of the illustrated conditions may lead to one or multiple solutions. Some may be quick and inexpensive fixes that are simply to achieve code compliance. However, many conditions call for costly and systematic modifications to the building components which overlap with the key character definitive features. Thoughtful studies and discussions with AHJ are necessary to reach the ideal solutions and many of them may be a form of compromise. This report simply focuses on exposing the issues which we hope will eventually lead to good solutions for the building.

East Sidewalk

At the east elevation, most of the ground floor tenants have a door that opens to a sidewalk that is less than 36" wide. CBC Section 11B-403.5.1.3 requires that sidewalks be a minimum width of 48". The 36" wide sidewalk makes these doors neither a public entry nor a legal accessible means of egress. Under these conditions, it is logical to discourage the public from accessing the units through these doors by clearly not making them doors. A fixed solid or glass panel would be the closest to the current solid door look and any door hardware should be removed. This is contrary to the character of a commercial window storefront which is part of the character-defining features of the building. Alternatively the existing doors could be fixed in place and made inoperable to maintain the historic visual character.

Currently, a standard single bay unit is small enough to require only one exit. However, if two or more spaces are leased together two exits may be required and that tenant will need to have both exits located at the courtyard. The courtyard will be burdened with a greater exit load, which will bottleneck the passageway. The owner loses the ability to attract desirable tenants that would want a better exit layout or visible access on the public side.

The current driveway width is 21'-6" based on the original plans. The minimum two-way driveway, based on LADBS Doc P/ZC 2002-001, is 19' wide; therefore, it is possible to reduce the driveway by 2'-6" and widen the sidewalk to 5'-6", assuming the owner of the building has a fee ownership of the

driveway. If so, an east facing door will open into a legal sidewalk. If not the doors and the sidewalk will need to remain not used. If the east sidewalk can be widened, the doors still need to provide the code required floor transition discussed below.

East Exterior Doors

East exterior doors are wood doors currently having an average of 4" vertical floor transition at the door threshold. CBC Sections 11B-303.2 and 303.3 only allow a combined, vertical and sloped, ½" height change at a door threshold. Therefore, these doorways cannot be made into a code compliant entry or egress without modifications. Such modifications could be either adding an exterior sloped alcove or adding a short ramp within the tenant space. The former will lessen the character of the existing window wall. The latter will require new doors at the east elevation due to the drop of the door sill.

The California Historical Building Code Section 8-603.4 allows a power assisted door to be considered as an equivalent alternative to level landing and strike side clearance. The 4" height change at the current door threshold exceeds a normal threshold's height change by a significant amount. Its' hazard level cannot be compensated by a power-assisted door mechanism. Even for the general public, it presents a tripping hazard. Alternatively the doors can be fixed in place and made inoperable. Tenant exiting would need to be accomplished entirely through the courtyard.

Courtyard Stairs and Ramp

At the ground floor, the courtyard is in two levels separated by two steps with approximately a one-foot height change. Currently, a ramp connects the two levels. The steps in the courtyard do not have handrails and all stairs in the courtyard do not have code required handrail extensions, per CBC Sections 11B-505.10.2 and 505.10.3 The existing stair and balcony guardrail design has very large openings between the rails and will most likely require modification due to the high hazard level. If the railing is modified, it would be natural to update the extension to meet the current code. The stairs do not have the proper contrasting stripes required for the upper approach and all treads per CBC Section 11B-504.4.1.

Second Floor Access

All four levels of the second floor are not currently accessible. To make the space rentable, they will need to be made accessible, which will require at least one or multiple elevators or lifts. The four height transitions at the balcony, theoretically, can be dealt with by ramps or wheelchair lifts if a continuous circulation loop is maintained for exiting purposes or for a communal experience.

2 Elevators, 2 LULA Elevators or 2 Lifts Scenario

At least one elevator or a wheelchair lift will be required to take people from the ground floor to the second floor. This paragraph explores the possibility of utilizing the two elevators to connect all four second floor levels by putting each at a diagonal opposite corner of the courtyard. Each will have two arrival lobbies at the second floor and the elevator will have two doors in 180 degrees or 90 degrees. The 90-degree version is more uncommon, but can utilize the balcony as one of the two lobbies, so it is more efficient. An elevator lobby is about the same size as an elevator shaft which is about 85 sf. Each elevator will need a small room to house a control panel or a machine. At the end, the two elevators for

the entire project will take away at least 660 sf and possibly 800 sf, which is about the area of two to three rental units.

The shortest elevator shaft height is 12'-6" from the top of the arrival floor to the underside of the roof, whether it is a hydraulic or a machine room less type of elevator. This dimension exceeds the height of any of the four wings of the current second floor. Because the north and south wings are taller, it would make sense to put the elevator in those wings to minimize its visual impact to the courtyard elevations. Because the shafts would be the tallest building element, it is important to push it far back from the south elevation to avoid it being seen from any parts of the street. Two ideal corner locations that work with the sightline happen to coincide with the entry point of the two ground floor tenant spaces on San Vicente. This would be a big compromise and may make the prime units less leasable.

An elevator also requires a pit, two guiderail supports and a hoist beam. Therefore, the ground floor will need to be dug out at least six feet deep to install the pit and two guiderail supports. Such an intervention may not be proportional to a building of this size. Due to the lower cost of the hydraulic elevator, many owners choose to use it for two-stop application. The hydraulic elevators are much slower so putting two elevators next to each other can reduce the wait time. Putting one elevator at opposite corners of the balcony diminishes such a benefit.

This scenario can be substituted with two Limited Use Limited Application elevators traveling between the ground floor and the second floor. They will take up about half of the total square footage required for a regular elevator and can save some overhead space and substantial pit depth. The advantage is that they can still be used by general public. This type of elevator's cab has less wheelchair maneuvering space and weight capacity.

This scenario can also be substituted with two lifts traveling between the ground floor and the second floor. They will take up about half of the total square footage required for a regular elevator and will not require a pit. The disadvantage is that they are less likely to be used by the general public.

1 Elevator + Ramps Scenario

The following explores the possibility that only one elevator or lift will be installed to travel between the first and second floors and from there the other three levels are reached by ramps. The change of the level in the second floor is approximately 2'-6" at the southeast and the southwest, and 1'-6" at the northeast and the northwest. Under CBC, it will require two 30' long ramps to transition at 1:12 slope for the south wing and two 18' long ramps for the north wing. California Historical Building Code Section 8-603.5 provides Alternatives 1 and 2 which allows greater slope. They do not offer any advantage because they cannot achieve the current height change without adding intermediate landings. Although advantageous in terms of maintaining the historic character of the building, locating the ramps at the interior of the second floor spaces, even with slightly steeper slopes as permitted under the Historic Building Code, is problematic considering the quantity of usable space they would displace.

The ramps are not a workable option because they will literally wipe out most of the second floor unit's entries. These units cannot be individually adjusted to a new level because they don't have the ceiling height to accommodate a raised floor. It will take too much space to provide an ADA entry transition at

each unit from the ramp. A ramp will also destroy many wood window's bases. It would be a significant change of character if all the window's bases become sloped or stepped.

From a planning perspective, internal or balcony ramps can work if all the in-line units are combined into one larger unit so it can have a single entry and an exit point occurring at the ramp landings. Since many interior partitions are structural, it is unrealistic to assume the removal of large sections of the wall to create larger rentable units. Above all, changing from steps to a ramp will significantly alter the look of the courtyard facing elevations and the railing, a character defining feature, will need to slope to follow the ramp slope.

1 Elevator + Wheelchair Lifts Scenario

The following explores the possibility that only one elevator will be installed and from its second floor Lobby the other three levels are connected by lifts. The second floor balcony width is about 50" which is not wide enough to allow a wheelchair lift to be added while maintaining the required exit width. If a wheelchair lift needs to be added, it will need to be located at an adjacent tenant space. Under this scenario not only will significant rentable square footage be lost, but the exterior wall will need to be pushed in to create the space for the lift and the landings. The structural enhancements at the lift floor and the mast will need to be added, as well. All can alter the courtyard character. The look of the lift itself may not be compatible with the building's character.

Two Accessible Means of Egress

If the second floor tenants can be served by any combination of the above vertical transportations, two means of accessible egress will still be required for the tenants and that will trigger the requirement of the Exterior Area of Assisted Rescue along the second floor balcony per CBC Section 1009.7. The Interior Area of Refuge is not a logical option because the circulation of the units is exterior. A minimum width of a combined exit path and the Area of Assisted Rescue is 68" (44"+24") and that exceeds the current balcony width which is consistently at about 50". Unless two of the Interior Areas of Refuge can be accepted by AHJ and reached by all tenants, a total of two Area of Assisted Rescues will be required. The slanted guardrail takes away some of the exit width, so the wheelchair spaces for this requirement will need to be created by carving into the existing window wall which is along the balcony. A one-hour rated solid wall offering the fire protection adjacent to the wheelchair spaces will need to be provided. This will impact the courtyard elevations and change the building character.

Restrooms

Currently, there is no accessible women's restroom on the site. The only women's restroom is on the second floor which is not on the accessible route due to the lack of an elevator. It has not been upgraded to meet ADA. This is not in compliance with CBC Section 11B-213.2.

California Historical Building Code allows an accessible unisex toilet facility to replace separate-gender toilet facilities required in the regular code. Since the Interior Character Defining Features Inventory does not include the interior of the current restrooms, bringing the existing toilet facilities to full ADA compliance may be an option provided that the current space enclosed by the restroom walls is workable. Based on the field survey, the current dimensions of the restrooms appear not to be

sufficient to achieve such a layout. Some dimensions between the fixtures are already under the code requirement.

If the existing restrooms are upgraded, there still could be a long distance for a person in a wheelchair to get to them, even though the restroom is in full compliance with the applicable codes. The Plumbing Code allows restrooms to be located within one vertical floor travel distance. The current men's and women's restrooms on each floor are in compliance to that code. However, for a male in a wheelchair on the second floor, if the elevator is located in the opposite wing, he will have to travel through two lifts (or ramps) and the elevator to arrive to the men's restroom.

Vice versa for a female in a wheelchair at the ground floor, she may have to take the elevator and two lifts to get to a women's restroom, if the only elevator is located in the east wing. Such a convenience issue is beyond what a code can prevent or address. Fixes do exist for the code compliance, but the same fixes may never be able to provide a satisfactory user experience.

Building Access

The Barry Building's San Vicente arrival point and its' wide open connection, under the floating second floor to the courtyard, is the most recognized character defining feature. However, the building has two accessible arrival points and the two are unconnected by an outdoor pedestrian path. For someone in a wheelchair arriving from a private vehicle, the arrival point is the rear parking lot and a 5' wide corridor. For someone in a wheelchair arriving from the sidewalk or public transportation, the arrival point is the grander San Vicente entrance.

The two-lane San Vicente Blvd and its current bike lane makes it quite challenging for the front sidewalk to be made into a Passenger Drop-off and a Loading Zone in compliance with CBC Section 11B-503. There is also no easy way for a driver to get to the back parking lot after dropping off someone. The driver will need to make two U-turns on the already congested San Vicente to get back to the driveway to the rear parking lot. Going through the residential block behind to get back to San Vicente is not an option.

The two-lane driveway on the east does not have a legal sidewalk width; therefore, it cannot be a drop-off point. The rear access is separated from the public street and the public transportation stops due to the lack of a legal sidewalk providing a pedestrian connection outside the building. The only pedestrian connection between the street and the rear parking lot is through the courtyard. One needs to enter the building to get to the courtyard and the experience of getting into the courtyard is very different from the front versus the rear. However, the rear parking lot is sufficient in size, so it has the potential to provide the required accessible parking spaces and even a drop off.

The rear passageway is lined with electrical closet doors. It offers a more utilitarian access to the building, which is not comparable to the San Vicente entry in the arrival experience. This dual entry character may be in conflict with CBC Section 11B-206.3, which requires accessible routes to coincide with or be located in the same area as the general circulation paths. It is reasonable to assume that the building's main entrance is the San Vicente entrance. All who must park their car on site will have to park their car in the rear. Although most of them will likely choose entering the building through the rear corridor, due to the shorter path, the lack of ability for a wheelchair user to experience the main entrance arrival seems to be non-compliant with the code. While the Historic Building Code allows an

accessable entrance to be located within 200 feet of an inaccessible main entrance the rear arrival experience is clearly inferior to that of the main or front entry. To address this issue, the sidewalk should be upgraded.

Conclusion

OR CBC OR BOTH?

To upgrade The Barry Building to be fully ADA compliant for both floors the following will be required.

Accessible Path

- Provide a compliant parking layout and the required number of accessible stalls. Provide marking and signs required.
- Improve parking lot paving at the ADA stalls and insure floor levelness all the way to building's entries.
- The current building code contains electrical car charging stations requirements. If this section applies due to the extent of the building's ADA upgrade, provide the required number of ADA accessible charging stations.
- Widen sidewalks to 5' at the east elevation to make the storefronts commercially accessible and to allow a wheelchair user to have a direct outdoor access to the front sidewalk.
- Modify exterior doorways at the east elevation to create only a ½" height change. Depress the concrete floor in the unit to create a concrete ramp at the doorway. Modify or replace the existing door and frame to the increased height. If the ramp has greater than 5% slope provide handrails. Alternatively these doors could be fixed in place and made inoperable if exiting through the courtyard can handle the exiting load and required exit separations for larger tenants.
- Add a floor mounted handrail at the steps between the two courtyard levels, one on each end for each set of steps.
- Fill in the missing edge protection at the courtyard ramp by adding a concrete curb or a welded steel plate between the posts.
- Add a post mounted horizontal rail or a landscape element where the stair underside is lower than 80" above the ground.
- Add a set of handrails for the ramp leading to the CMU addition.

Plumbing

- Upgrade the men's room on the first floor to compliance. Relocate all accessories and fixtures that are not mounted at the right place.
- Upgrade the women's room on the second floor to compliance. Relocate all fixtures and accessories that are not mounted at the right place. Enlarge the entry doorway to provide the required strike side clearance or provide a button activated automatic door. Replace the door threshold with an ADA compliant type.
- Add a unisex single restroom at the ground floor.
- Add a unisex single restroom at the second floor.
- Install code compliant signs for all restrooms.
- Add a wall mounted drinking fountain at the first floor in a new alcove. As an alternative, provide a freestanding ADA compliant dual fountain in the courtyard.

Stairs and Balcony Railing

- Upgrade the two main stairs by adding a solid or perforated steel panel at the each open riser.
- Upgrade the two main stairs by adding a contrasting stripe at each riser.
- Replace the existing stair's steel guardrails with new ones of the right height. The design should be in the same spirit as the current railing design but the gaps need to be limited to 4" max. Provide new stair handrails with top and bottom handrail extensions integrated into the guardrail.
- Replace the existing second floor balcony guardrails with new ones of the right height. The design should be in the same spirit as the current railing design but the gaps need to be limited to 4" max.
- Provide a wall mounted handrail at each one of the 4 stairs between the second floor levels. Provide a handrail integrated into the balcony guardrail on the open side of these stairs.
- If the building official determines that the stair or handrail conditions do not present a distinct hazard some aspects could remain or be modified in a less obtrusive manner, e.g. adding transparent infill materials or adding rails on top of the existing.

Vertical Transportation

- Implement one of the following scenarios to provide access to all floors:
    - Adding two 2-door elevators, each with 2 stops at the second floor.
    - Adding two 2-door limited use limited application elevators, each with 2 stops at the second floor.
    - Adding two 2-door lifts between the ground floor and second floor, each with 2 stops at the second floor.
    - Adding one 2 door elevator + 2 wheelchair lifts that connect with the other two second floor levels
- Add two exterior areas of assisted rescue along the 2nd floor balcony. If AHJ (authority having jurisdiction) allows make one or both an interior area of refuge. The AHJ in this case includes at least a Fire and an ADA plan checker.

Tenant Space

- Widen all tenant doorways that do not have the required maneuvering space outside the door.
- For all doors lacking proper interior door landing, modify landing to meet the requirements.
- For all tenant interior steps provide the required handrails on both sides of the steps.
- Other than reach-in closet doors, for all interior doors that are less than 32" wide, replace with new door and frame of minimum 32" width so the clear opening width is 29.5" min. to meet the Historic Bulding Code requirement
- For all interior doors that cannot open to 90 degree, modify and reinstall the door and door frame so they can open to 90 degree.
- For all tenant entry door identification, provide code compliant signs.
- Change all door handles to a lever type.
- For door hardware mounted outside the reach range, relocate or replace with new hardware. Modify door as required so the new hardware can be installed in right range.
- For the glazed wood doors that has only a 9" high door bottom, modify to a smooth 10" high bottom.

- For the doors that has a door mail slot mounted below 10", remove the slot, patch and refinish the door.
- For the wood door with a vertically mounted mail slot above 10" height, provide an alternative mail receiving system. Remove or fill in the current slot in the door.
- Adjust all switches and outlets not in the right height to within the required reach range.
- For a unit with the steel and wood windows that have the operating parts all above the reach range, modify or replace at least one window with the operating parts within the required reach range.
- For any of the above modifications alternative means or mitigations can be discussed with the building official.

Accessible Route

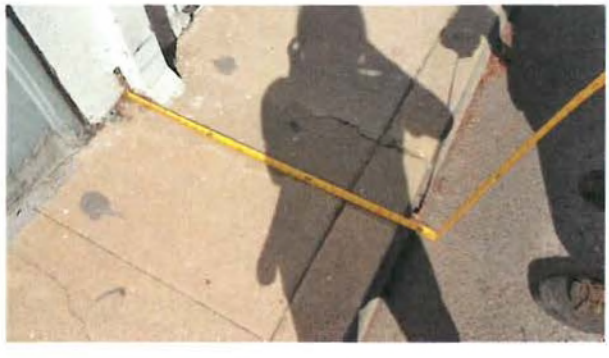
There is no passenger drop-off or a loading zone provided at the street or along the alley. This is not a code violation. If there is no passenger loading zone provided, then CBC Section 11B-503 does not apply.





The south sidewalk is lined with metered parking spaces. The east sidewalk has no passenger loading zone either.

The East sidewalk is 34" wide only. This is not in compliance with CBC Section 11B-403.5. This sidewalk is not a legal sidewalk for public access to the building and it is not an accessible route.





The east sidewalk width is 34".

The parking lot has 1 ADA stall. The marking is faded beyond recognition. It cannot be measured to verify compliance with CBC Sections 11B-502.1, 502.2 and 502.3.

The sign posted in front of the stall is missing the lettering required in CBC Section 11B-502.6.2.



The accessible parking space has a faded marking and a pole mounted sign.

The paving adjacent to the ADA stall shows the asphalt cracks and settlement, which may not be in compliance with CBC Section 11B-502.4.

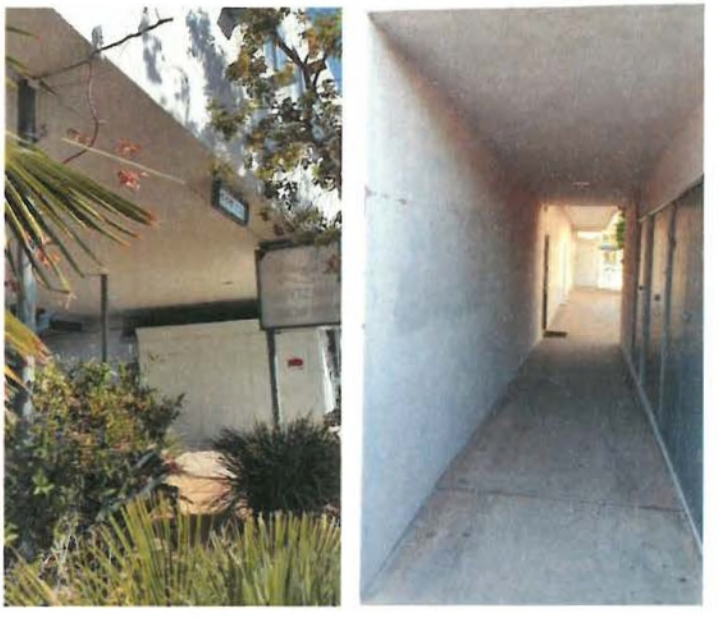
The accessible route marking terminates at the passageway and the ramp leading to the CMU Addition.





The cracked asphalt adjacent to the accessible parking space and the marking leading to the building's rear entrance and the CMU Addition.

The site arrival point is in the rear parking lot and the only accessible route is through a passageway. Such accessible route does not coincide with and is not in the same area as the general circulation paths because the building's main entrance is in the front. The front entry is accessed by the pedestrians from the street, the meter parking, the sidewalk and the public transportation. **This may not comply with CBC Section 11B-206.3.**



The contrast between the front entrance and the accessible entrance from the rear parking lot.

The only accessible building entrance is the 5' wide passageway which is next to the electrical closets and a service ramp. **This may not comply with CBC Section 11B-206.3.**



The Accessible Route/Building Entrance adjacent to the electrical closets and the service area.

The ramp to the CMU Addition also leads to a north wing tenant's door. The ramp's slope is greater than 5% based on 10" rise and 12' length. **If the ramp is an accessible path as marked, it is not in compliance with CBC Section 11B-505.2 due to the lack of handrails.**





The ramp to CMU Addition and the North Wing Tenant Door has a greater than 5% slope (12' long with 10" rise).

A portion of the courtyard ramp is missing the edge protection to be in full compliance with CBC Section 11B-405.9




Courtyard ramp is missing the edge protection on one side.

Only the men's restroom is in the accessible route. The only women's restroom is on the second floor, which is not accessible. There is no accessible, single unisex restrooms in the building. **This is not in compliance with CBC Section 11B-213.2.**



The only men's restroom is accessible. The only women's restroom is in a floor that is not accessible.

The second floor is not accessible and the building is over 3,000 sf per story. **This may not comply with CBC Section 11B-206.2.3.** Exception 1.2 applies ***if a reasonable portion of all facilities and accommodations normally sought and used by public in such a building are accessible to and usable by persons with disabilities.*** The first floor is 50% of the overall building area, so it may not satisfy the definition of a reasonable portion. The women's restroom is a facility normally sought and used by the public, but is not available on the first floor.



Only 50% of the building area is accessible. The first floor does not offer an accessible women's restroom.

The second floor balcony is 50" wide. It is not wide enough to provide an Area of Assisted Rescue because a minimum of a 44" exit width and additional 24" wheelchair space will be required. **If 1009.7 Area of Assisted Rescue cannot be satisfied, then the second floor is not in compliance with CBC Section 11B-207.**





The balcony width is 50". The slanted railing reduces the balcony's clear width.

Building Blocks - Doors

The door threshold is not in compliance with CBC Section 11B-303.2.



A few doors at the east elevation have a straight drop at the sidewalk which exceeds the maximum allowed, such as the 7" shown.

The door threshold is not in compliance with CBS Sections 11B-404.2.5 & 11B-303.3.



The women's restroom door threshold has a bevel that exceeds the 1:2 slope.

The door width is not in compliance with CBC Section 11B-404.2.3.







The tenant interior doors are only 28" and 24" wide.

The door landing is not in compliance with CBC Section 11B-404.2.4.4





A first floor tenant's interior does not have a level landing at the entry door maneuvering space.



A second floor tenant's interior does not have a landing at a door. The door may have not be used due to the lack of a door knob.

The door maneuvering clearance is not in compliance with CBC Section 11B-404.2.4.1



A first floor tenant's entry door only has 42" deep maneuvering clearance due to a projected wall.



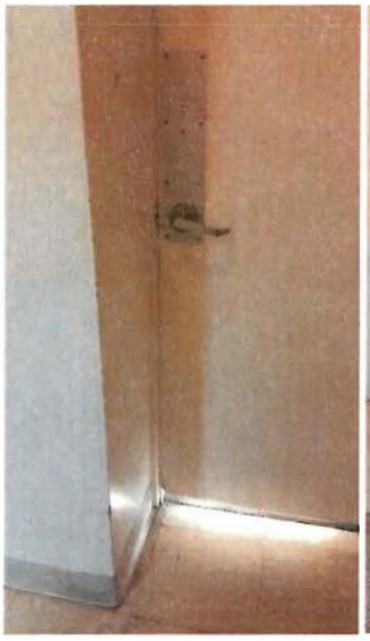




A first floor tenant's door does not have the code required 12" push side clearance.

At least two second floor tenant's doors do not have the code required 12" push side clearance.

The door maneuvering clearance is not in compliance with CBC Section 11B-404.2.4.1 at a restroom.




The women's restroom does not have pull side and push side clearance at the entry and the vestibule door.

The door opening degree is not in compliance with CBC Section 11B-404.2.3.





Some of the first floor tenant doors cannot open 90 degrees due to the door jamb installed into the wall.

The door bottom is not in compliance with CBC Section 11B-404.2.10.



The original glass door's bottom is less than 10" high. The mail slot is not a smooth surface for a wheelchair.

The door hardware mounting height is not in compliance with CBC Section 11B-404.2.7 & 11B-309



A first floor tenant's lock is mounted at 46" above floor.

The door hardware type is not in compliance with CBC Section 11B-404.2.7 and 11B-309.4.



The first floor men's restroom does not have a lever activated lock. The push plate is accessible if the door is not latched and remains unlocked.

The door hardware type is not in compliance with CBC Section 11B-404.2.7 and 11B-309.4.



The original wood framed glass doors and the exterior wood doors all have non-lever type hardware.

Stairs and Handrails

The four second floor stairs connecting the balconies do not have handrails on both sides. **This is not in compliance with CBC Section 11B-505.3.**

The four second floor stairs are not in compliance with CBC Section 11B-504.4.1 due to the lack of the contrasting stripes.



The four second floor stairs do not have a handrail on the wall side. They also do not have the contrasting stripe at the top approach and at all the treads.

The four second floor stairs do not have handrail extensions at the bottom landing; therefore, they are not in compliance with CBC Section 11B-505.10.2.



A second floor stair is missing a handrail extension at the bottom landing.

The two main stairs connecting the first floor and the second floor have handrails less than 34" high; therefore, they are not in compliance with CBC Section 11B-505.4.



The main stair's handrail is 32" high measured from the nosing.

The two main stairs do not have bottom handrail extensions; therefore, they are not in compliance with CBC Section 11B-505.10.3.

The two main stairs do not have contrasting stripes; therefore, they are not in compliance with CBC Section 11B-504.4.1.



The main stair's handrail has no extension at the bottom and no contrasting stripes at the treads.

The two main stairs connecting the first and second floors have open risers; therefore, they are not in compliance with CBC Section 11B-504.3.



Main stairs have open risers.

The second floor's balcony guardrail height is 32". This is not in compliance with CBC Section 1015.3 (Chapter 10). The handrail configuration does not offer the edge protection or a barrier at the balcony edge. **CBC Section 11B-405.9 or 11B-405.9.2 (handrail for ramp) may apply due to concern of the wheel entrapment.**



The balcony guard rail height and the lack of the edge protection.

The courtyard steps do not have handrails; therefore, the courtyard steps are not in compliance with CBC Section 11B-504.6.



The courtyard steps have no handrails.

The courtyard step's contrasting stripe is not in full compliance with CBC Section 11B-504.4.1.



The contrasting stripe placed on both the treads and the risers, while only the treads require it.

A barrier shall be provided where the vertical clearance is less than 80" high, per CBC Section 11B-307.4.



The space under one of the main stairs has less than 80" vertical clearance and does not have a barrier.

The stair does not have the uniform riser heights; therefore, it is not in compliance with CBC Section 11B-504.2.

The stair does not have handrails; therefore, it is not in compliance with CBC Section 11B-505.



One concrete stair inside a unit has a 6" and 4" tall risers. The stair does not have handrails.

Restroom

The first floor men's restroom lavatories do not have the required clearance from the adjacent wall to the center of the fixtures; **therefore, it is not in compliance with CBC Section 11B-606.6.**



The distance from the adjacent wall to the center of the fixture is only 12" for each lavatory.

The side wall grab bar shall be 42" long minimum, located 12" maximum from the rear wall. **The ADA stall side grab bar is not in compliance with CBC Section 11B-604.5.1.**



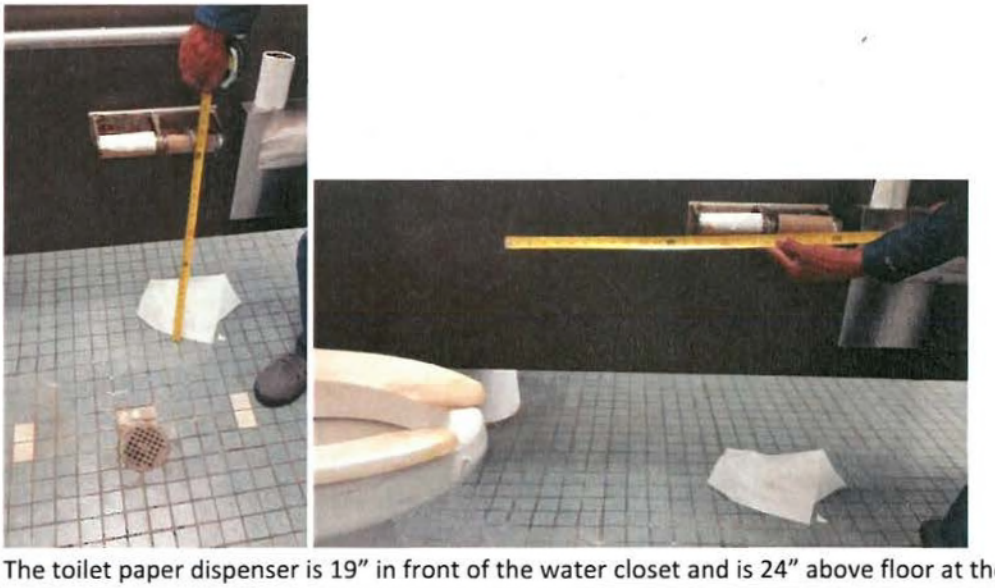
The distance from the rear wall to the end of the grab bar is 17" and the grab bar length is 36".

The rear wall grab bar shall be 36" long min and extend from the center line of the water closet 12" min on one side and 24" min on the other side. Exception 2: Where an administrative authority requires flush controls for the flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet. **The rear grab bar may conflict with the flush valve and is not located per CBC Section 11B-604.5.2.**



The rear grab bar is not split or shifted to the open side at the flush valve.

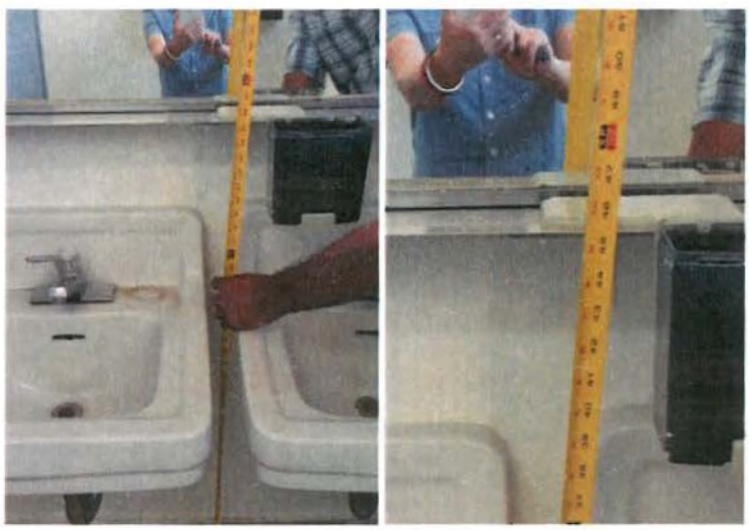
The toilet paper dispenser shall be 7" minimum and 9" maximum in the front of the water closet measured to the center line of the dispenser. The outlet of the dispenser shall be 14" minimum and 19" maximum above the finish floor. **The toilet paper dispenser mounting is not in compliance with CBC Section 11B-604.7.**



The toilet paper dispenser is 19" in front of the water closet and is 24" above floor at the outlet.

The second floor women's restroom (The only women's restroom on the site is not on an accessible floor).

The women's restroom lavatories are spaced close to each other and to the adjacent wall. **The mirror height is more than 40" above the floor; therefore, it is not in compliance with CBC Section 11B-603.3.**



The mirror height is 45" above the floor.

The women's restroom water supply and the drain pipes under the lavatory are not insulated; therefore, it is not in compliance with CBC Section 11B-606.5.



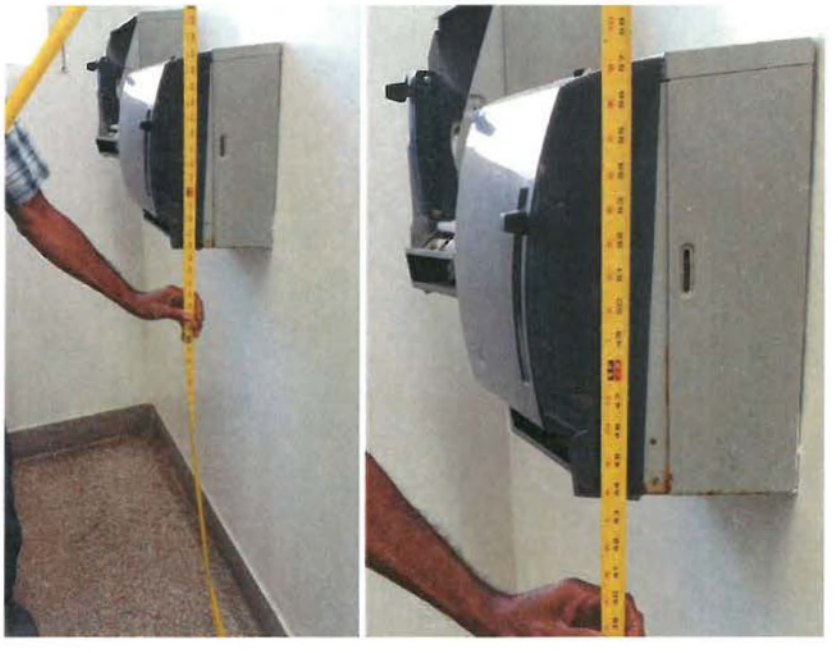
There is no insulation for the water supply and the drain pipes.

The second floor women's restroom has three regular stalls, no ADA stall or the minimum ADA clearance outside the stalls. **It is not in compliance with CBC Sections 11B-213.2 and 11B-603.2.**



There are three regular toilet stalls. There is no ADA stall or the minimum ADA clearance outside the stalls.

The second floor women's paper towel dispenser has operable part higher than 40" above the floor; therefore, it is not in compliance with CBC Section 11B-603.5.



The paper towel dispenser's highest operable part is at 53" above the floor.

Drinking Fountain:

Currently, there is no drinking fountain on the site. The plumbing code requires drinking fountains. **CBC Section 11B-202.4 requires drinking fountains to be in the Accessible Path of Travel.**



A removed drinking fountain was spotted at the second floor balcony which is not accessible.

ISA should not contain HANDICAPPED letters. The door mounted triangular or the circular restroom sign normally does not have Braille letters. A tactile room sign should also be located alongside the door at the latch side. The Braille letters should be positioned on the room sign below the corresponding tactile letters. **The men's restroom sign is not in full compliance with CBC Section 11B-703.**



The ISA symbol does not contain the letter HANDICAPPED. The Braille letters should be on wall-mounted room sign.

The women's restroom door sign commonly is a circle. A tactile room sign should also be located alongside the door at the latch side. The Braille letters should be positioned in the room sign below the corresponding tactile letters. **The original women's restroom sign does not comply with CBC Section 11B-703**. It may be preserved; however, an additional sign adjacent to the door should be provided to serve the visually impaired.



The original ladies' room sign is not the circular symbol nor a pictogram. It is not of raised characters and it does not contain Braille letters. It does not have a color contrast and the type is not San Serif.

Under CBC Section 11B-703.4.1, the code required room sign should be centered at 60" above the floor and should be located next to a door. It requires a certain visual and tactile characters including a color contrast. These original suite numbers may not comply with the current code requirements.



The original suite numbers are mounted above the door and have a low color contrast.

Reaching Range

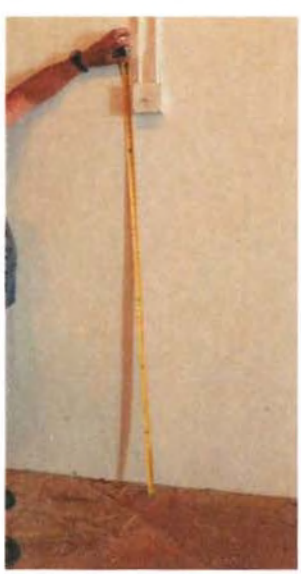
The electrical receptacle outlets' mounting height should be 15" minimum. **The majority of the original outlets do not comply with CBC Section 11B-308.1.**





The original outlets are mounted at typical 12" above the floor. One outlet is mounted higher than 48" above the floor.

The electrical switches' mounting height should be 48" maximum. **Some of the switches are mounted too high to be in compliance with CBC Section 11B-308.1.**



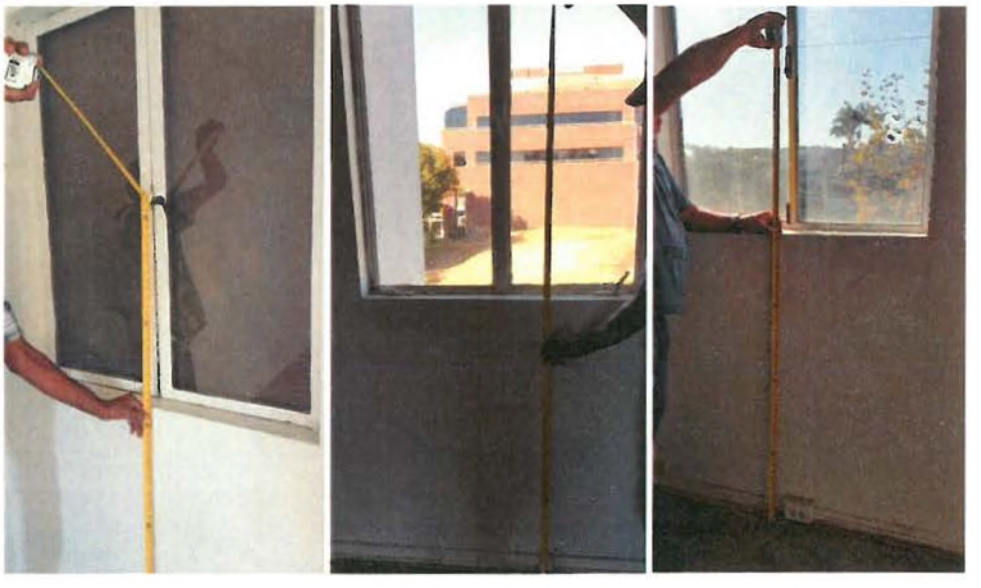
A switch is mounted at 67" above the floor.

Mail boxes provide at least five percent, but none less than one of each type should comply with **CBC Section 11B-309. Some of the original mail slots are mounted lower than 15" from the floor; therefore, they do not comply.**



An original mail slot mounted at about 9" from the floor.

Per Section 11B-229.1, when glazed openings are provided at least one opening shall comply with **CBC Section 11B-309. Almost all steel and wood window latches are mounted at more than 48" above the floor; therefore, latches are not in compliance.**



Second floor steel window's latch is mounted at 62" above the floor.

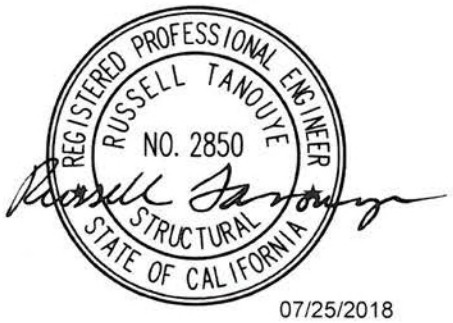


Most of the floor wood window's operable parts are mounted above the door height.

11973 San Vicente Boulevard

ASCE 41-13 Seismic Assessment

Los Angeles, California



07/25/2018

Englekirk

STRUCTURAL ENGINEERS

July 25, 2018

Job No. 12-L038B

11973 San Vicente Boulevard

ASCE 41-13 Seismic Assessment

Los Angeles, California

Submitted to:
Alston & Bird LLP
333 South Hope Street
16th Floor
Los Angeles, CA 90071
(213) 576-2526
Attn: Mr. Ed Casey

July 25, 2018

Job No. 12-L038B

Englekirk
STRUCTURAL ENGINEERS

888 S. Figueroa Street
18th Floor
Los Angeles, CA 90017

323.733.6673 T
323.733.8682 F

www.englekirk.com

TABLE OF CONTENTS

1.0 Introduction 1

2.0 Information Reviewed 1

3.0 Building Structural Design 1

4.0 Seismicity 2
4.1 Ground Motion Estimates for Seismic Review (ASCE 41-13) 2
4.2 Seismic or Geotechnical Hazards 2

5.0 Seismic Evaluation Summary 3
5.1 ASCE 41-13 Tier 1 3

6.0 Voluntary Seismic Evaluation 4
6.1 North Wing 5
6.2 East Wing 5
6.3 South Wing 5
6.4 West Wing 5
6.5 Typical Existing Roof and Floor Diaphragm 5

7.0 Voluntary Seismic Retrofit Scheme 6
7.1 Strengthening the Existing Shear Wall 6

8.0 Conclusions 6

Appendix A – Tier 1 Checklists

1.0 INTRODUCTION

This report summarizes findings of the Seismic assessment per ASCE 41-13 (Tier 1) for the existing building located at 11973 San Vicente Boulevard. A seismic retrofit scheme was also developed for the report, based on ASCE 41-13.

This building is also considered a Historical Building and thus can be considered to be subject to the 2016 California Historical Building Code.

2.0 INFORMATION REVIEWED

Existing building plans were provided to our office. The existing building plans were prepared by Milton Caughey Architect for the "Office and Store Building Mr. David Barry" building. There is no construction date shown on these plans. These plans include Sheets 1 through 8, and include the foundation plan and typical framing sections. Based on the site visit performed on March 27, 2012, the existing building condition generally matched the existing building plans. Some discrepancies were observed. These discrepancies include new windows, new doorways, and modified interior demising walls. These discrepancies appear to have been created due to various tenant improvement revisions during the life of the building. This report was performed as an observation of the visible portions of the building and based on the available drawings. No destructive testing was performed.

3.0 BUILDING STRUCTURAL DESCRIPTION

The existing building is a two-story wood framed structure. The floor plan is 100' x 107' with an open 43' x 56' courtyard. The courtyard essentially separates the building into four wings. The north and south wings at the second floor and roof are raised by about 1'-6" from the east and west wings. This essentially creates four separate structural building elements with no common floor or roof diaphragm.

The first floor consists of a 4" concrete slab on grade. The second floor system consists of a 2" diagonal sheathed wood floor supported by sawn lumber joists. The roof system consists of 1" diagonal sheathing supported by sawn lumber joists. Both the floor and roof levels have a ceiling. Typical bearing walls are 2x4 studs. The story height is about 12' at the first floor and 11'-6" at the second floor.

The lateral bracing for this building consists of the horizontal floor and roof diaphragms and the perimeter vertical shear walls. The second floor and roof consist of diagonal sheathing. The nailing pattern for the

sheathing is unknown. This diagonal sheathed floor and roof diaphragm span to the exterior perimeter walls. These exterior walls serve as the vertical shear walls that brace this building. The interior demising walls do not form a complete lateral bracing system as they are discontinuous between floors, and several of these walls have been removed and the wall locations are irregularly distributed.

The foundation system consists of continuous and spread footings that bear on the foundation soil. The plans note that the design bearing pressure is 2,000 psf. The bearing walls are founded on an 8" continuous stem wall which is then supported on a 16" wide x 8" deep continuous footing.

The south wing that faces San Vicente Boulevard utilizes a pass-through at the ground floor that accesses the interior courtyard. As a result, there are no bearing walls that extend to the foundation. Instead, the second floor is supported on a series of steel columns. There are some exterior walls on the eastern side, but they are discontinuous between floors.

4.0 SEISMICITY

4.1 Ground Motion Estimates for Seismic Review (ASCE 41-13)

A geotechnical report was not provided for review. Site geotechnical conditions were assumed to be consistent with Site Class D. The spectral accelerations were obtained from probabilistic hazard mapping software developed by the United States Geological Survey (USGS).

Spectral accelerations were obtained from the USGS for the Basic Safety Earthquake-1E (BSE-1E) hazard level. The BSE-1E hazard level corresponds to an earthquake with an average return period of 225 years or 20% probability of exceedance in 50 years. BSE-1E spectral accelerations are used to evaluate the level of seismicity of the site as required for the Tier 1 Checklist. The ordinates are illustrated in Figure 4.1.

Base on the 0.2 second and 1.0 second spectral accelerations, in accordance with ASCE 41 Table 2-4, the level of seismicity at this site is defined as High. This classification determines the ASCE 41-13 structural checklists required for use in evaluating the building.

4.2 Seismic or Geotechnical Hazards

The state of California has issued a set of regulatory maps detailing regions of potential liquefaction, landside and ground fault rupture. This site is in the Beverly Hills Quadrangle, as shown in Figure 4.2. Areas shown in white have not been identified as locations of potential liquefaction, landside or ground

fault rupture. The map indicates that the site, shown in Figure 4.2, has not been identified as a potential location for any of these seismic or geotechnical hazards.

5.0 SEISMIC EVALUATION SUMMMARY

5.1 ASCE 41-13 Tier 1

The building site is classified as "high seismicity" and in accordance with Tier 1 evaluation requirements, the following checklists were reviewed, and applicable "quick checks" were performed:

16.1 Basic Checklist
16.1.2LS Life Safety Basic Configuration Checklist
16.3LS Life Safety Structural Checklist for Building Type W2: Wood Frames, Commercial and Industrial

A copy of the checklists is found in Appendix A. A summary is provided in Table 5.1 below for items that were found "Non-Compliant" or "Unknown".

Table 5.1: Summary of Checklist Findings

16.1 Basic Checklist		
Item	**Non-Compliant/Unknown**	**Description**
Load Path	Non-Compliant	Discontinuous horizontal diaphragms occur at second floor and roof. Vertical elements of seismic-force-resisting system (such as wood shear walls or frames) were not found at all sides of the perimeter. Interior demising walls do not form a complete seismic-force-resisting system as they are discontinuous between floors.
16.1.2LS Life Safety Basic Configuration Checklist		
Item	**Non-Compliant/Unknown**	**Description**
Load Path	Non-Compliant	See 16.1 for Description
Weak Story	Non-Complaint	Vertical discontinuities of seismic-force-resisting system were not found at all sides of the perimeter. Interior demising walls do not form a complete lateral bracing system as they are discontinuous between floors.

Soft Story	Unknown	Stiffness of the seismic-force-resisting system cannot be confirmed, as the seismic-force-resisting system (wood shear walls) are not found at all sides of perimeter, and wood shear walls are found discontinuous between floors.
Vertical Irregularities	Non-Complaint	Vertical elements of seismic-force-resisting system (Wood shear walls) were found discontinuous between floors.
Torsion	Unknown	The story center of rigidity cannot be confirmed.
Overturning		
16.3LS Life Safety Checklist for Building Type W2: Wood Frames, Commercial and Industrial		
Item	**Non-Compliant/Unknow**	**Description**
Redundancy	Non-Complaint	Vertical discontinuities of seismic-force-resisting system were not found at all sides of the perimeter.
Shear Stress Check	Non-Complaint	The shear stress check provides an assessment of the overall level of demand on the structure. Existing shear walls are found to be overstressed.
Stucco (Exterior Plaster) Shear Wall	Unknown	Plywood sheathing on existing exterior wall shear walls cannot be confirmed. Existing shear walls could be a stucco shear wall
Gypsum Wallboard or Plaster Shear Walls	Non-Complaint	Existing interior demising walls are found to be Gypsum board.
Narrow Wood Shear Walls	Non-Compliant	Existing shear walls were found with an aspect ratio less than 2-to-1.

6.0 VOLUNTARY SEISMIC EVALUATION

Based on the potential deficiencies outlined in Section 5.1, additional analyses were performed to review the elements of the seismic-force-resisting system. Shear stress of shear walls and diaphragms were reviewed. The Basic Safety Earthquake-1E (BSE-1E) hazard level per ASCE/SEI 41-13 was used to determine building element 'demand over capacity ratios' (DCRs). These ratios compare the seismic demand versus the estimated capacity to provide a comparative estimate as to what level these building elements are overstressed. The lateral capacity of existing building elements is based on ASCE 41-13 Table 12-1, "The Default Expected Strength Values for Wood and Light Frame Shear Walls," and Table 12-2, "The Default Expected Strength Values for Wood Diaphragms."

The existing building geometry structurally separates the building into four separate wings. Discontinuities at the second floor and roof occur at each wing interface, thereby creating discontinuous horizontal

diaphragms between each wing. Because they are separate wings, each wing cannot rely on the adjacent wings to resist seismic loads. Therefore, each wing was evaluated individually.

6.1 North Wing

In the north-south direction, roughly 120 feet of existing walls are located, such that they act as lateral resisting elements. In the east-west direction, roughly 42 feet of existing walls are located, such that they act as lateral resisting elements. The DCR for the walls in the north-south direction is 230% overstressed. The DCR for the walls in the east-west direction is 650% overstressed.

6.2 East Wing

In the north-south direction, there is no existing wall located as a lateral resisting element. The exterior wall along grid H and the interior courtyard wall along grid G do not contain structural elements that can be identified as a lateral resisting element. In the east-west direction, roughly 90 feet of existing walls are located as lateral resisting element. The DCR for walls in the north-south direction cannot be determined since no lateral resisting element can be identified. Significant lateral displacement may be expected in the north-south direction of the east wing during a seismic event. The DCR for walls in the east-west direction is 190% overstressed.

6.3 South Wing

There is no existing wall or lateral resisting element to resist seismic loads from the second floor and roof in either the north-south or east-west directions. As a result, significant lateral displacement may be expected during a seismic event. The steel posts that support this wing will be subjected to this potential lateral displacement. Since the steel posts do not possess any lateral resistance, a possible collapse of this wing can result during a seismic event.

6.4 West Wing

In the north-south direction, roughly 50 feet of existing walls are located, such that they act as a lateral resisting element. In the east-west direction, roughly 40 feet of existing walls are located, such that they act as a lateral resisting element. There is no wall located at the south end of the wing. Significant lateral displacement may be expected in the east-west direction during a seismic event. The DCR for the walls in the north-south direction is 360% overstressed. The DCR for the walls in the east-west direction is 400% overstressed.

6.5 Typical Existing Roof and Floor Diaphragm

The DCR for the typical diaphragm at the roof and second floor is highly overstressed. Diaphragm shear stress cannot be determined at areas where vertical seismic-force resisting elements are not found.

7.0 Voluntary Seismic Retrofit Scheme

To conform to the seismic force resisting requirements for a new structure, we propose a seismic retrofit scheme that includes strengthening the existing walls, adding new 2-story shear walls, and new steel moment frames. (See Figure 7.1 for conceptual shear wall and steel moment frame locations)

7.1 Strengthening Existing Shear Wall

The existing shear walls need to be continuous between floors. The strengthening requirements include adding new plywood sheathing and nailing, new hold-down anchors at each end of the wall, new floor to wall connection, and new footing/enhancing for the existing footing.

New Shear Wall: New wood shear walls need to be continuous between floors. The new wood shear wall construction includes new 2x stud wall framing, new plywood sheathing and nailing, new hold-down anchors at each end of the wall, and new footing.

New Floor and Roof Diaphragm Sheathing: New ¾" plywood sheathing over the entirety of the existing floor and roof sheathing.

Steel Moment Resisting Frame: Two-story steel moment resisting frames are to be introduced at the south wing where no continuous shear wall may be feasible. The steel moment resisting frames consist of new wide flange steel columns, wide flange steel beams, and new concrete footings.

Consideration for Reducing Impact of Retrofit on Historical Fabric: The above seismic retrofit can be done to minimize the impact on the building historic fabric. The addition of new plywood shear walls can be performed on the inside force of the exterior walls to avoid removing or damage the exterior skin. The new walls can be located to avoid closing any existing historic windows. The new steel moment resisting frames that are located at the front wing can be placed interior to the building footprint. The second floor and roof diaphragm will require enhanced nailing to allow the adjustment of the frame relocations.

Seismic Retrofit Cost: The cost to retrofit the building can vary, depending on the specific repair details, sequencing, and potential unforeseen conditions. We estimate the retrofit cost will be about $2.0M to $2.5M. This cost does not include any costs such as possible code required upgrades such as the American Disability Act (ADA), plumbing, mechanical, lighting, etc. Also, the addition of new shear walls may render portions of the building less rentable because of the shear wall obstruction at storefront windows, office windows, etc.

8.0 CONCLUSIONS

Based on our evaluation per the ASCE/SEI 41-13 Tier 1 checklist, the seismic force resisting system of the subject property is generally highly overstressed.

The analysis indicates high demand over capacity ratios for all parts of the existing building. These high ratios indicate that the building is likely to suffer significant damage when subject to a moderate to strong earthquake in the Los Angeles basin. Some portions of the building have no significant seismic resisting elements that can resist the seismic forces from the roof and second floor and can result in a possible collapse when subject to a moderate to strong earthquake. These structural deficiencies represent life safety hazards to occupants in and around the building. The above mentioned seismic retrofits would correct the structural deficiencies identified in this report.

The California Historical Building Code allows an analysis and retrofit to meet 75% of the current building code forces. A direct comparison of this force level to ASCE 41-13 was not performed. However, based on the level of overstress, it is our opinion that the same conclusion and retrofit recommendations will apply.

RT:gh (07.25.18)

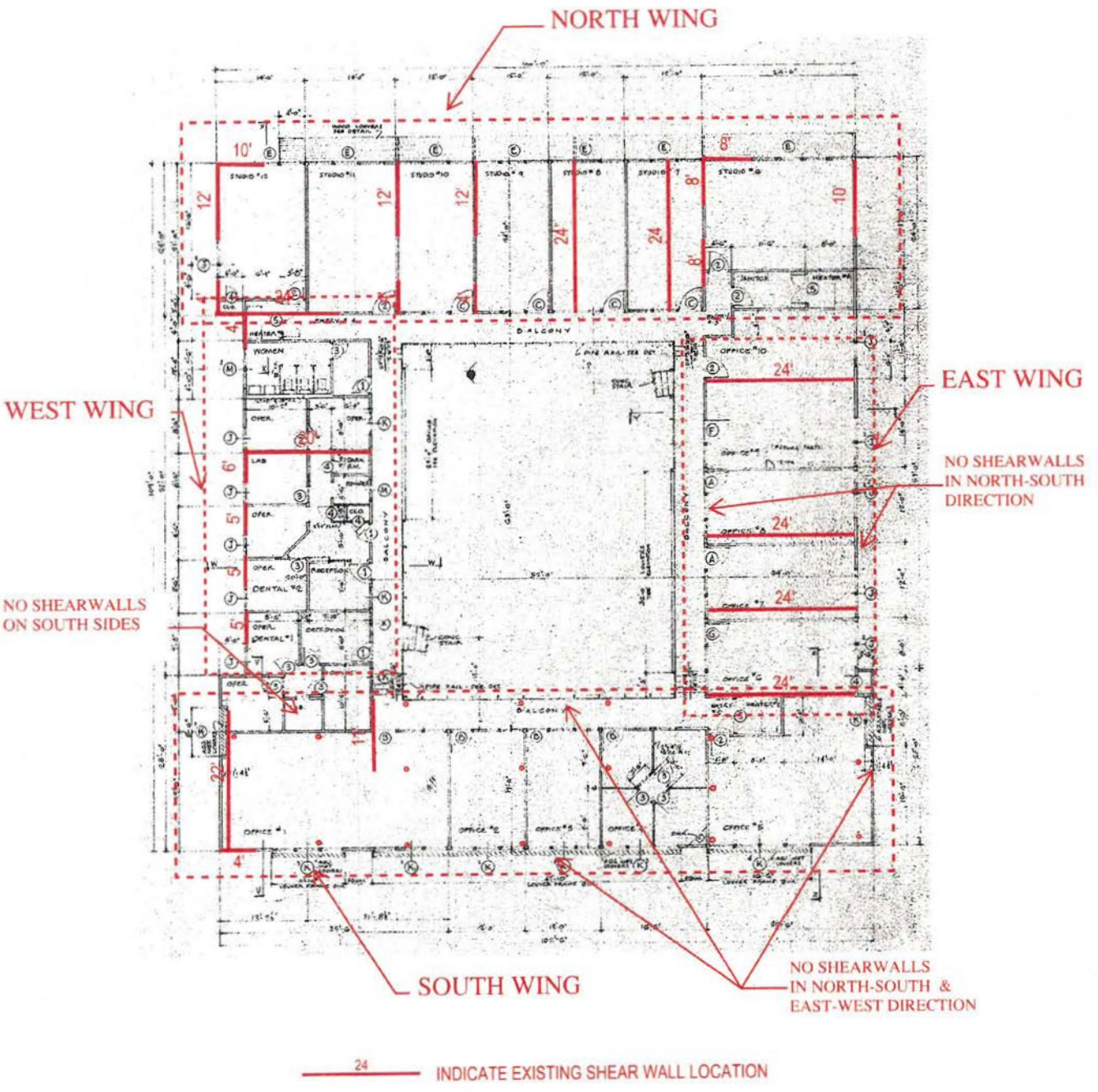


Figure 3.1: Existing Shear Wall Locations

July 25, 2018
Job No. 12-L038B

USGS Design Maps Summary Report

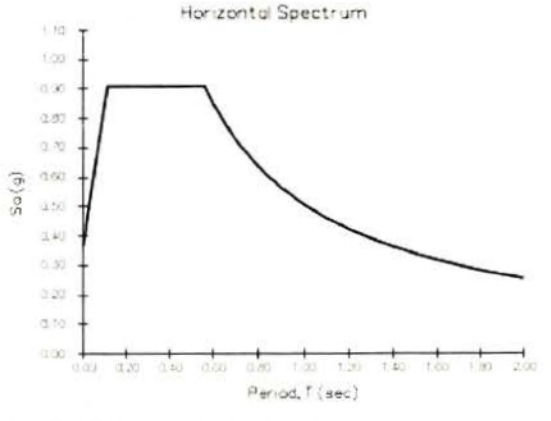
User-Specified Input

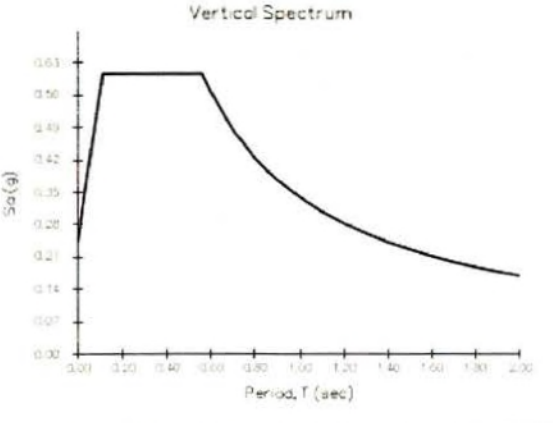
Report Title	11973 San Vicente Blvd Wed May 31, 2017 18:40:24 UTC
Building Code Reference Document	ASCE 41-13 Retrofit Standard, BSE-1E (which utilizes USGS hazard data available in 2008)
Site Coordinates	34.05251°N, 118.47185°W
Site Soil Classification	Site Class D – "Stiff Soil"



USGS-Provided Output

$S_{S,20/50}$	0.760 g	$S_{XS,BSE-1E}$	0.909 g
$S_{1,20/50}$	0.274 g	$S_{X1,BSE-1E}$	0.508 g





Although this information is a product of the U.S. Geological Survey, we provide no warranty, expressed or implied, as to the accuracy of the data contained therein. This tool is not a substitute for technical subject-matter knowledge.

Figure 4.1: Spectral Ordinates per ASCE 41-13

July 25, 2018
Job No. 12-L038B

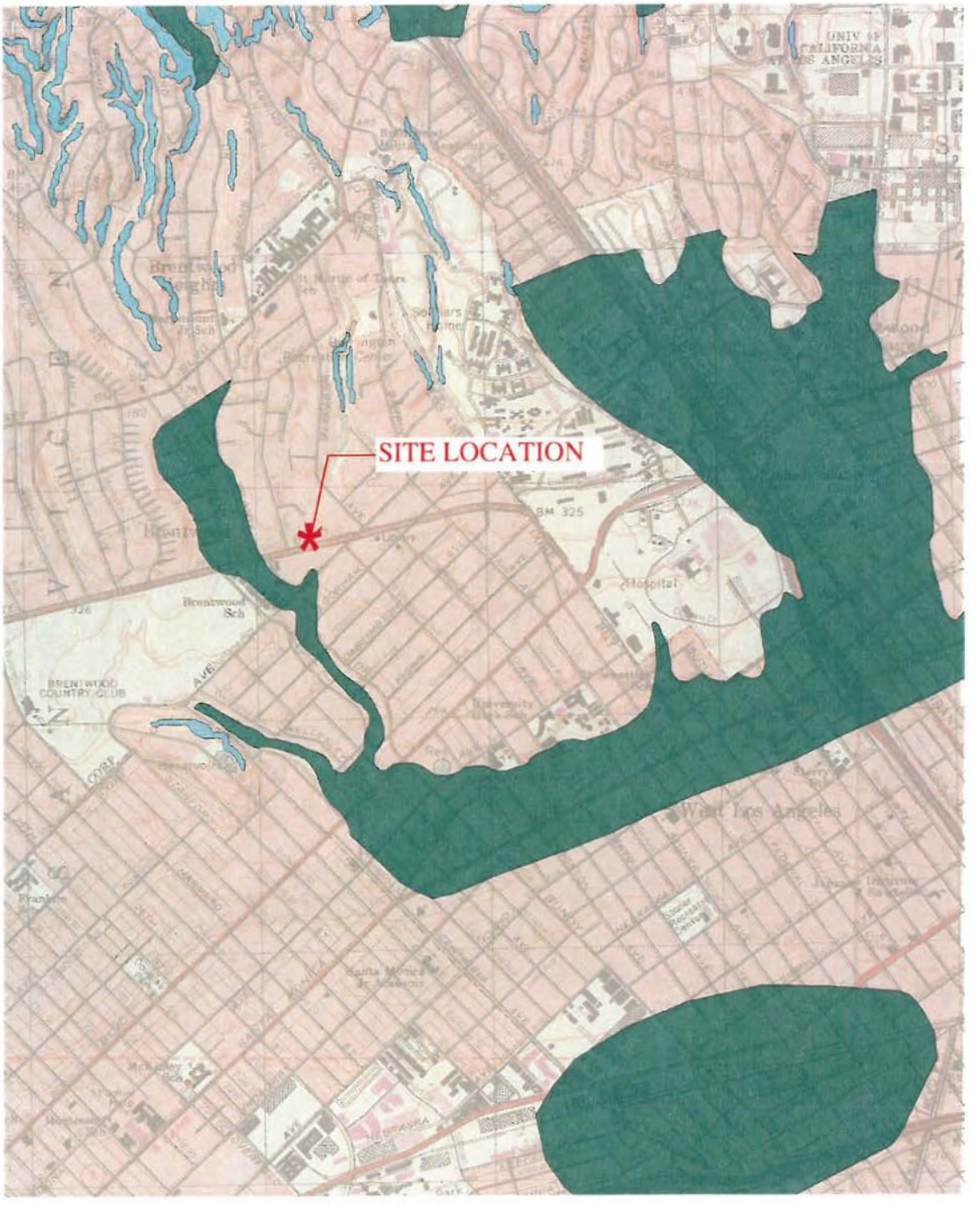


Figure 4.2: State of California Regulatory Map for Seismic Hazards (Beverly Hills Quadrangle)

July 25, 2018
Job No. 12-L038B

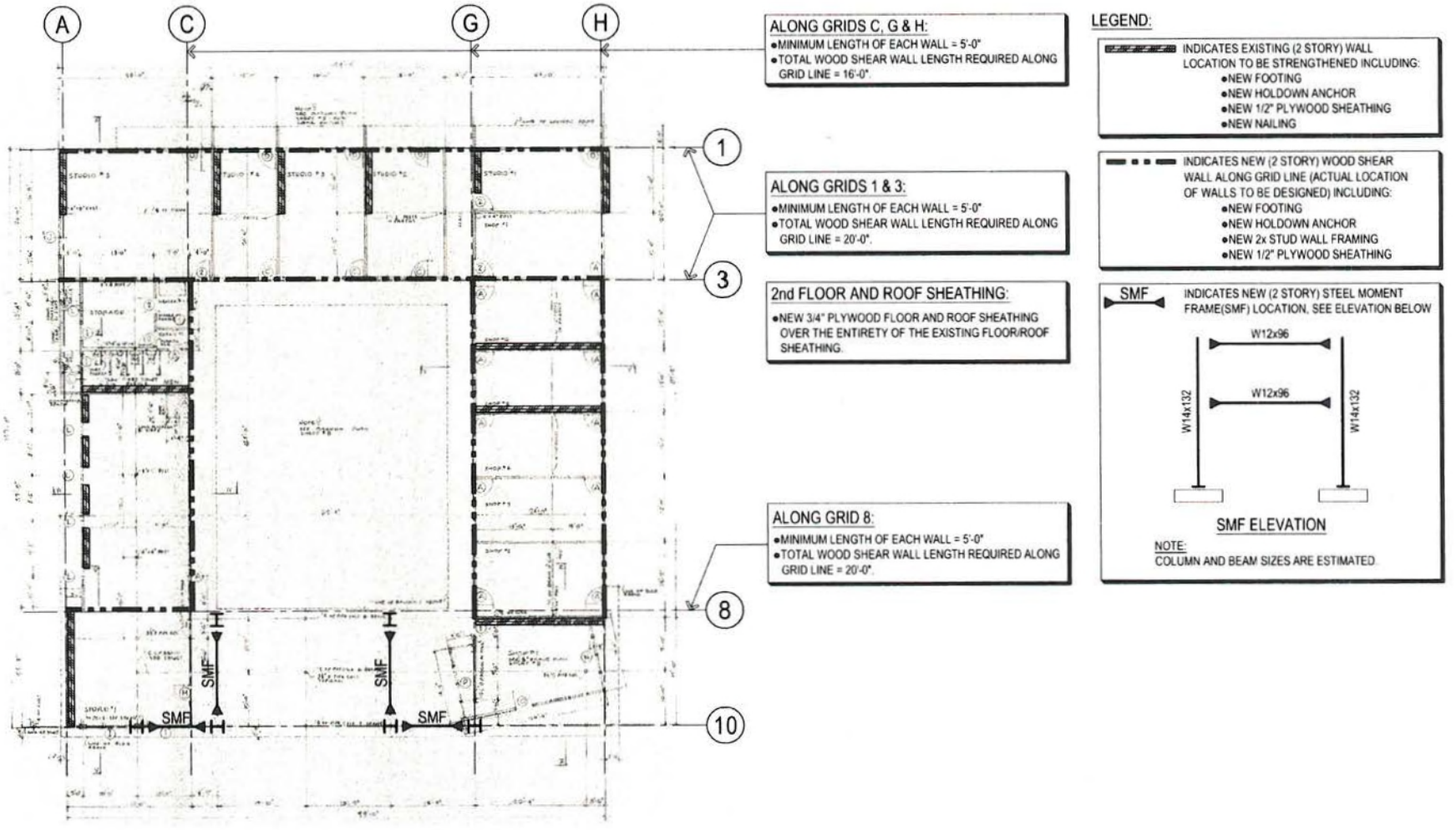


Figure 7.1: Conceptual Shear Wall and Steel Moment Frame Locations

APPENDIX A
Tier 1 Checklists

Chapter 16.0 Tier 1 Checklist

STRUCTURAL COMPONENTS	
C (NC) U NA	LOAD PATH. The structure shall contain a complete, well-defined load path, including structural elements and connections that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation. (Commentary: Sec. A.2.1.1. Tier 2: Sec. 5.4.1.1)
C NC U (NA)	WALL ANCHORAGE. Exterior concrete or masonry walls that are dependent on the diaphragm for lateral support are anchored for out-of-plane forces at each diaphragm level with steel anchors, reinforcing dowels, or straps that are developed into the diaphragm. Connections shall have adequate strength to resist the connection force calculated in the Quick Check procedure of Section 4.5.3.7. (Commentary: Sec. A.5.1.1. Tier 2: Sec. 5.7.1)

16.1.2LS Life Safety Basic Configuration Checklist

Low Seismicity

Building System

GENERAL	
C (NC) U NA	LOAD PATH. The structure shall contain a complete, well defined load path, including structural elements and connections that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation. (Commentary: Sec. A.2.1.1. Tier 2: Sec. 5.4.1.1)
C NC U (NA)	ADJACENT BUILDING. The clear distance between the building being evaluated and any adjacent building is greater than 4% of the height of the shorter building. This statement shall not apply for the following building types: W1, W1a, and W2. (Commentary: Sec. A.2.1.2. Tier 2: Sec. 5.4.1.2)
C NC U (NA)	MEZZANINES. Interior mezzanine levels are braced independently from the main structure or are anchored to the seismic-force-resisting elements of the main structure. (Commentary: Sec. A.2.1.3. Tier 2: Sec. 5.4.1.3)
BUILDING CONFIGURATION	
C (NC) U NA	WEAK STORY. The sum of the shear strengths of the seismic-force resisting system in any story in each direction is not less than 80% of the strength in the adjacent story above. (Commentary: Sec. A.2.2.2. Tier 2: Sec. 5.4.2.1)
C NC (U) NA	SOFT STORY. The stiffness of the seismic-force-resisting system in any story is not less than 70% of the seismic-force-resisting system stiffness in an adjacent story above or less than 80% of the average seismic-force-resisting system stiffness of the three stories above. (Commentary: Sec. A.2.2.3. Tier 2: Sec. 5.4.2.2)
C (NC) U NA	VERTICAL IRREGULARITIES. All vertical elements in the seismic-force-resisting system are continuous to the foundation. (Commentary: Sec. A.2.2.4. Tier 2: Sec. 5.4.2.3)
C NC U (NA)	GEOMETRY. There are no changes in the horizontal dimension of the seismic-force-resisting system of more than 30% in a story relative to adjacent stories, excluding one-story penthouses and mezzanines. (Commentary: Sec. A.2.2.5. Tier 2: Sec. 5.4.2.4)
(C) NC U NA	MASS. There is no change in effective mass more than 50% from one story to the next. Light roofs, penthouses, and mezzanines need not be considered. (Commentary: Sec. A.2.2.6. Tier 2: Sec. 5.4.2.5)
C NC (U) NA	TORSION. The estimated distance between the story center of mass and the story center of rigidity is less than 20% of the building width in either plan dimension. (Commentary: Sec. A.2.2.7. Tier 2: Sec. 5.4.2.6)

Moderate Seismicity (Complete the following items in addition to the items for Low Seismicity)

GEOLOGIC SITE HAZARDS	
(C) NC U NA	LIQUEFACTION. Liquefaction-susceptible, saturated, loose granular soils granular soils that could jeopardize the building's seismic performance shall not exist in the foundation soils at depths within 50 ft. under the building. (Commentary: Sec. A.6.1.1. Tier 2: Sec. 5.4.3.1)
(C) NC U NA	SLOPE FAILURE. The building site sufficiently remote from potential earthquake-induced slope failures or rockfalls to be unaffected by such failures or is capable of accommodating any predicted movements without failure. (Commentary: Sec. A.6.1.2. Tier 2: Sec. 5.4.3.1)

C NC U NA	SURFACE FAULT RUPTURE. Surface fault rupture and surface displacement at the building site are not anticipated. (Commentary: Sec. A.6.1.3. Tier 2: Sec. 5.4.3.1)

High Seismicity (Complete the following items in addition to the items for Low and Moderate Seismicity)

FOUNDATION CONFIGURATION	
C **NC** U NA	OVERTURNING. The ratio of the least horizontal dimension of the seismic-force-resisting system at the foundation level to the building height (base/height) is greater than $0.6S_a$. (Commentary: Sec. A.6.2.1. Tier 2: Sec. 5.4.3.3)
C NC U **NA**	THIS BETWEEN FOUNDATION ELEMENTS. The foundation has ties adequate to resist seismic forces where footings, piles, and piers are not restrained by beams, slabs, or soils classified as Site Class A, B, or C. (Commentary: Sec. A.6.2.2. Tier 2: Sec. 5.4.3.4)

16.3LS Life Safety Structural Checklist for Building Type W2: Wood Frames, Commercial and Industrial

Low and Moderate Seismicity

LATERAL-SEISMIC-FORCE-RESISTING SYSTEM	
C (NC) U NA	REDUNDANCY. The number of lines of shear walls in each principal direction is greater than or equal to 2. (Commentary: Sec. A.3.2.1.1. Tier 2: Sec. 5.5.1.1, and)
C (NC) U NA	SHEAR STRESS CHECK: The shear stress in the shear walls, calculated using the Quick Check procedure of Section 4.5.3.3, is less than the following values (Commentary: Sec. A.3.2.7.1. Tier 2: Sec. 5.5.3.1.1): Structural panel sheathing 1,000 lb/ft Diagonal sheathing 700 lb/ft Straight sheathing 100 lb/ft All other conditions 100 lb/ft
C (NC) U NA	STUCCO (EXTERIOR PLASTER) SHEAR WALLS. Multi-story buildings do not rely on exterior stucco walls as the primary seismic-force-resisting system. (Commentary: Sec. A.3.2.7.2. Tier 2: Sec. 5.5.3.6.1)
C (NC) U NA	GYPSUM WALLBOARD OR PLASTER SHEAR WALLS. Interior plaster or gypsum wallboard is not used as shear walls on buildings over one story in height with the exception of the uppermost level of a multistory building. (Commentary: Sec. A.3.2.7.3. Tier 2: Sec. 5.5.3.6.1)
C (NC) U NA	NARROW WOOD SHEAR WALLS. Narrow wood shear walls with an aspect ratio greater than 2-to-1 are not used to resist seismic forces. (Commentary: Sec. A.3.2.7.4. Tier 2: Sec. 5.5.3.6.1)
C NC (U) NA	WALLS CONNECTED THROUGH FLOORS. Shear walls have an interconnection between stories to transfer overturning and shear forces through the floor. (Commentary: Sec. A.3.2.7.5. Tier 2: Sec.5.5.3.6.2)
C NC U (NA)	HILLSIDE SITE. For structures that are taller on at least one side by more than one-half story due to a sloping site, all shear walls on the downhill slope have an aspect ratio less than 1-to-1. (Commentary: Sec. A.3.2.7.6. Tier 2: Sec. 5.5.3.6.3)
C NC U (NA)	CRIPPLE WALLS. Cripple walls below first-floor-level shear walls are braced to the foundation with wood structural panels. (Commentary: Sec. A.3.2.7.7. Tier 2: Sec. 5.5.3.6.4)
C NC U (NA)	OPENINGS: Walls with openings greater than 80% of the length are braced with wood structural panel shear walls with aspect ratios of not more than 1.5-to-1 or are supported by adjacent construction through positive ties capable of transferring the seismic forces. (Commentary: Sec. A.3.2.7.8. Tier 2: Sec. 5.5.3.6.5)
CONNECTIONS	
C NC (U) NA	WOOD POSTS. There is a positive connection of wood posts to the foundation. (Commentary: Sec. A.5.3.3. Tier 2: Sec. 5.7.3.3)
C NC (U) NA	WOOD SILLS. All wood sills are bolted to the foundation. (Commentary: Sec. A.5.3.4. Tier 2: Sec. 5.7.3.3)
C NC (U) NA	GIRDER/COLUMN CONNECTION. There is a positive connection using plates, connection hardware, or straps between the girder and the column support. (Commentary: Sec. A.5.4.1. Tier 2: Sec. 5.7.4.1)

High Seismicity (Complete the following items in addition to the items for Low and Moderate Seismicity)

DIAPHRAGMS	
C (NC) U NA	DIAPHRAGM CONTINUITY. The diaphragms are not composed of split-level floors and do not have expansion joints. (Commentary: Sec. A.4.1.1. Tier 2: Sec. 5.6.1.1)
C NC (U) NA	ROOF CHORD CONTINUITY. All chord elements are continuous, regardless of changes in roof elevation. (Commentary: Sec. A.4.1.3. Tier 2: Sec. 5.6.1.1)
C NC (U) NA	DIAPHRAGM REINFORCEMENT AT OPENINGS. There is reinforcing around all diaphragm openings larger than 50% of the building width in either major plan dimension. (Commentary: Sec. A.4.1.8. Tier 2: Sec. 5.6.1.5)
C NC U (NA)	STRAIGHT SHEATHING. All straight sheathed diaphragms have aspect ratios less than 2-to-1 in the direction being considered. (Commentary: Sec. A.4.2.1. Tier 2: Sec. 5.6.2)
C (NC) U NA	SPANS. All wood diaphragms with spans greater than 24 ft. consist of wood structural panels or diagonal sheathing. Wood commercial and industrial buildings may have rod-braced systems. (Commentary: Sec. A.4.2.2. Tier 2: Sec. 5.6.2)
C (NC) U NA	DIAGONALLY SHEATHED AND UNBLOCKED DIAPHRAGMS. All diagonally sheathed or unblocked wood structural panel diaphragms have horizontal spans less than 40 feet and aspect ratios less than or equal to 4-to-1. (Commentary: Sec. A.4.2.3. Tier 2: Sec. 5.6.2)
C NC U (NA)	OTHER DIAPHRAGMS. The diaphragm does not consist of a system other than wood, metal deck, concrete, or horizontal bracing. (Commentary: Sec. A.4.7.1. Tier 2: Sec. 5.6.5)
CONNECTIONS	
C NC (U) NA	WOOD SILL BOLTS. Sill bolts are spaced at 6 feet or less, with proper edge and end distance provided for wood and concrete. (Commentary: A.5.3.7. Tier 2: Sec. 5.7.3.3)

APPLICATIONS:

ENVIRONMENTAL ASSESSMENT FORM

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case Number: ENV-2019-6645-EAF

Related Case Numbers: N/A

Case Filed With (Print Name): Anna Van Date Filed: 11/06/2019

EAF Accepted By (Print Name): Date Accepted:

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Project Address[1]: 11973 San Vicente Blvd, Los Angeles, CA 90049

Assessor's Parcel Number: 4404-025-008

Major Cross Streets: San Vicente Blvd and Saltair Ave

Community Plan Area: Brentwood-Pacific Palisades Council District: 11

APPLICANT (if not Property Owner)

Name: Same as Property Owner

Company:

Address:

City: State: Zip Code:

E-Mail:

Telephone No.:

PROPERTY OWNER

Name: 11973 San Vicente, LLC

Company:

Address: 300 S. Grand Ave, 37th Floor

City: Los Angeles State: CA Zip Code: 90071

E-Mail:

Telephone No.: (213) 620-0460

APPLICANT'S REPRESENTATIVE

Name: Andrea Warren

Company: Alston & Bird

Address: 333 S. Hope St, 16 Floor

City: Los Angeles State: CA Zip Code: 90071

E-Mail: andrea.warren@alston.com

Telephone No.: (213) 576-2518

ENVIRONMENTAL REVIEW CONSULTANT

Name: N/A

Company:

Address:

City: State: Zip Code:

E-Mail:

Telephone No.:

[1] Project address must include all addresses on the subject site (as identified in ZIMAS; http://zimas.lacity.org)

OVERVIEW

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings, and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

1. PROJECT DESCRIPTION

A. Briefly describe the entire project and any related entitlements (e.g. Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

Demolish an existing two-story, approximately 13,300 square foot building. The Project does not include any plans beyond demolition. See additional information in Attachment A.

Additional information or Expanded Initial Study attached: ☑ YES ☐ NO

B. Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? ☐ YES ☑ NO

If YES, please specify:

2. EXISTING CONDITIONS

A. Project Site.

Lot Area: Approximately 26,586.4 square feet

Net Acres: Approximately 0.61 Gross Acres: Approximately 0.61

B. Zoning/Land Use.

	Existing	Proposed
Zoning	C4-IVL	No change
Use of Land	Commercial Office	Vacant Land
General Plan Designation	Neighborhood Office Commercial	No change

C. Structures.

1. Does the property contain any vacant structure? ☑ YES ☐ NO

   If YES, describe and state how long it has been vacant: The building has been vacant for since 2017.

2. Will any structures be removed/demolished as a result of the project? ☑ YES ☐ NO

   If YES, provide the number: One building, type: Commercial Office

   , total square footage: approximately 13,956 sq ft.

   and age: constructed in 1951 of structures to be removed.

   If residential dwellings (apartments, single-family, condominiums etc.) are being removed indicate the number of units: 0

D. Trees.

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted* as a result of the project? ☐ YES ☑ NO

If YES complete the following:

Tree Status	Quantity Existing	Tree Types	Quantity Removed	Quantity Relocated	Quantity Replaced	Quantity Impacted*
Non-Protected (8" trunk diameter and greater)	2	Palm trees	2			
	2	Ornamental trees	2			
Protected (4" trunk diameter and greater		Oak Tree (excluding Scrub Oak)				
		Southern California Black Walnut				
		Western Sycamore				
		California Bay				

* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath the tree's canopy.

Additional information attached: ☐ YES ☑ NO

*If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a **Tree Report** is required.*

E. Slope. State the percent of property which is:

Less than 10% slope: 100% 10-15% slope: _____ over 15% slope: _____

*If slopes over 10% exist, a **Topographic Map** will be required.*

F. **Grading.** Specify the total amount of dirt being moved:

☑ 0-500 cubic yards ☐ More than 500 cubic yards

If more than 500 cubic yards (indicate amount): _____ cubic yards

G. **Import/Export.** Indicate the amount of dirt to be imported or exported:

Imported: 0 cubic yards Exported: 0 cubic yards

Location of disposal site: N/A

Location of borrow site: N/A

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area? ☐ YES ☐ NO

*If YES, a **Haul Route** is required.*

H. **Hazardous Materials and Substances.** Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination? ☐ YES ☑ NO

If YES, describe: _____

*If YES, a **Phase I Environmental Site Assessment (ESA)** is required.*

I. **Historic, Cultural and/or Architecturally Significant Site or Structure.** Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

☐ National Register of Historic Places: No

☐ California Register of Historic Resources: No

☑ City of Los Angeles Cultural Historic Monument: City of Los Angeles Historic-Cultural Monument No. 887

☐ Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): No

☐ Identified on SurveyLA: No

☑ Identified in HistoricPlacesLA: Yes

Does the Project affect <u>any</u> structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation? ☐ YES ☑ NO

J. **Miscellaneous.** Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property? ☐ YES ☑ NO
If YES, describe: _____
_____ and indicate the sheet number on your plans showing the condition: _____.

3. PROPOSED DEVELOPMENT

In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

A. ALL PROJECTS

i. Parking.

Vehicular Parking
Required: N/A + Guest: N/A
Proposed: N/A + Guest: N/A

Bicycle Parking:
Required Long-Term: N/A Required Short-Term: N/A
Proposed Long-Term: N/A Proposed Short-Term: N/A

ii. Height.

Number of stories (not including mezzanine levels): N/A Maximum height: N/A
Are Mezzanine levels proposed? ☐ YES ☑ NO
If YES, indicate on which floor: _____,
If YES, indicate the total square feet of each mezzanine: _____

*New construction resulting in a height in excess of 60 feet may require a **Shade/Shadow Analysis**. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information http://ZIMAS.lacity.org).*

iii. Project Size.

What is the total floor area of the project? N/A gross square feet

iv. Lot Coverage. Indicate the percent of the total project that is proposed for:
Building footprint: 0 %
Paving/hardscape: 0 %
Landscaping: 0 %

v. Lighting. Describe night lighting of project: N/A
_____.

B. RESIDENTIAL PROJECT

If no portion of the project is residential check ☑-N/A and continue to next section

i. **Number of Dwelling Units.**

Single Family: _____, Apartment: _____, Condominium: _____

ii. **Recreational Facilities.** List recreational facilities for project: _____

_____

_____

iii. **Open Space.**

Does the project involve new construction resulting in additional floor area and units? ☐ YES ☐ NO

Does the project involve six or more residential units? ☐ YES ☐ NO

If YES to both, complete the following

Pursuant to LAMC 12.21.G	Required	Proposed
Common Open Space (Square Feet)		
Private Open Space (Square Feet)		
Landscaped Open Space Area (Square Feet)		
Number of trees (24 inch box or greater)		

iv. **Utilities.** Describe the types of appliances and heating (gas, electric, gas/electric, solar): _____

_____

v. **Accessory Uses.** Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: _____

_____

_____

C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT

If the project is residential only check ☑-N/A and continue to next section

i. **Type of Use.** Demolish and existing two-story building.

_____

ii. **Project Size.** Does the project only involve the remodel or change of use of an existing interior space or leasehold? ☐ YES ☑ NO

If YES, indicate the total size of the interior space or leasehold: _____ square feet

iii. **Hotel/Motel.** Identify the number of guest rooms: N/A guest rooms

iv. **Days of operation.** N/A

Hours of operation. N/A

v. **Special Events.** Will there be special events not normally associated with a day-to-day operation (e.g. fund raisers, pay-for-view events, parent-teacher nights, athletic events, graduations)? ☐ YES ☑ NO

If YES, describe events and how often they are proposed _____

vi. **Occupancy Limit.** Total Fire Department occupancy limit: N/A

a. Number of fixed seats or beds N/A

b. Total number of patrons/students N/A

c. Number of employees per shift N/A, number of shifts N/A

d. Size of largest assembly area N/A square feet

v. **Security.** Describe security provisions for the project N/A

4. SELECTED INFORMATION

A. **Circulation.** Identify by name all arterial road types (i.e. Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check http://navigatela.lacity.org for this information). N/A

B. **Green building certification.** Will the project be LEED-certified or equivalent? ☐ YES ☑ NO

If YES, check appropriate box:

☐ Certified ☐ Equivalent ☐ Silver ☐ Gold ☐ Platinum ☐ Other _____

C. **Fire sprinklers.** Will the Project include fire sprinklers? ☐ YES ☑ NO

5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST

The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

☐ **Check this box if you are requesting a Class 32 Exemption, and:**

- ☐ You have read DCP's Specialized Instructions for the Class 32 Categorical Exemption (CP-7828) and,
- ☐ You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information if necessary to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED,

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

PROPERTY OWNER	CONSULTANT/AGENT
I, (print name) William Borthwick, on behalf of 11973 San Vicente, LLC	I, (print name)
Signature	Signature

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

Space Below for Notary's Use

California All-Purpose Acknowledgement **Civil Code Section 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On Sept. 25, 2019 before me, DONNA L. Cruz, Notary Public
(Insert Name of Notary Public and Title)

personally appeared William Borthwick, 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 the person(s), or the entity upon behalf on 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 paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

DONNA L. CRUZ
Notary Public - California
Los Angeles County
Commission # 2286147
My Comm. Expires May 11, 2023



APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED,

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

PROPERTY OWNER	CONSULTANT/AGENT
I, (print name)_____	I, (print name) Andrea Warren
Signature _____	Signature Andrea Warren

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

Space Below for Notary's Use

California All-Purpose Acknowledgement **Civil Code Section 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On October 17, 2019 before me, Monica C. Perry
(Insert Name of Notary Public and Title)

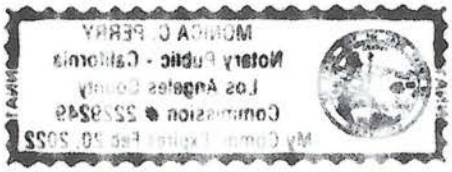
personally appeared Andrea Warren, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on 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 paragraph is true and correct.

WITNESS my hand and official seal.

Monica C. Perry
Signature (Seal)

MONICA C. PERRY
Notary Public - California
Los Angeles County
Commission # 2229249
My Comm. Expires Feb 20, 2022


MONICA C PERRY
Notary Public - California
Los Angeles County
Commission # 2278249
My Comm. Expires Feb 20, 2022

INSTRUCTIONS: Environmental Assessment Form

REQUIRED SUBMITTAL MATERIALS:

The following materials are required when submitting an Environmental Assessment Form (EAF); materials must be consistent with the application. All materials should reflect the entire Project, not just the area in need of a zone change, variance, or other entitlement.

The submittal materials are IN ADDITION TO those required for any case/application for which the Environmental Assessment Form is being filed.

Exhibits Required: ***Please note that based on the circumstances of a particular project proposal, in order to adequately analyze the environmental impacts of the project, assigned staff may require any of the following reports even if the project does not meet the indicated threshold.***

A. **Plot Plans and/or Subdivision Map and/or Haul Route Map:** One full size plot plan, subdivision map or haul route map and two 11" x 17" copes; material must show the location and layout of proposed development including dimensions. Include topographic lines where grade is over 10%; and the location and diameter of all existing trees with a trunk diameter greater than four inches on the project site and the adjacent public right-of-way.

B. **Vicinity Maps:** Two copies (8½" x 11") showing an area larger than the Radius/Land Use Map and depicting nearby street system, public facilities and other significant physical features with project area highlighted (similar to road maps, Thomas Brothers Maps, etc.).

C. **Color Pictures:** Two or more color pictures of the project site (taken within the last 30 days) showing existing improvements, walls, trees and other structures on the property. Black and white or gray scale copies of color photos are not acceptable; internet "street view" images are not acceptable.

D. **Notice of Intent Fee:** An UNDATED check in the amount of $75 made out to the **Los Angeles County Clerk** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by Section 15072 of the State CEQA Guidelines.

E. **Payment Receipt:** Fees must be paid at the time of filing the Environmental Assessment per Article 9, Section 19.05 of the LAMC for the purpose of processing the initial study and for the publication of the Negative Declaration or Mitigated Negative Declaration; provide one copy of the payment receipt.

F. **Associated Application:** A duplicate copy of the application for the associated entitlement (e.g. zone change, general plan amendment, variance, conditional use, subdivider's statement) including entitlement justification and/or findings, if available.

G. **Project Planning Referral Form:** A copy of signed Project Planning Referral form (CP-7812) if the proposed project is located in a specific plan area, Community Design Overlay (CDO), Neighborhood Oriented District (NOD), Sign District (SN), Pedestrian Oriented District (POD), Community Plan Implementation Ordinance area and/or involves small lot subdivision or affordable housing (e.g. Density Bonus, Conditional Use >35% increase, Public Benefit) type of project.

H. **Radius/Land Use Maps:** Two full size and two 8½" x 11" reduced size radius maps, if required for discretionary filing. Maps shall be prepared in compliance with DCP's *Radius Map Requirements & Guidelines* (form CP-7826); 300' radius line is okay for site plan review applications.

I. **Elevation Plans:** One full size and two 11" x 17" size plans. See DCP's *Elevation Instructions* form (CP-7817) for technical requirements and a listing of types of cases where elevations are always required. Exterior elevations can be required by planning staff as needed to illustrate and communicate the details of any case. Elevation plans must always show legible height dimensions.

J. **Floor Plans:** One full size and two 11" x 17 size. Floor plans should include patios, balconies and, if proposed for use, portions of the right-of-way. Floor plans are always required for hillside projects, CUB's (seats must be numbered), projects where the City Planning Commission (CPC) or the Area Planning Commission (APC) is the decision maker and other cases when the request involves the interior lay-out of a project. Refer to the Floor Plan Instructions (CP-7751) for detailed information about technical requirements.

K. **Tree Report:** Two copies of a tree report if project involves removal, relocation, or replacement of any protected trees on the project site or in the right-of way adjacent to the site.

L. **Geology/Soils Approval Letter:** A copy of letter from Department of Building and Safety and copy of referenced geotechnical report, if located in hillside area and only if new construction is proposed.

M. **Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS.

N. **Topographic Map:** If slopes over 10% exist. If site is over 50 acres, 1" = 200' scale is acceptable.

O. **Cultural/Historic Impact Report:** If project involves a designated Cultural/Historic property or a historic/cultural resource deemed eligible as historic resources through SurveyLA.

P. **Cultural/Historic Assessment:** If project involves an undesignated structure, 45 years or older, provide clear unobstructed color photographs of all building facades, including accessory structures and a copy of the original (oldest) building permit, with plan sketch, if available.

Q. **Traffic Assessment:** If the project approaches or exceeds the following thresholds a Traffic Assessment review by the Department of Transportation (DOT) may be required (this list is not exhaustive, and unlisted uses may also require assessment).

Use	Threshold
Apartments	40 units
Condominiums (incl. live/work)	48 units
Convenience store (24-hr)	340 sf.
Convenience store (<24-hr)	720 sf.
Shopping center	6,700 sf.
Supermarket	2,600 sf.

Use	Threshold
General office	16,000 sf.
Fast food w/no drive-thru	570 sf.
Fast food w/drive thru	550 sf.
Restaurant – high turn over	2,300 sf.
Restaurant (including bars)	3,300 sf.

Please note that a Traffic Assessment does not necessarily result in a Traffic Study. However, an additional fee, pursuant to Section 19.15 will be required by the DOT for review of the assessment

R. **Duplicate Files:** An additional copy of the EAF and each exhibit is necessary for projects which are located in:

- ☐ The Coastal Zone and
- ☐ The Santa Monica Mountains area

ENV 2019-6645

Warren, Andrea

From: Alan Como <alan.como@lacity.org>
Sent: Tuesday, October 15, 2019 8:09 AM
To: Warren, Andrea
Cc: Heather.Bleemers@lacity.org; Hill, Kathleen
Subject: Re: Environmental Review for Demolition Permit at 11973 San Vicente Blvd.

EXTERNAL SENDER – Proceed with caution

Andrea,

Yes, as per our conversation, filing for a stand alone EIR is appropriate since you are not applying for any discretionary actions in conjunction with the proposed demolition. Please let me know if you have any further questions or concerns. Thank you.

On Fri, Oct 11, 2019 at 1:16 PM Warren, Andrea <Andrea.Warren@alston.com> wrote:

Hi Alan,

We wanted to let you know that for the application for a demolition permit for the building at 11973 San Vicente Blvd. (Application # 19019-10000-04750), the property owner is not applying for any discretionary approval along with the application for the demolition permit. The property owner is seeking environmental review under CEQA pursuant to a standalone EIR only for the demolition permit. We plan to file the Environmental Assessment Form (EAF) to initiate the process for the City's environmental review of the demolition permit.

Please let us know if the Planning Department agrees we can file the EAF to start the environmental review process.

Thanks so much for your help.

Best,

Andrea

Andrea S. Warren

Alston & Bird LLP I Senior Associate

333 South Hope Street, 16th Floor

Los Angeles, CA 90071

Direct 213.576.2518

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.

--

Alan Como, AICP
City Planner
Los Angeles City Planning

221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3633

ENV 2019-6045

Attachment A
11973 San Vicente Boulevard
City of Los Angeles Historic-Cultural Monument No. 887

This Attachment provides a summary in support of the owner's application for a permit to demolish the building located at 11973 San Vicente Boulevard (referred to herein as the "Building").[1] The owner seeks the demolition permit because the Building is structurally unsound and is in great disrepair. The property owner has no plans for any project on the site beyond demolition of the Building. Before seeking this demolition permit, the property owner engaged experts to evaluate the necessary improvements required to retrofit and upgrade the Building into a safe and viable space that could be leased to prospective tenants. Those analyses concluded that the necessary improvements are extensive and cost prohibitive. Given the degree of repairs required, the Building is not suitable for continued use in its current state, nor is it suitable for renovation or rehabilitation. The Building has been vacant and boarded up since 2017. If not demolished, the Building will remain vacant and boarded up on a busy commercial corridor in the City—a result that would be contrary to the safety and general welfare of the community. For those reasons, the property owner respectfully requests that the City grant its application for a permit to demolish the Building.

Description of the Building

The Building is two-story commercial building located at 11973 San Vicente Boulevard, on the north side of San Vicente Boulevard between Montana Avenue and South Saltair Avenue in the Brentwood area of the City. The Building is approximately 13,956 square feet in size, with approximately 11,481 square feet of leasable area, including approximately 5,150 square feet of leasable area on the ground floor and 6,331 square feet of leasable are on the second story. The Building has wood framing, and consists of four ranges of office and retail space arranged around a central courtyard. The second story of the Building's south range is supported only on slender steel pipe columns, leaving the ground floor open to both San Vicente Boulevard and the courtyard. The Building has a flat roof and its exterior walls are veneered in smooth cement plaster. The courtyard has raised planters and two curvilinear concrete-and-steel staircases with metal pipe guardrails. The courtyard on the ground floor separates the Building into four wings—north, east, south, and west. The north and south wings are raised from the east and west wings. This essentially creates four separate structural building elements with no common floor or roof diaphragm. The Building was designated as City of Los Angeles Historic-Cultural Monument No. 887 in 2007.

Structural Soundness of the Building

A structural engineering firm recently evaluated the Building and proposed a retrofit scheme based on that assessment. The structural engineer concluded that the Building has high demand over capacity ratios for all parts of the Building. Based on those ratios, the Building is likely to suffer significant damage when subject to a moderate to strong earthquake in the Los Angeles basin. Some portions of the Building have no significant seismic resisting elements that can resist the seismic forces from the roof and the second floor, which can result in a possible collapse when subject to a moderate to strong earthquake.

---

[1] Notwithstanding provisions in the City's Building Code and/or the Los Angeles Municipal Code, the owner reserves the right to assert that the California Environmental Quality Act ("CEQA") (Pub. Resources Code, §§ 21000 *et seq.*) does not apply to the City's ministerial action of issuing a demolition permit.

Those structural deficiencies represent life safety hazards to occupants in and around the Building. The structural engineering firm recommended retrofit improvements to address the Building's structural deficiencies, including adding new wood sheer walls to be continuous between floors, adding new floor and roof diaphragm sheathing over the entirety of the existing floor and roof sheathing, and introducing two-story steel moment resisting frames in the Building's south wing. The structural engineer recognized that the California Historical Building Code allows for an analysis and retrofit to meet 75% of the current building code forces. Yet given the Building's level of overstress, the same conclusions and retrofit recommendations would apply even under that adjustment.

The Building is subject to the City's Mandatory Soft Story Retrofit program (Ordinance No. 183893), and the City issued an Order to Comply for the Building to comply with that ordinance with an initial compliance date of February 29, 2020. However, the structural engineer concluded that complying with the Ordinance alone would not meet or address all issues identified in its seismic analysis of the Building. For safety of the Building and surrounding community, the engineer recommends implementing its full list of structural improvements.

Recommended Accessibility Upgrades

An architecture firm and an engineering firm also recently conducted an analysis of the required improvements that may be required for the Building to comply with federal, state, and local disability access requirements, should the Building be brought back into service. Because the recommended structural upgrades summarized above would implement improvements to the entire Building, those upgrades would trigger requirements to improve accessibility and a path of travel within all areas of the Building. The accessibility upgrades that would be triggered include improving the accessible path of travel (including repaving the parking lot, widening the sidewalk on the east façade, modifying or replacing exterior doors), improving plumbing to provide access to restrooms on both stories, stair and balcony improvements, vertical transportation improvements (including the addition of an elevator or lift), and tenant space improvements.

Implementing Improvements to Minimize Impacts to the Building's Character-Defining Features

A qualified Historic Architect who meets the Secretary of the Interior's Professional Qualification Standards in Architecture and Historic Architecture (36 C.F.R., Part 61) evaluated the recommended seismic retrofit and accessibility upgrades for compliance with the Secretary of the Interior's Standards for Rehabilitation ("Standards"). That analysis concluded the recommended seismic and accessibility improvements could be implemented to minimize impacts to the Building's character-defining features in compliance with the Standards. However, those improvements as modified may be more expensive to implement and impractical, as they could render portions of the Building less leasable. For example, modified structural improvements may obstruct storefront or office windows. In another example, a proposed lift to improve vertical access in the Building would need to be shielded from view in the central courtyard, which would lead to occupying leasable space in interior of the Building. Thus, implementing all recommended improvements as modified to protect the Building's character-defining features are economically infeasible.

Economic Infeasibility of Proposed Improvements

The property owner also engaged a cost estimator from a reputable construction firm to estimate the costs to implement the recommended structural and accessibility upgrades, and other upgrades that

would be required to modernize the Building. The cost estimator concluded that many elements of the Building would need to be improved once any repairs begin to bring the Building back into service, including improvements to replace the outdated electrical wiring, plumbing, and sewer lines, and improvements related to energy and water conservation requirements. As many of the required improvements are interconnected, any initial improvements will trigger layers of other improvements that cannot be avoided to ensure the Building is habitable.

For example, implementing the structural upgrades will require removing the roof, ceilings, and walls, which would lead to required lead paint, asbestos, and black mold abatement. Implementing such whole-scale structural improvements would also require upgrading the Building's fire protection systems and upgrading the Building's electrical wiring. Those structural improvements would trigger the accessibility improvements, such as improving the Building's parking lot, which would also lead to necessary improvements to the property's water drainage system. Replacing the electrical wiring, insulation, and windows would trigger energy efficient requirements under the state's Title 24 requirements, leading to replacing lighting with LED fixtures and replacing the Building's HVAC system. In addition, other practical realities may complicate any modifications to the recommended improvements that could otherwise keep costs down. For example, improving the existing staircase and second floor railings to improve access is not feasible, as it may not be possible to weld additional steel elements to 60-year old steel that has been exposed in the Building. All railings may need to be replaced and designed in a manner that would retain the character-defining features of the courtyard and meet current building code requirements.

Given the Building's current state of disrepair and the extensive improvements required, the total estimated cost is $10,649,000 for all improvements. Based on the comparable rental incomes for nearby office and retail space, a reasonable investor would not renovate the Building given the potential rate of return. Thus, it is economically infeasible to restore the Building.

ENV 2019-664

City of Los Angeles - Department of Building and Safety

Attachment to Application for Demolition Permit: Notice and Owner's Declaration Related to CEQA and Project Scope

I. Notice to Owner

If you are applying for a demolition permit to facilitate the construction or development of the project site, you may be referred to the Planning Department for further assistance.

The California Environmental Quality Act (CEQA) directs public agencies to assess and disclose the environmental effects of the projects it approves. In determining whether a proposed project is subject to CEQA, the City is required to consider all of the parts and phases of the project and may not limit its review to the specific permits or approvals sought. (Public Resources Code Section 21065) Failure by a project applicant to disclose future construction or development activities on the project site may result in a violation of CEQA. If the City determines that an application or approval is part of a larger undisclosed project, the City may revoke and/or stay any approvals until a full and complete CEQA analysis of the whole project is reviewed and an appropriate CEQA clearance is adopted or certified.

Please contact the Planning Department if you have additional questions after reviewing this notice.

II. Owner's Project Information

Based upon the above-stated rule, is the proposed demolition part of a larger development project at the demolition site, and if so, will the larger project require any discretionary approvals from the City? (Select "Yes" or "No," and follow the related instructions)

Yes ___ A CEQA clearance from the Planning Department will be required prior to the issuance of the demolition permit for the proposed project. Return this form to a Department of Building and Safety Plan Check Engineer at the time of plan check.

No X Sign and notarize the signature at the bottom of the form and return the notarized form to a Department of Building and Safety Plan Check Engineer at the time of plan check.

III. Owner's Declaration

I own the property located at 11973 San Vicente Boulevard. I have read the above "Notice to Owner." I understand that a "project," as defined by CEQA, is the whole of the proposed activity and is not limited to the demolition subject to this application. I further understand that CEQA prohibits treatment of each separate approval as a separate project for purposes of evaluating environmental impacts. I acknowledge and understand that should the City determine that the demolition proposed is part of a larger project requiring any discretionary permits, the City may revoke and/or stay any approvals (including certificates of occupancy) until a full and complete CEQA analysis is prepared and clearance is adopted or certified.

I certify that (i) the demolition authorized by this permit is not to facilitate the construction or development of a larger project at the project site, or (ii) the demolition is part of a larger project and, after using all reasonable efforts, including consulting with the City Planning Department, I have determined there are no discretionary permits required for the project, including but not limited to haul route permits, permits to remove protected trees, historic resource review, or any discretionary zoning or map approvals.

Date 10/30/19 Name of the Owner (Print) William Borthwick, on behalf of 11973 San Vicente, LLC

Signature _____

(See page 2 of 2 For Notary Acknowledgment)

City of Los Angeles - Department of Building and Safety

Attachment to Application for Demolition Permit:
Notice and Owner's Declaration Related to CEQA
and Project Scope

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On October 30, 2019 before me, Donna L. Cruz, Notary Public
(insert name and title of the officer)

personally appeared William Barthwick,
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 the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALITY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

DONNA L. CRUZ
Notary Public - California
Los Angeles County
Commission # 2286147
My Comm. Expires May 11, 2023

ENV 2019-6645

Property Owner Letter of Authorization

Property Address: 11973 San Vicente Boulevard, Los Angeles, CA 90049

Assessor's Parcel Numbers: 4404-025-008, 4404-025-009

I, William Borthwick, am the manager of 11973 San Vicente, LLC, the owner of the above described property ("Property Owner"), and am authorized to sign this letter on the Property Owner's behalf. By this letter, the Property Owner authorizes Andrea Warren of Alston & Bird, LLP (and Alston & Bird, LLP's other respective employees, representatives, agents, and/or consultants), to submit a demolition permit application and to take such other customary actions as may be required to obtain "ready to issue" status.

Name: William Borthwick, on behalf of Property Owner 11973 San Vicente, LLC

Title: Manager of Property Owner 11973 San Vicente, LLC

Signature of Property Owner: _____

Date: 8/19/19

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA)
) ss
County of LOS ANGELES)

On August 19, 2019, before me, Monica C. Perry, a Notary Public in and for said State, personally appeared **WILLIAM BORTHWICK**, 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 the 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 paragraph is true and correct.

WITNESS my hand and official seal.

_____
Notary Public
Commission #2229249
Commission Expiration Date: 02/20/2022

MONICA C. PERRY
Notary Public - California
Los Angeles County
Commission # 2229249
My Comm. Expires Feb 20, 2022

[SEAL]

Office: Downtown
Return to Planning Copy
Application Invoice No: 60637

6800P60637

City of Los Angeles
Department of City Planning

Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.

City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant: 11973 SAN VICENTE, LLC (213-6200460)
Representative: ALSTON & BIRD - WARREN, ANDREA (213-5762518)
Project Address: 11973 W SAN VICENTE BLVD, 90049

NOTES:

ENV-2019-6645-EAF			
Item	Fee	%	Charged Fee
EIR Initial Deposit *	$11,000.00	100%	$11,000.00
		Case Total	$11,000.00

Item	Charged Fee
*Fees Subject to Surcharges	$11,000.00
Fees Not Subject to Surcharges	$0.00
Plan & Land Use Fees Total	$11,000.00
Expediting Fee	$0.00
Development Services Center Surcharge (3%)	$330.00
City Planning Systems Development Surcharge (6%)	$660.00
Operating Surcharge (7%)	$770.00
General Plan Maintenance Surcharge (7%)	$770.00
Grand Total	$13,530.00
Total Invoice	$13,530.00
Total Overpayment Amount	$0.00
Total Paid(this amount must equal the sum of all checks)	$13,530.00

City of Los Angeles Department of Building and Safety
CASH# 104169325 11/6/2019 2:18:45 PM
PLAN & LAND USE $10,000.00
DEV SERV CENTER SURCH-PLANNING $330.00
Sub Total: $10,330.00
Receipt #: 0104114004

Council District: 11
Plan Area: Brentwood - Pacific Palisades
Processed by VAN, ANNA on 11/06/2019

Signature: _____

QR Code is a registered trademark of Denso Wave, Incorporated

PENALTY OF PERJURY STATEMENT

I hereby certify that to the best of my knowledge the attached radius map correctly depicts the required data obtained from the records of the City Engineer, City Clerk, and/or the Los Angeles Department of City Planning and, where appropriate, the State Division of Highways.

I further hereby certify that to the best of my knowledge, and under the penalty of perjury, the attached ownership list correctly shows the latest addresses listed on the City Engineer's land records as of the following date of preparation: **10/30/2020**. In certain circumstances, such as in annexation proceedings, where there may be no City Engineer records, the records of the County Assessor's Office may be accepted by the City Planning Commission.

The attached Ownership List is an: ☑ Original Mailing List or ☐ Updated Mailing List

ROBERT E. CUELLAR
(Print or type)

(Signature)

I hereby certify that to the best of my knowledge and under the penalty of perjury, the attached occupants list correctly indicates addresses of the required occupants that fall within the radius as of the following date of preparation: **10/30/2020**.

The attached Ownership List is an: ☑ Original Mailing List or ☐ Updated Mailing List

ROBERT E. CUELLAR
(Print or type)

(Signature)

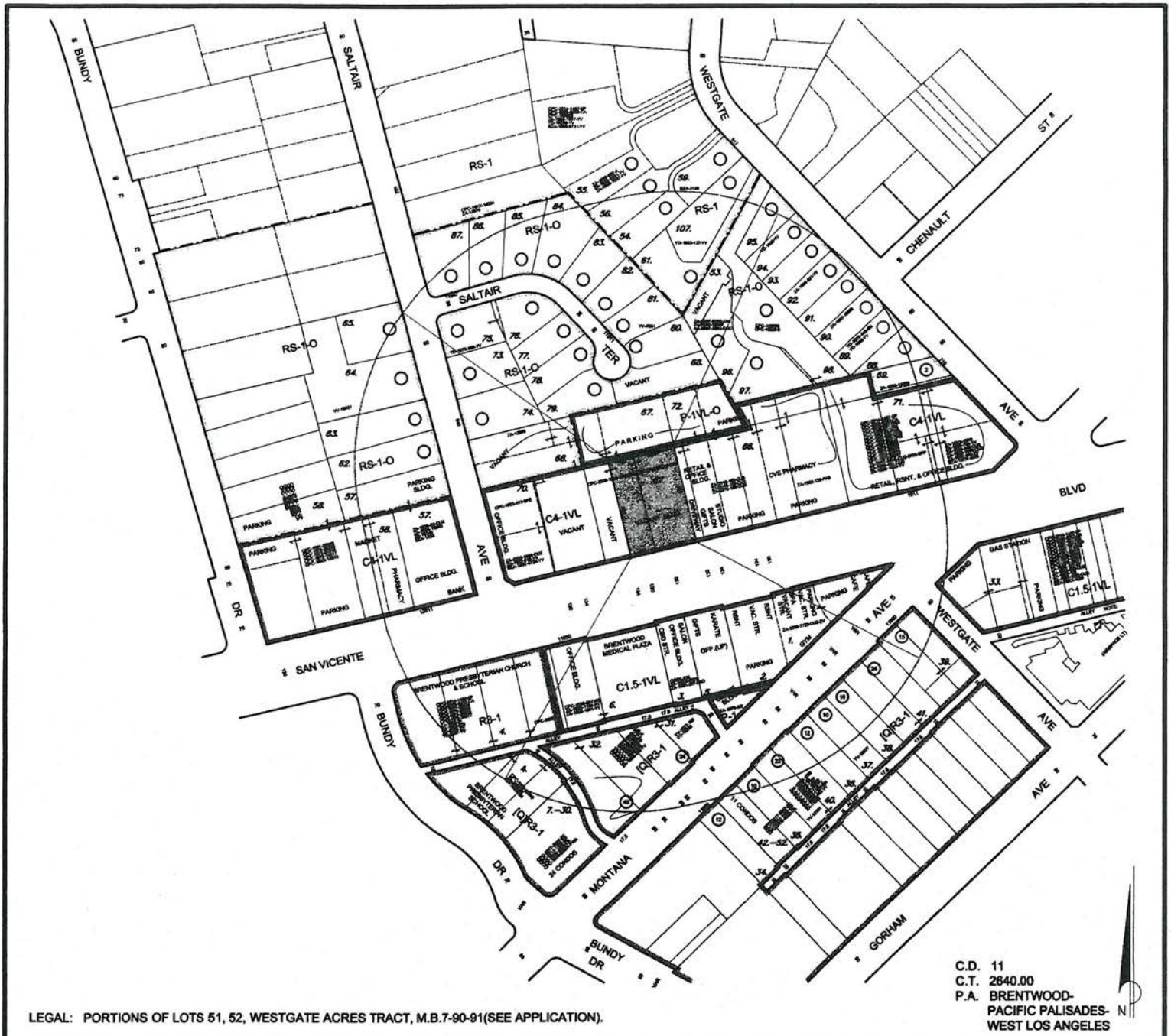
In certain instances, I may have been unable to verify all occupants, therefore the following indicates which occupants I was not able to identify. I understand that the Department of City Planning will determine if reasonable attempts were made to secure these addresses from the information provided below.

Ownership #	Reason unable to verify *	Attempts made to verify **	Additional Information

* (1) Secured Building
(2) Gated Yard
(3) Refused Access
(4) Other: Specify

** (1) Returned to building on three separate occasions
(2) Efforts to contact owner or manager without success
(3) Contact made with owner or manager, who refused to provide the information
(4) Other: Specify

REMINDER TO APPLICANT AND PROJECT TEAM: The Department of City Planning will not utilize application maps and ownership lists which bear a date of more than 365 days old by the date of public notification. Furthermore, the applicant may be required to update the radius map and/or ownership list before the Department will schedule the public hearing for any discretionary application.



C.D. 11
C.T. 2640.00
P.A. BRENTWOOD-PACIFIC PALISADES-WEST LOS ANGELES

LEGAL: PORTIONS OF LOTS 51, 52, WESTGATE ACRES TRACT, M.B.7-90-91(SEE APPLICATION).

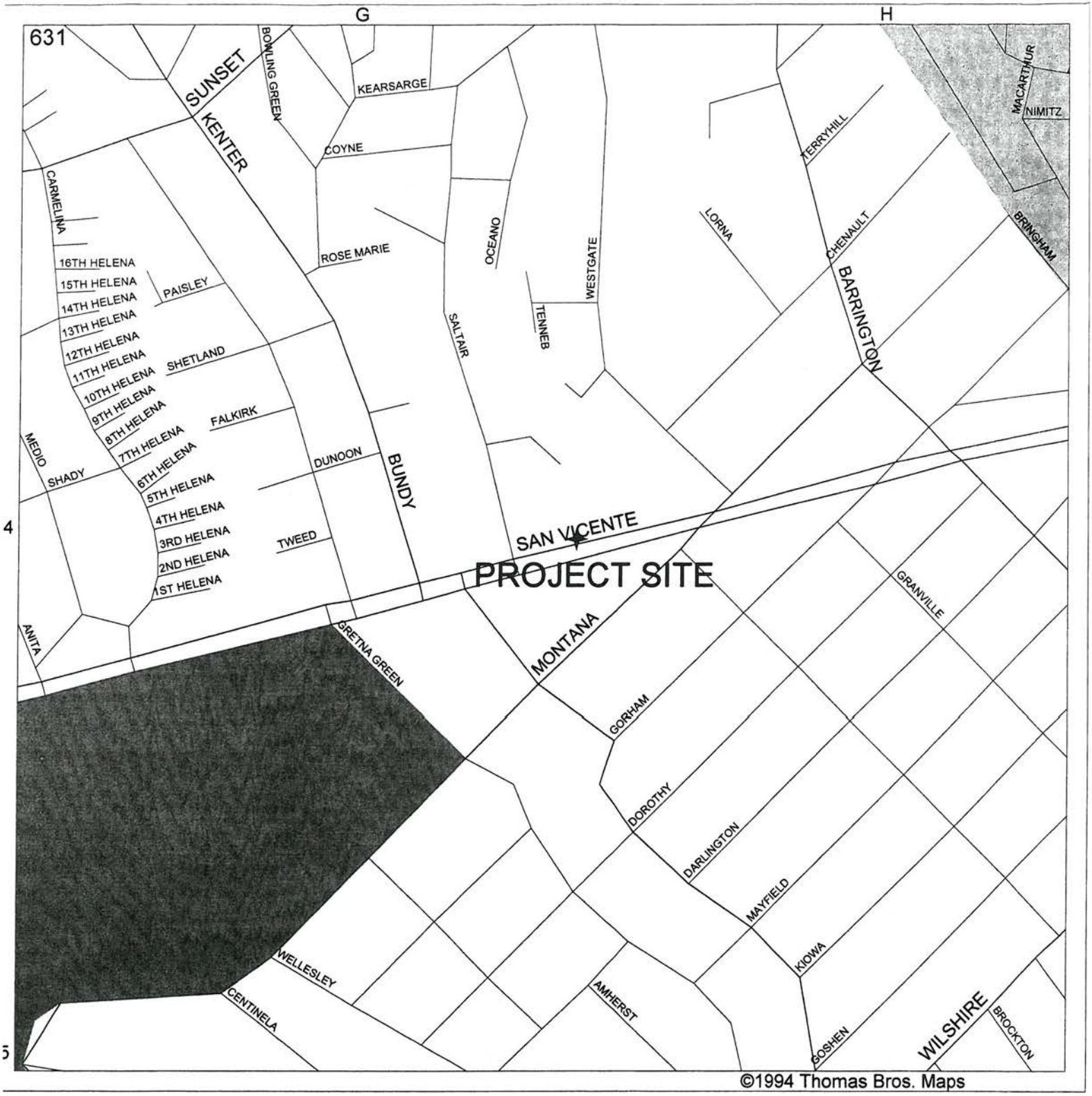
GC MAPPING SERVICE, INC.
3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM

NOTICE OF PREPARATION FOR E.I.R.

SITE ADDRESS:
11973 &11975 SAN VICENTE BL.

0.61 NET AC.

CASE NO.
DATE: 10-30-2020
SCALE: 1" = 100'
USES FIELD
D.M. 129 B 145
T.B. PAGE: 631 GRID: G-4



VICINITY MAP

SITE : 11973-11975 SAN VICENTE BLVD.

GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080, FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM

WORK ORDER NUMBER REQUEST FORM

CHECK ALL APPLICABLE: ☑ **Work Order Number** ☐ **Task** ☐ **Subtask**

Requested By: Bradley Furuya **Date:** 12/06/19

Division: Major Projects **Phone #:** (213) 847-3642

Justification: Full cost recovery case

1	Case Number:	ENV-2019-6645-EAF			
2	Project Code:	Environmental - 3006			
3	Work Order Title:	11973 San Vicente Blvd. - Barry Building			
4	Effective Date:	12/06/19			
5	Community Plan (if applicable):	Brentwood - Pacirfic Palisades			
6	Full Cost Recovery case?	Yes	If yes, enter Application Inv. No.	60637	
7	Special Reimbursement Project?	-	If yes, complete 7a or 7b below:		
7a	External Funding Source?	-	-Select-		
7b	City Funding Source?	-			
			Specify		

8	BILLING INFORMATION - If yes on 6 or 7a	
The billing party is responsible to pay all costs for processing the above development project including any costs accrued during appeal(s) of the subject case(s).		
Applicant Name	11973 San Vicente, LLC	
Address	300 S. Grand Ave. 37th Floor	
	Los Angeles, CA 90071	

9	**Task and Subtask -** Most projects will utilize existing Task and Subtask codes. If your project requires a new Task or Subtask please provide the following information:	
9a	Justification:	
9b	Task Description:	
9c	Subtask Description:	

APPROVED BY: _____ DECEMBER 3, 2019

Supervisor Signature Date

Please note that in order to process a Full Cost Recovery Work Order Number, a copy of the Master Application and Receipt must accompany the request. Submit this form and supporting documents to Livea Yeh in Accounting and Purchasing, Room 570, or by e-mail to livea.yeh@lacity.org

FISCAL MANAGEMENT – USE ONLY

Approved by _____

Not Approved____ **Reason**_____

Form CP-5210 (Rev 10/16)

ENV 2019-6

11973 San Vicente Boulevard

#1 Building exterior, view of south and east facades looking northwest on San Vicente Blvd.



#2 – East façade, looking southwest toward San Vicente Boulevard



#3 North façade, looking southwest



#4 West façade, looking southeast



#5 North and east facades, looking southwest



#6 View looking northwest from San Vicente Blvd. into central courtyard



#7 – View looking southwest from within courtyard



#8 – View from second story, looking northeast into courtyard





C.D. 11
C.T. 2640.00
P.A. BRENTWOOD-PACIFIC PALISADES-WEST LOS ANGELES

LEGAL: PORTIONS OF LOTS 51, 52, WESTGATE ACRES TRACT, M.B.7-90-91(SEE APPLICATION).

GC MAPPING SERVICE, INC.
3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM

NOTICE OF PREPARATION FOR E.I.R.

SITE ADDRESS:
11973 &11975 SAN VICENTE BL.

0.61 NET AC.

CASE NO.
DATE: 10-30-2020
SCALE: 1" = 100'
USES FIELD
D.M. 129 B 145
T.B. PAGE: 631 GRID: G-4

CUSTOMER SERVICE REQUEST

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY
CODE ENFORCEMENT BUREAU

CSR No.: **400164**
CALL DATE: June 28, 2017 4:20 pm
DUE BY: July 27, 2017 4:20 pm
SOURCE: INTERNET
TAKEN BY: LEROY SHAW

GENERAL ENFORCEMENT
BRENDAN LOONEY
PRIORITY:**4**

CASE #:

11963 W SAN VICENTE BLVD 90049

APN: 4404-025-006 ZONE: C4

LADBS Branch Office	WLA	Council District	11
Community Plan Area	Brentwood - Pacific Palisades	Census Tract	2640.00
Energy Zone	6	Fire District	2
Hillside Grading Area	YES	Lot Cut Date	09/27/1948
Near Source Zone Distance	0	Thomas Brothers Map Grid	631-G4
District Map	129B145	Area Planning Commission	West Los Angeles
LAPD Reporting District	826	LAPD Division	WEST LOS ANGELES
LAPD Bureau	WEST	Flood Haz. Zone	Outside Flood Zone
Council Notification File	CN-0017-CD11	City Planning Cases	CPC-2014-1457-SP
City Planning Cases	CPC-1973-24818-HD	City Planning Cases	CPC-1973-24817
City Planning Cases	CPC-1974-25504	City Planning Cases	CPC-1979-28385
City Planning Cases	CPC-1981-29649	Ordinance	ORD-173381
Specific Plan Area	SAN VICENTE SCENIC CORRIDOR	Specific Plan Area	West LA Transportation Improvement and Mitigation
Ordinance	ORD-146541	CNAP area	2
Ordinance	ORD-157559-SA14A	Ordinance	ORD-186108
Low to moderate income %	11.25%	Zoning Information File	ZI-1096 Specific Plan: San Vicente Scenic Corridor
Zoning Information File	ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation	City Planning Cases	CPC-2005-8252-CA
Ordinance	ORD-147445	Director's Determination	DIR-2010-1260-DRB-SPP
Ordinance	ORD-153639	Ordinance	ORD-161766
Ordinance	ORD-163205	Ordinance	ORD-171227
Ordinance	ORD-171492	Ordinance	ORD-129279
Historical Cultural Monument	LA-148		

PROBLEM: **OVERGROWN OR EXCESSIVE VEGETATION**

CALLER COMMENT: overgrown vegetation- in front yard- dry weeds- through out the property

COMMENT: 04-APR-18
Inspector Looney was at the site in response to a customer Service Request. 11963 is a commercial property with no front yard, and a parking lot in the rear. No overgrown vegetation observed at the time of the Inspection.

SITE OWNER: MARIE BERG FAMILY PARTNERSHIP LP
5887 OVERLAKE AVE
SAN DIEGO, CA 92120
Contact ID: AC2091970

EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 129B145 76

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

THERE ARE NO EXISTING CASES LISTED ON THIS PARCEL

RESOLUTION: ☐ No Violation ☐ Duplicate Complaint ☐ Start a Case ☐ Refer to:

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY
CODE ENFORCEMENT BUREAU

CUSTOMER SERVICE REQUEST

CSR No.: **393869**
CALL DATE: April 4, 2017 9:57 am
DUE BY: May 2, 2017 9:57 am
SOURCE:
TAKEN BY: RYAN TAGUINES

CONTRACT NUISANCE ABATEMENT
DONALD GALLAGHER
PRIORITY:**2**

CASE #:

11973 W SAN VICENTE BLVD 90049

APN: 4404-025-008 ZONE: C4
Community Development Block Grant (CDBG): YES

LADBS Branch Office	WLA	Council District	11
Community Plan Area	Brentwood - Pacific Palisades	Census Tract	2640.00
Energy Zone	6	Fire District	2
Hillside Grading Area	YES	Lot Cut Date	10/15/1948
Lot Cut Date	PRIOR-07/29/1962	Near Source Zone Distance	0
Thomas Brothers Map Grid	631-G4	District Map	129B145
Area Planning Commission	West Los Angeles	LAPD Division	WEST LOS ANGELES
LAPD Bureau	WEST	Flood Haz. Zone	Outside Flood Zone
LAPD Reporting District	826		
Council Notification File	CN-0017-CD11	City Planning Cases	CPC-1993-359-DRB
City Planning Cases	CPC-1973-24817	City Planning Cases	CPC-1981-29649
City Planning Cases	CPC-1974-25504	City Planning Cases	CPC-1979-28385
City Planning Cases	CPC-1973-24818-HD	City Planning Cases	CPC-2014-1457-SP
City Planning Cases	CPC-1994-308-DRB	Ordinance	ORD-173381
Specific Plan Area	West LA Transportation Improvement and Mitigation	Specific Plan Area	SAN VICENTE SCENIC CORRIDOR
Ordinance	ORD-146541	CNAP area	2
Ordinance	ORD-157559-SA14A	Ordinance	ORD-186108
Low to moderate income %	11.25%	Zoning Information File	ZI-1096 Specific Plan: San Vicente Scenic Corridor
Zoning Information File	ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation	City Planning Cases	CPC-2005-8252-CA
Ordinance	ORD-147445	City Planning Cases	CPC-2009-1064-GPA-VZC-HD-SP-CUB-ZV-SPR
Historical Cultural Monument	LA-887	Director's Determination	DIR-2009-1066-DRB-SPP
Zoning Administrator"s Case	ZA-2010-158-CUB	Zoning Administrator"s Case	ZA-2010-159-CUB
Zoning Administrator"s Case	ZA-2010-160-CUB	Ordinance	ORD-153639
Ordinance	ORD-161766	Ordinance	ORD-163205
Ordinance	ORD-171227	Ordinance	ORD-171492
Ordinance	ORD-129279	Historical Cultural Monument	LA-148

PROBLEM: **ABANDONED OR VACANT BUILDING LEFT OPEN TO THE PUBLIC**

CALLER COMMENT: The landmarked commercial building at 11973 San Vicente Blvd in Brentwood (APN: 4404-025-008), designated as Los Angeles Historic-Cultural Monument #887, has recently been vacated of tenants by the owner. Extensive amounts of plywood have been fastened over windows on both floors without prior review and approval by the Office of Historic Resources (OHR), potentially damaging historic fabric such as window trim and stucco finish. As a designated landmark, modifications to the exterior must be reviewed and approved by OHR. Furthermore, the owner has left at least one door open in advance of last month?s rainstorm on Feb. 17-18, 2017. Residents are concerned that the owner is intentionally trying to compromise this landmarked building?s condition. We ask DBS to investigate and also contact OHR to notify them of the potential damage to the building?s historic features. Dated photographs can be shared with LADBS to help chronicle the building?s condition and current treatment by the owner.

COMMENT: Inspector Gallagher on site and he observed a two story commercial building that has been barricaded and fenced. There is no visible signs of trash and debris,transients or graffiti. Rear of building has a full time parking attendant limiting vehicle parking traffic. Inspector accessed interior of fence line and observed open door and met with building manager Robert Harden who stated he works for property's owner and is present during normal business hours and said that there is no illegal activity what so ever. He stated that property's owners intend to demolish building but are having resistance from Office of Historic Resources and preservationists. Inspector Gallagher did not observe any criteria for VBA abatement. General Code Enforcement has open CSR # 391520.

SITE OWNER: 11973 SAN VICENTE LLC
0 PO BOX 55007
LOS ANGELES, CA 90055
Contact ID: AC2433452

EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 129B145 87

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

EXISTING CASE(S) ON THIS PARCEL

CASE #	ADDRESS	CASE TYPE AND STATUS
768731	11973 W SAN VICENTE BLVD	CLOSED GENERAL CASE

RESOLUTION: ☐ No Violation ☐ Duplicate Complaint ☐ Start a Case ☐ Refer to:

APPROVED USE: _____ PRESENT USE: _____ STORIES: _____ TOTAL DWELLING UNITS: _____

CONSTRUCTION TYPE: APPROXIMATE SIZE: X

DWELLING UNITS IN VIOLATION: _____ NON RESIDENTIAL SQUARE FOOTAGE IN VIOLATION: _____

USES: ☐ YARDS: ☐ OTHER STRUCTURES: ☐ HOME OCCUPATION: ☐

HISTORICAL PRESERVATION OVERLAY ZONE: ☐ RECYCLING CENTER: ☐ CONSTRUCTION EQUIPMENT: ☐

INSPECTOR: START TIME: STOP TIME: DATE:

CONFIDENTIAL CUSTOMER INFORMATION:

PROD_CSR

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY
CODE ENFORCEMENT BUREAU

CUSTOMER SERVICE REQUEST

CSR No.: **391520**
CALL DATE: March 3, 2017 12:30 am
DUE BY: April 3, 2017 12:30 am
SOURCE: INTERNET
TAKEN BY:

GENERAL ENFORCEMENT
MARIAN PODPORA
PRIORITY:**1**

CASE #:

11973 W SAN VICENTE BLVD 90049

APN: 4404-025-008 ZONE: C4

LADBS Branch Office	WLA	Council District	11
Community Plan Area	Brentwood - Pacific Palisades	Census Tract	2640.00
Energy Zone	6	Fire District	2
Hillside Grading Area	YES	Lot Cut Date	10/15/1948
Lot Cut Date	PRIOR-07/29/1962	Near Source Zone Distance	0
Thomas Brothers Map Grid	631-G4	District Map	129B145
Area Planning Commission	West Los Angeles	LAPD Division	WEST LOS ANGELES
LAPD Bureau	WEST	Flood Haz. Zone	Outside Flood Zone
LAPD Reporting District	826		
Council Notification File	CN-0017-CD11	City Planning Cases	CPC-1993-359-DRB
City Planning Cases	CPC-1973-24817	City Planning Cases	CPC-1981-29649
City Planning Cases	CPC-1974-25504	City Planning Cases	CPC-1979-28385
City Planning Cases	CPC-1973-24818-HD	City Planning Cases	CPC-2014-1457-SP
City Planning Cases	CPC-1994-308-DRB	Ordinance	ORD-173381
Specific Plan Area	West LA Transportation Improvement and Mitigation	Specific Plan Area	SAN VICENTE SCENIC CORRIDOR
Ordinance	ORD-146541	CNAP area	2
Ordinance	ORD-157559-SA14A	Ordinance	ORD-186108
Low to moderate income %	11.25%	Zoning Information File	ZI-1096 Specific Plan: San Vicente Scenic Corridor
Zoning Information File	ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation	City Planning Cases	CPC-2005-8252-CA
Ordinance	ORD-147445	City Planning Cases	CPC-2009-1064-GPA-VZC-HD-SP-CUB-ZV-SPR
Historical Cultural Monument	LA-887	Director's Determination	DIR-2009-1066-DRB-SPP
Zoning Administrator"s Case	ZA-2010-158-CUB	Zoning Administrator"s Case	ZA-2010-159-CUB
Zoning Administrator"s Case	ZA-2010-160-CUB	Ordinance	ORD-153639
Ordinance	ORD-161766	Ordinance	ORD-163205
Ordinance	ORD-171227	Ordinance	ORD-171492
Ordinance	ORD-129279	Historical Cultural Monument	LA-148

PROBLEM: **ANY CHANGES DONE TO A PROPERTY IN AN HISTORICAL AREA**

CALLER COMMENT: The landmarked commercial building at 11973 San Vicente Blvd in Brentwood (APN: 4404-025-008), designated as Los Angeles Historic-Cultural Monument #887, has recently been vacated of tenants by the owner. Extensive amounts of plywood have been fastened over windows on both floors without prior review and approval by the Office of Historic Resources (OHR), potentially damaging historic fabric such as window trim and stucco finish. As a designated landmark, modifications to the exterior must be reviewed and approved by OHR. Furthermore, the owner has left at least one door open in advance of last month?s rainstorm on Feb. 17-18, 2017. Residents are concerned that the owner is intentionally trying to compromise this landmarked building?s condition. We ask DBS to investigate and also contact OHR to notify them of the potential damage to the building?s historic features. Dated photographs can be shared with LADBS to help chronicle the building?s condition and current treatment by the owner.

COMMENT: 06-MAY-17
Inspector Podpora was at the site in response to a Customer Service Request and observed possible violation(s), place vacant secured and boarded up. Inspector Podpora was at the site in response to a customer service request. was unable to gain access and left a door hanger Inspection Notice (form G-27) requesting a return call from the property owner. Photos were taken

SITE OWNER: 11973 SAN VICENTE LLC
0 PO BOX 55007
LOS ANGELES, CA 90055
Contact ID: AC2433452

EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 129B145 87

NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

EXISTING CASE(S) ON THIS PARCEL

CASE #	ADDRESS	CASE TYPE AND STATUS
768731	11973 W SAN VICENTE BLVD	CLOSED GENERAL CASE

RESOLUTION: ☐ No Violation ☐ Duplicate Complaint ☐ Start a Case ☐ Refer to:

APPROVED USE: _____ PRESENT USE: _____ STORIES: _____ TOTAL DWELLING UNITS: _____

CONSTRUCTION TYPE: APPROXIMATE SIZE: X

DWELLING UNITS IN VIOLATION: _____ NON RESIDENTIAL SQUARE FOOTAGE IN VIOLATION: _____

USES: ☐ YARDS: ☐ OTHER STRUCTURES: ☐ HOME OCCUPATION: ☐

HISTORICAL PRESERVATION OVERLAY ZONE: ☐ RECYCLING CENTER: ☐ CONSTRUCTION EQUIPMENT: ☐

INSPECTOR: START TIME: STOP TIME: DATE:

CONFIDENTIAL CUSTOMER INFORMATION:

CASE SUMMARY REPORT

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY
CODE ENFORCEMENT BUREAU

CASE No.: 768731 ASSIGNED INSPECTOR: BRENDAN LOONEY
CASE TYPE: GENERAL
CASE GROUP: GENERAL ENFORCEMENT SOUTH SOURCE: CSR

11973 W SAN VICENTE BLVD

APN: 4404-025-008 ZONE: C4

Area Planning Commission	West Los Angeles	LADBS Branch Office	WLA
Council District	11	Community Plan Area	Brentwood - Pacific Palisades
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	Lot Cut Date	10/15/1948
Near Source Zone Distance	0	Thomas Brothers Map Grid	631-G4
LAPD Bureau	WEST	LAPD Division	WEST LOS ANGELES
LAPD Reporting District	826		
Council Notification File	CN-0017-CD11	City Planning Cases	CPC-2009-1064-GPA-VZC-HD-SP-CUB-ZV-SPR
City Planning Cases	CPC-2005-8252-CA	City Planning Cases	CPC-1994-308-DRB
City Planning Cases	CPC-2014-1457-SP	City Planning Cases	CPC-1973-24818-HD
City Planning Cases	CPC-1979-28385	City Planning Cases	CPC-1974-25504
City Planning Cases	CPC-1981-29649	City Planning Cases	CPC-1973-24817
City Planning Cases	CPC-1993-359-DRB	Director's Determination	DIR-2009-1066-DRB-SPP
Historical Cultural Monument	LA-148	Historical Cultural Monument	LA-887
Ordinance	ORD-129279	Ordinance	ORD-171492
Ordinance	ORD-171227	Ordinance	ORD-163205
Ordinance	ORD-161766	Ordinance	ORD-153639
Ordinance	ORD-147445	Ordinance	ORD-186108
Ordinance	ORD-157559-SA14A	Ordinance	ORD-146541
Ordinance	ORD-173381	Specific Plan Area	SAN VICENTE SCENIC CORRIDOR
Specific Plan Area	West LA Transportation Improvement and Mitigation	CNAP area	2
Low to moderate income %	11.25%	Zoning Administrator"s Case	ZA-2010-160-CUB
Zoning Administrator"s Case	ZA-2010-159-CUB	Zoning Administrator"s Case	ZA-2010-158-CUB
Zoning Information File	ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation	Zoning Information File	ZI-1096 Specific Plan: San Vicente Scenic Corridor

SITE INFORMATION

Approved Use:	Present Use:	No. of Stories: -	Type of Construction:
Dwelling units: -	Approximate Size: - X -		

CONTACTS

NBACTMC II PARTNERSHIP AND, OWNER
0 PO BOX 55007
LOS ANGELES, CA 90055
Contact ID: AC1780658

SERVICE REQUESTS

CSR #: 391520 Received: March 03, 2017 Problem: ANY CHANGES DONE TO A PROPERTY IN AN HISTORICAL AREA

Inspected: May 06, 2017 By: MARIAN PODPORA

Comments: 06-MAY-17
Inspector Podpora was at the site in response to a Customer Service Request and observed possible violation(s), place vacant secured and boarded up. Inspector Podpora was at the site in response to a customer service request. was unable to gain access and left a door hanger Inspection Notice (form G-27) requesting a return call from the property owner. Photos were taken

ORDER DETAILS

Order Type:	Order #:	Effective Date:	Compliance Date:	Issued By:

Investigation Fee: Franchise Tax Board:

Order Comments:

NOTES

05/06/2017	INSPECTION - 06-MAY-17 Inspector Podpora was at the site in response to a Customer Service Request and observed possible violation(s), place vacant secured and boarded up. Inspector Podpora was at the site in response to a customer service request. was unable to gain access and left a door hanger Inspection Notice (form G-27) requesting a return call from the property owner. Photos were taken - MARIAN PODPORA
01/26/2018	INSPECTION - Commercial building vacant, boarded and fenced. Building demolition seems eminent, no violation at the time of inspection. - ROBERT GARTH
02/06/2018	PHONE CONVERSATION - After calling, Ken Bernstein of City Planning Historic Resources and Citywide Policy Planning, who recently had a meeting with the property owner, Charles Munger, who stated the property would soon take on a change of the property but not sure what change that would be. At the present time the property is fenced and secured from unauthorized entry. Mr Bernstein stated at this time it would be appropriate that LADBS would not write an OTC for unauthorized changes for the removal of some architectural appendages that were removed. No violation at the time of inspection. - ROBERT GARTH

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY
CODE ENFORCEMENT BUREAU

CUSTOMER SERVICE REQUEST

CSR No.: **391519**
CALL DATE: March 3, 2017 12:10 am
DUE BY: April 3, 2017 12:10 am
SOURCE: INTERNET
TAKEN BY:

GENERAL ENFORCEMENT
SHAWN ESHBACH
PRIORITY:**1**

CASE #:

11975 W SAN VICENTE BLVD 90049

APN: 4404-025-008 ZONE: C4

LADBS Branch Office	WLA	Council District	11
Community Plan Area	Brentwood - Pacific Palisades	Census Tract	2640.00
Energy Zone	6	Fire District	2
Hillside Grading Area	YES	Lot Cut Date	10/15/1948
Lot Cut Date	PRIOR-07/29/1962	Near Source Zone Distance	0
Thomas Brothers Map Grid	631-G4	District Map	129B145
Area Planning Commission	West Los Angeles	LAPD Division	WEST LOS ANGELES
LAPD Bureau	WEST	Flood Haz. Zone	Outside Flood Zone
LAPD Reporting District	826		
Council Notification File	CN-0017-CD11	City Planning Cases	CPC-1993-359-DRB
City Planning Cases	CPC-1973-24817	City Planning Cases	CPC-1981-29649
City Planning Cases	CPC-1974-25504	City Planning Cases	CPC-1979-28385
City Planning Cases	CPC-1973-24818-HD	City Planning Cases	CPC-2014-1457-SP
City Planning Cases	CPC-1994-308-DRB	Ordinance	ORD-173381
Specific Plan Area	West LA Transportation Improvement and Mitigation	Specific Plan Area	SAN VICENTE SCENIC CORRIDOR
Ordinance	ORD-146541	CNAP area	2
Ordinance	ORD-157559-SA14A	Ordinance	ORD-186108
Low to moderate income %	11.25%	Zoning Information File	ZI-1096 Specific Plan: San Vicente Scenic Corridor
Zoning Information File	ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation	City Planning Cases	CPC-2005-8252-CA
Ordinance	ORD-147445	City Planning Cases	CPC-2009-1064-GPA-VZC-HD-SP-CUB-ZV-SPR
Historical Cultural Monument	LA-887	Director's Determination	DIR-2009-1066-DRB-SPP
Zoning Administrator"s Case	ZA-2010-158-CUB	Zoning Administrator"s Case	ZA-2010-159-CUB
Zoning Administrator"s Case	ZA-2010-160-CUB	Ordinance	ORD-153639
Ordinance	ORD-161766	Ordinance	ORD-163205
Ordinance	ORD-171227	Ordinance	ORD-171492
Ordinance	ORD-129279	Historical Cultural Monument	LA-148

PROBLEM: **ANY CHANGES DONE TO A PROPERTY IN AN HISTORICAL AREA**

CALLER COMMENT: The landmarked commercial building at 11975 San Vicente Blvd in Brentwood (APN: 4404-025-008), known as the Barry Building, designated as Los Angeles Historic-Cultural Monument #887, has recently been vacated of tenants by the owner. Extensive amounts of plywood have been fastened over windows on both floors without prior review and approval by the Office of Historic Resources (OHR), potentially damaging historic fabric such as window trim and stucco finish. As a designated landmark, modifications to the exterior must be reviewed and approved by OHR. Furthermore, the owner has left at least one door open in advance of last month?s rainstorm on Feb. 17-18, 2017. Residents are concerned that the owner is intentionally trying to compromise this landmarked building?s condition. We ask DBS to investigate and also contact OHR to notify them of the potential damage to the building?s historic features. Dated photographs can be shared with LADBS to help chronicle the building?s condition.

COMMENT: See CSR 391520

11963 W San Vicente Blvd

Application #: **19041 - 90000 - 29046**

Plan Check #: Printed: 12/21/20 08:49 AM

Event Code:

Electrical
Commercial
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION

Issued On: 07/26/2019
Last Status: Permit Finaled
Status Date: 11/08/2019

1. PROPERTY OWNER

MARIE BERG FAMILY PARTNERSHIP L 5887 OVERLAKE AVE SAN DIEGO CA 92120

2. APPLICANT INFORMATION (Relationship: Net Applicant)

LINDA BUSH - 15709 ILLINOIS AVE PARAMOUNT, CA 90723 (562)531-2002

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) HERZOG M B ELECTRIC INC	15709 ILLINOIS STREET,	PARAMOUNT, CA 90723	C10	383811	(562)531-2002

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (562)531-2272.

6. DESCRIPTION OF WORK

INSTALL LED RETROFIT KITS

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 11

9. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier:

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 #: 94129046**

NOTICE:
The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

10. FEE INFORMATION **Inspection Fee Period**

Permit Fee: **98.10**

INSPECTION TOTAL Electrical	98.10
Permit Total	98.10
Permit Fee Subtotal Electrical	90.00
Permit D.S.C. Surcharge	2.70
Permit Sys. Development Surcharge	5.40
Permit Issuing Fee	0.00

Payment Date: 07/26/19
Receipt No: ON427834
Amount: $98.10
Method: Credit Card

0800119041900002904 61N

11963 W San Vicente Blvd
19041 - 90000 - 29046

11. FEE ITEM INFORMATION

EXISTING BRANCH CIRCUITS		
Number of Units	(25)	44.00

WATER CONSERVATION NOTES - ORDINANCE #184248

RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

1. Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)

2. Water use reduction shall be met by complying with one of the following:
   A. Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
   B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
   C. Plumbing fixtures shall use recycled water.
   Exception: Fixture replacements (4.303.4)

3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.3)

4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.3)

5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)

6. Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)

7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (4.305.1)

8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)

9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
   A. Shall have a minimum of 6 cycles of concentration (blowdown); or
   B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.1)

10. In new buildings over 25 stories, the cooling towers shall comply with all of the following:
    A. Shall have a minimum of 6 cycles of concentration (blowdown); and
    B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.2)

11. Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer. (4.305.4)

12. Provide a hot water system complying with one of the following (Los Angeles Plumbing Code Section 610.4.1):
    A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
    B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.
    C. Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
       a. The hot water supply piping from the water heater to the fixtures shall take the most direct path.
       b. The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the California Energy Code Residential Appendix.
       c. The hot water supply piping shall be installed and insulated in accordance with Section RA3.6.2 of the California Energy Code Residential Appendix.

IRRIGATION SYSTEM

12. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sq. ft. or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (4.304.1)

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY

2017 Los Angeles Green Building Code

FORM GRN 18N

WATER CONSERVATION ORDINANCE NOTES

NON-RESIDENTIAL BUILDINGS

1. For new buildings or additions exceeding 50,000 ft^2, install a separate water meter or sub-meter for the following areas:
   A. For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gpd (380 L/day).
   B. Where potable water is used for industrial/process uses, for water supplied to the following subsystems:
      a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
      b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
      c. Steam and hot-water boilers with energy input more than 500,000 Btu/h (147 kW).
   C. For each building that uses more than 100 gpd on a parcel containing multiple buildings.
   (5.303.1.1)

2. Provide a 20% reduction in the overall potable water use for each building. The reduction shall be based on the maximum allowable water use per plumbing fixture and fittings as required by the Los Angeles Plumbing Code. New projects having a water supply of 2" or less and additions and alterations projects may use the prescriptive method outlined in this section. (5.303.2)

3. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sqft or more.
   The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (5.304.1, 5.304.2)

4. New buildings on a site with 1,000 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (5.304.4)

5. Additions and alterations on a site with 1,000 square feet of cumulative landscape area which require water service upgrade shall have separate meters or submeters for outdoor water use. (5.304.4)

6. Locks shall be installed on all publicly accessible exterior faucets and hose bibs. (5.304.5)

7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system (5.305.1)

8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (5.305.2)

9. Cooling towers shall comply with one of the following:
   A. Shall have a minimum of 6 cycles of concentration (blowdown)
   B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash.
   (5.305.3)

10. Develop and construct a system for onsite reuse of the groundwater where groundwater is being extracted and discharged. Alternatively, the groundwater may be discharged to the sewer. (5.305.4)

11. Provide a hot water system complying with one of the following:
   A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
   B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.
   (Los Angeles Plumbing Code Section 610.4.1)

Inspection Notes

Electrical / Commercial

Printed on 12/21/2020

11963 W SAN VICENTE BLVD

INSPECTION DATE	PERMIT #	INSPECTION TYPE	INSPECTION RESULT	RFI #	NOTES
11/06/2019	19041-90000-29046	Final	Permit Finaled	25766714	MICHAEL KION

11973 W San Vicente Blvd

Application #: **19019 - 10000 - 04750**
Plan Check #: B19LA19885 Printed: 12/21/20 08:52 AM
Event Code:

Bldg-Demolition
Commercial
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR INSPECTION TO

Last Status: Application Submittal
Status Date: 09/18/2019

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

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District - 11
Community Plan Area - Brentwood - Pacific Palisades
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
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 631-G4

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: Agent for Owner)
ANDREA WARREN - 333 S. HOPE ST 16TH FL LOS ANGELES, CA 90071 (213) 576-2518

7. EXISTING USE / **PROPOSED USE**
(13) Office

8. DESCRIPTION OF WORK
DPI & POSTING ONLY DEMOLISH AN EXISTING 2-STORY OFFICE BLDG, (14,000sqft).

9. # Bldgs on Site & Use: DPI & POSTING

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: 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 #: 91904750**

11. PROJECT VALUATION & FEE INFORMATION **Final** Fee Period

Permit Valuation: PC Valuation:

Sewer Cap ID: Total Bond(s) Due:

Payment Date:
Receipt No:
Amount:
Method:

12. ATTACHMENTS
CEQA Bldg Demolition Notice

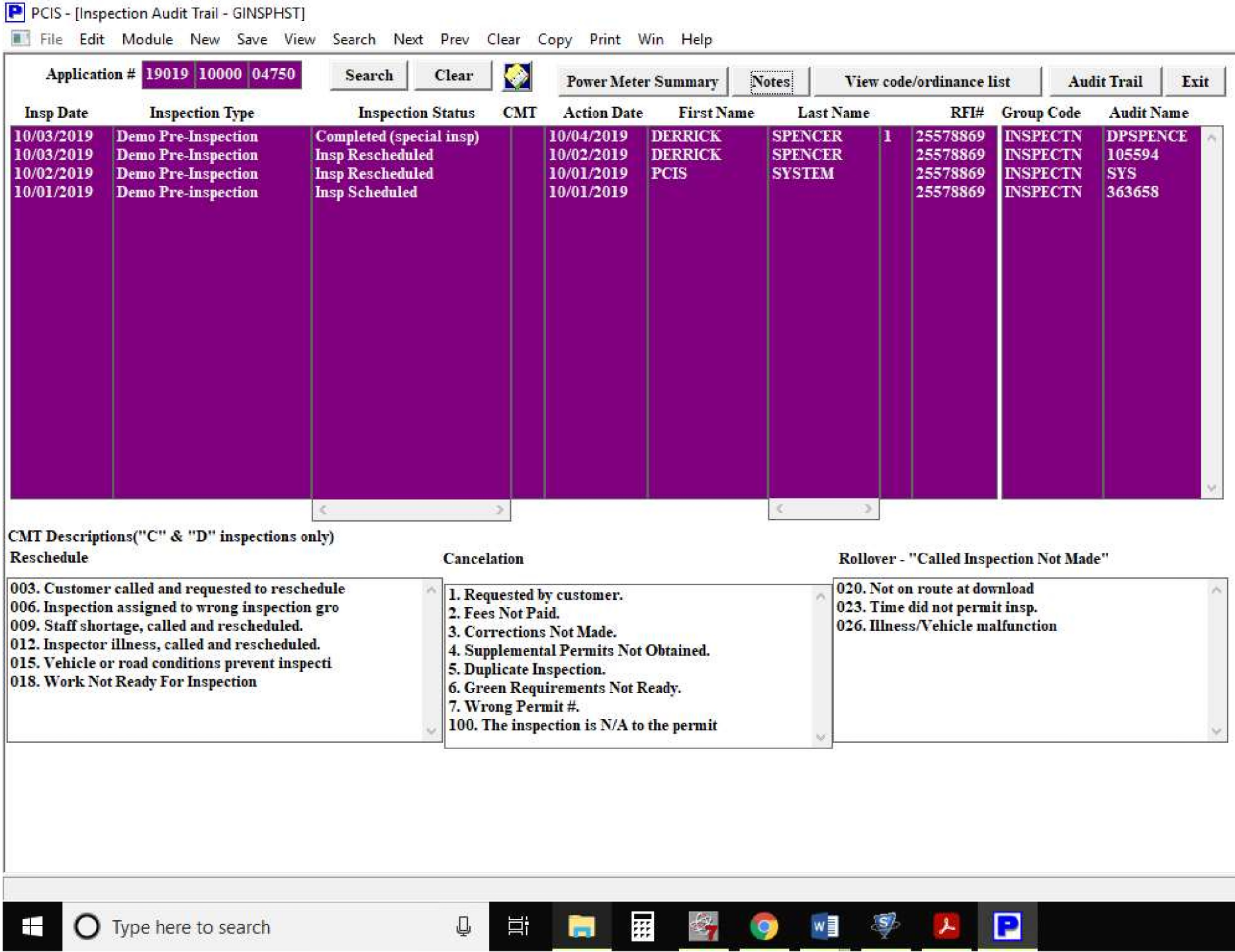
*0800119019100000475

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") **19019 - 10000 - 04750**

14. APPLICATION COMMENTS:

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #


PCIS - [Inspection Audit Trail - GINSPHST]
File Edit Module New Save View Search Next Prev Clear Copy Print Win Help
Application # 19019 10000 04750
Search
Clear
Power Meter Summary
Notes
View code/ordinance list
Audit Trail
Exit
Insp Date | Inspection Type | Inspection Status | CMT | Action Date | First Name | Last Name | | RFI# | Group Code | Audit Name
10/03/2019 | Demo Pre-Inspection | Completed (special insp) | | 10/04/2019 | DERRICK | SPENCER | 1 | 25578869 | INSPECTN | DPSPENCE
10/03/2019 | Demo Pre-Inspection | Insp Rescheduled | | 10/02/2019 | DERRICK | SPENCER | | 25578869 | INSPECTN | 105594
10/02/2019 | Demo Pre-Inspection | Insp Rescheduled | | 10/01/2019 | PCIS | SYSTEM | | 25578869 | INSPECTN | SYS
10/01/2019 | Demo Pre-inspection | Insp Scheduled | | 10/01/2019 | | | | 25578869 | INSPECTN | 363658
CMT Descriptions("C" & "D" inspections only)
Reschedule
003. Customer called and requested to reschedule
006. Inspection assigned to wrong inspection gro
009. Staff shortage, called and rescheduled.
012. Inspector illness, called and rescheduled.
015. Vehicle or road conditions prevent inspecti
018. Work Not Ready For Inspection
Cancelation
1. Requested by customer.
2. Fees Not Paid.
3. Corrections Not Made.
4. Supplemental Permits Not Obtained.
5. Duplicate Inspection.
6. Green Requirements Not Ready.
7. Wrong Permit #.
100. The inspection is N/A to the permit
Rollover - "Called Inspection Not Made"
020. Not on route at download
023. Time did not permit insp.
026. Illness/Vehicle malfunction
Type here to search

11973 W San Vicente Blvd

Application #: **19019 - 10000 - 05593**
Plan Check #: B19LA23745 Printed: 12/21/20 08:54 AM
Event Code:

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: 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

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District - 11
Community Plan Area - Brentwood - Pacific Palisades
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
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 631-G4

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)
ANDREA WARREN - (213) 576-2518

7. EXISTING USE **PROPOSED USE**

8. DESCRIPTION OF WORK
DEMOLISH AN EXISTING TWO STORY 13,300 SF BLDG HANDWRECK CLEAR AND FENCE LOT

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-Demoliti	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:

Payment Date:
Receipt No:
Amount:
Method:

12. ATTACHMENTS
CEQA Bldg Demolition Notice
Plot Plan

*0800119019100000559

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") **19019 - 10000 - 05593**

14. APPLICATION COMMENTS:

1] sweer cap requiered.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #

PCIS - [PCIS Document Status Audit Trail - G6PERMIT]

File Edit Module New Save View Search Next Prev Clear Copy Print Win Help

Application # 19019 10000 05593 Insp. History

Quick Exit

Source	Status	Status Date	Date/Time Stamp	First Name	Last Name	Audit Name
PCAM	Submitted	11/06/2019	11/06/2019 03:45 PM	PCIS	IMPORT	PCIS
PCAM	PC Assigned	11/06/2019	11/06/2019 03:45 PM	RAHEL	BEYENE	395396
PCAM	Corrections Issued	11/06/2019	11/06/2019 03:45 PM	RAHEL	BEYENE	395396

11961 W San Vicente Blvd

Application #: **17016 - 40000 - 03343**
Plan Check #: X17SP00512 Printed: 12/21/20 09:10 AM
Event Code:

Bldg-Alter/Repair
Commercial
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 02/14/2017
Last Status: Permit Finaled
Status Date: 04/07/2017

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WESTGATE ACRES		50	1	M B 7-90/91	129B145 83	4404 - 025 - 007

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District - 11
Community Plan Area - Brentwood - Pacific Palisades
Census Tract - 2640.00
District Map - 129B145
Energy Zone - 6
Fire District - 2
Flood Haz. Zone - Outside Flood Zone
Hillside Grading Area - YES
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 631-G4

ZONES(S): C4-1VL

4. DOCUMENTS

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
ZA - ZA-2010-160-CUB	ORD - ORD-146541	ORD - ORD-161766	ORD - ORD-173381
SPA - San Vicente Scenic Corridor	ORD - ORD-147445	ORD - ORD-163205	DTRM - DIR-2003-7757-SPP-DRB

5. CHECKLIST ITEMS

Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
BARRY FAMILY LLC 10100 SANTA MONICA BLVD STE 2200 LOS ANGELES CA 90067

Tenant:

Applicant: (Relationship: Contractor)
CHERIE HICKS - 403 W 21ST ST SAN PEDRO,CA 90731 (310) 831-7663

7. EXISTING USE / **PROPOSED USE**

(23) Miscellaneous Bldg/Structi

8. DESCRIPTION OF WORK

RE-ROOF 68 SQUARES WITH CLASS A OR B MATERIAL WEIGHING LESS THAN6 LBS PER SQ FT. COOL ROOF MAY BE REQUIRED FOR NON-RESIDENTIAL BUILDINGS PER TITLE 24, PART6, SECTION 149)B). BUILT UP ROOD/HOT MOP (MAX 1 OVERLAY TOTAI). PVC SINGLE PLY.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By:
DAS PC By:
OK for Cashier: Yvonne Quintana
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 #: 71603343**

11. PROJECT VALUATION & FEE INFORMATION **Final** Fee Period

Permit Valuation: $46,200 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	600.91
Permit Fee Subtotal Bldg-Alter/Re	452.00
E.Q. Instrumentation	12.94
D.S.C. Surcharge	14.76
Sys. Surcharge	29.52
Planning Surcharge	28.74
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharg	23.95
CA Bldg Std Commission Surchar	2.00
Permit Issuing Fee	27.00
Permit Fee-Single Inspection Flag	

Sewer Cap ID: Total Bond(s) Due:

Payment Date: 02/14/17
Receipt No: 0401037560
Amount: $600.91
Method: Visa

2017SP56953

12. ATTACHMENTS

*0800117016400000334

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") **17016 - 40000 - 03343**

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. **

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) CHANDLER'S ROOFING	403 W 21ST STREET,	SAN PEDRO, CA 90731	C39	404931	

Inspection Notes

Bldg-Alter/Repair / Commercial

Printed on 12/21/2020

11961 W SAN VICENTE BLVD

INSPECTION DATE	PERMIT #	INSPECTION TYPE	INSPECTION RESULT	RFI #	NOTES
03/07/2017	17016-40000-03343	Floor/Roof Diaphrgm/Shea	Cancelled	21142778	Cancelled via phone call. PAUL DAVIDSON
03/08/2017	17016-40000-03343	Floor/Roof Diaphrgm/Shea	Not Ready for Inspection	21152083	Gave reroof certificate to contractor, to complete and return when ready for inspection. SORIN CIRSTOIU
04/04/2017	17016-40000-03343	SGSOV-Seismic Gas S/O `	SGSOV Not Ready	21265013	Cancelled via call center. PAUL DAVIDSON
04/04/2017	17016-40000-03343	Smoke Detectors	Cancelled	21265014	Cancelled via call center. PAUL DAVIDSON
04/04/2017	17016-40000-03343	Final	Cancelled	21265012	Cancelled via call center. PAUL DAVIDSON
04/06/2017	17016-40000-03343	SGSOV-Seismic Gas S/O `	SGSOV Approved	21275035	PAUL DAVIDSON
04/06/2017	17016-40000-03343	Final	Permit Finaled	21275034	PAUL DAVIDSON
04/06/2017	17016-40000-03343	Smoke Detectors	Approved	21275036	PAUL DAVIDSON

11961 W San Vicente Blvd

Application #: **17020 - 10000 - 00823**
Plan Check #: B17LA04059 Printed: 12/21/20 09:13 AM
Event Code:

Nonbldg-New
Commercial
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 03/16/2017
Last Status: Permit Closed
Status Date: 06/02/2017

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WESTGATE ACRES		56	2	M B 7-90/91	129B145 54	4404 - 025 - 017
WESTGATE ACRES		50	1	M B 7-90/91	129B145 83	4404 - 025 - 007
WESTGATE ACRES		51	2	M B 7-90/91	129B145 86	4404 - 025 - 007

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District - 11
Community Plan Area - Brentwood - Pacific Palisades
Census Tract - 2640.00
District Map - 129B145
Energy Zone - 6
Fire District - 2
Flood Haz. Zone - Outside Flood Zone
Hillside Grading Area - YES
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 631-G4

ZONES(S): C4-1VL

4. DOCUMENTS

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
ZA - ZA-2010-160-CUB	ORD - ORD-146541	ORD - ORD-161766	ORD - ORD-173381
SPA - San Vicente Scenic Corridor	ORD - ORD-147445	ORD - ORD-163205	DTRM - DIR-2003-7757-SPP-DRB

5. CHECKLIST ITEMS

Special Inspect - Grading:Special Hazard
Special Inspect - Structural Observation

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
BARRY FAMILY LLC 10100 SANTA MONICA BLVD STE 2200 LOS ANGELES CA 90067

Tenant:

Applicant: (Relationship: Engineer)
ROYCE EKLUND - (858) 207-7122

7. EXISTING USE

PROPOSED USE
(23) Shoring (Temporary)

8. DESCRIPTION OF WORK
slot cut for for excavation for temporary excavavtion for retaining wall. width of the slot 6' height of slot cut is 5 feet

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Diana Hy
OK for Cashier: Diana Hy
DAS PC By:
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 #: 72000823**

11. PROJECT VALUATION & FEE INFORMATION **Final** Fee Period

Permit Valuation: $5,000	PC Valuation:
FINAL TOTAL Nonbldg-New	279.23
Permit Fee Subtotal Nonbldg-New	130.00
Plan Check Subtotal Nonbldg-New	92.25
E.Q. Instrumentation	1.40
D.S.C. Surcharge	6.71
Sys. Surcharge	13.42
Planning Surcharge	13.34
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharg	11.11
CA Bldg Std Commission Surchar	1.00
Permit Issuing Fee	0.00

Sewer Cap ID:
Total Bond(s) Due:

Payment Date: 03/16/17
Receipt No: 0104708262
Amount: $279.23
Method: Check

12. ATTACHMENTS

Plot Plan

*08001170201000008 2

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

17020 - 10000 - 00823

14. APPLICATION COMMENTS:

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) UNITED CONTRACTORS DEVELOPMEI	2174 S MAIN STREET,	SOUTH SALT LAKE CITY	B	949005	
(E) ALBERTSON, AARON MARCUS	82 REUNION,	IRVINE, CA 92603		C65513	

Inspection Notes

Nonbldg-New / Commercial

Printed on 12/21/2020

11961 W SAN VICENTE BLVD

INSPECTION DATE	PERMIT #	INSPECTION TYPE	INSPECTION RESULT	RFI #	NOTES
03/29/2017	17020-10000-00823	Masonry Wall	Not Ready for Inspection	21234946	Demolition still in progress. PAUL DAVIDSON
04/11/2017	17020-10000-00823	Deputy Reinf. Masonry	Partial Approval	21300596	Verified deputy on site. PAUL DAVIDSON
06/02/2017	17020-10000-00823	Excavation/Setback/Form/	Permit Closed	21536643	Work performed under grading permit #16030 10000 09225. Permit was finaled. PAUL DAVIDSON

11961 W San Vicente Blvd

Application #: **16030 - 10000 - 09225**
Plan Check #: B16LA19918 Printed: 12/21/20 09:23 AM
Event Code:

Grading
Commercial
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR GRADING PERMIT AND GRADING CERTIFICATE

Issued on: 03/16/2017
Last Status: Permit Finaled
Status Date: 06/01/2017

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WESTGATE ACRES		56	2	M B 7-90/91	129B145 54	4404 - 025 - 017
WESTGATE ACRES		50	1	M B 7-90/91	129B145 83	4404 - 025 - 007
WESTGATE ACRES		51	2	M B 7-90/91	129B145 86	4404 - 025 - 007

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District - 11
Community Plan Area - Brentwood - Pacific Palisades
Census Tract - 2640.00
District Map - 129B145
Energy Zone - 6
Fire District - 2
Flood Haz. Zone - Outside Flood Zone
Hillside Grading Area - YES
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 631-G4

ZONES(S): C4-1VL

4. DOCUMENTS

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
ZA - ZA-2010-160-CUB	ORD - ORD-146541	ORD - ORD-161766	ORD - ORD-173381
SPA - San Vicente Scenic Corridor	ORD - ORD-147445	ORD - ORD-163205	DTRM - DIR-2003-7757-SPP-DRB

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
BARRY FAMILY LLC 10100 SANTA MONICA BLVD STE 2200 LOS ANGELES CA 90067

Tenant:

Applicant: (Relationship: Engineer)
AARON ALBERTSON - 4121 WESTERLY PLACE SUITE 112 NEWPORT BEACH, CA 92660 (949) 351-5325

7. EXISTING USE

PROPOSED USE
(70) Grading - Hillside

8. DESCRIPTION OF WORK
GRADING FOR RETAINING WALL and parking lot cut 99cy and fll 17 cy export 72 cy import 0 cy

9. # Bldgs on Site & Use: 3 OF 3

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Eric Cabrera DAS PC By: Eddie Garin
OK for Cashier: Diana Hy 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 #: 63009225**

11. PROJECT VALUATION & FEE INFORMATION **Final** Fee Period

Permit Valuation: 99 cu yd PC Valuation: 0 cu yd

FINAL TOTAL Grading	202.00
Permit Fee Subtotal Grading	160.00
Plan Check Subtotal Grading	0.00
Off-hour Plan Check	0.00
D.S.C. Surcharge	4.80
Sys. Surcharge	9.60
Planning Surcharge	9.60
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharg	8.00

Sewer Cap ID: Total Bond(s) Due:

Payment Date: 03/16/17
Receipt No: 0104708265
Amount: $202.00
Method: Check

2017LA79022

12. ATTACHMENTS

*0800116030100000922

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") **16030 - 10000 - 09225**

14. APPLICATION COMMENTS:

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) UNITED CONTRACTORS DEVELOPMEI	2174 S MAIN STREET,	SOUTH SALT LAKE CITY	B	949005	
(E) ALBERTSON, AARON MARCUS	82 REUNION,	IRVINE, CA 92603		C65513	

Inspection Notes

Grading / Commercial

Printed on 12/21/2020

11961 W SAN VICENTE BLVD

INSPECTION DATE	PERMIT #	INSPECTION TYPE	INSPECTION RESULT	RFI #	NOTES
03/29/2017	16030-10000-09225	Initial Grading	Approved	21235006	Reviewed plans and permit for new retaining wall at rear parking area with site super Matt. Discussed slot cut permit for proposed wall with site super slot cuts may not be required due to wall being constructed on a descending slope. If slot work in required advise that a deputy inspector would be required. Instructed super to recall for subdrains and areas to receive backfill. BRIAN OLSON
04/11/2017	16030-10000-09225	Sub-Drain	Not Ready for Inspection	21295572	Provide soils memo for P&G sub-drain at retaining wall. Waterproof retaining wall. Provide off-site work agreement and sign affidavit for excavation made on adjacent property. GRANT WOODS
05/03/2017	16030-10000-09225	Bottom/Toe	Approved	21397898	BRIAN OLSON
05/03/2017	16030-10000-09225	Rough	Approved	21397899	BRIAN OLSON
05/03/2017	16030-10000-09225	Final	Corrections Issued	21397897	Spoke with super about need to submit the required final compaction report. Corrections Issued. BRIAN OLSON
05/12/2017	16030-10000-09225	Approved Compaction Rep	Corrections Issued	21440209	GRANT WOODS
05/25/2017	16030-10000-09225	Approved Compaction Rep	Approved	21506190	Compaction report log# 98029-1 secondary structural approved. BRIAN G OLSON
05/31/2017	16030-10000-09225	Final	Permit Finaled	21514992	BRIAN OLSON

NOT APPROVED - CORRECTION NOTICE

City of Los Angeles
Department of Building and Safety

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY

JOB ADDRESS: 11961 W SAN VICENTE BLVD	**PERMIT NUMBER:** 16030-10000-09225 **CONFIRM:** 21397897
JOB DESCRIPTION: GRADING FOR RETAINING WALL and parking lot cut 99cy and fll 17 cy	**INSPECTION DATE:** 05/03/2017 **FOR REINSPECTION CALL:** **1-888 LA-4-BUILD OR: 311**
APPLICANT / AGENT: UNITED CONTRACTORS DEVI Edgar Manalo (818) 536-4918	**INSPECTOR:** BRIAN G OLSON **DISTRICT:** STGRDW13 (310) 914-3936 **SECTION:** INSPECTION
ADDRESS: 2174 S MAIN STREET	**DIVISION/BUREAU:** GRADING / INSPECTION
CITY: SOUTH SALT LAKE CITY **STATE:** UT **ZIP CODE:** 84115	

Before the work or installation authorized by this permit can be approved, concealed, energized, or used, the following deficiencies shall be corrected. Call for reinspection when all corrections have been made.

PERMIT GROUP/TYPE/SUBTYPE: BUILDING / GRADING / COMMERCIAL
INSPECTION TYPE: FINAL

VIOLATION NUMBER: **17DBX04104** **DATE IN COMPLIANCE:** **05/31/2017** Updated by B. OLSON
VIOLATION TYPE: **Approved Compaction Report Required**
VIOLATION CODE SECTION: **91.7011.3 LAMC**
CODE LANGUAGE: A compaction report including a Certificate of Compliance setting forth densities so determined shall be submitted to the department for review before approval of any fill is given.
ASSOCIATED CODES:
ADDITIONAL INSTRUCTION:

VIOLATION NUMBER: **17DBX04105** **DATE IN COMPLIANCE:** **05/31/2017** Updated by B. OLSON
VIOLATION TYPE: **Compaction Report**
VIOLATION CODE SECTION: **91.7011.3 LAMC**
CODE LANGUAGE: Submit the required compaction report(s) to this department for review and approval.
ASSOCIATED CODES:
ADDITIONAL INSTRUCTION: Submit 3- copies of a compaction report with the required fees to the nearest Building and Safety Office located at 1828 Sawtelle 2nd Flr. for review and approval.

DO NOT REMOVE THIS NOTICE

11961 W San Vicente Blvd

Application #: **16020 - 10000 - 03915**
Plan Check #: B16LA19918 Printed: 12/21/20 09:27 AM
Event Code:

Nonbldg-New
Commercial
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 03/16/2017
Last Status: Permit Finaled
Status Date: 06/01/2017

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WESTGATE ACRES		56	2	M B 7-90/91	129B145 54	4404 - 025 - 017
WESTGATE ACRES		50	1	M B 7-90/91	129B145 83	4404 - 025 - 007
WESTGATE ACRES		51	2	M B 7-90/91	129B145 86	4404 - 025 - 007

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District - 11
Community Plan Area - Brentwood - Pacific Palisades
Census Tract - 2640.00
District Map - 129B145
Energy Zone - 6
Fire District - 2
Flood Haz. Zone - Outside Flood Zone
Hillside Grading Area - YES
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 631-G4

ZONES(S): C4-1VL

4. DOCUMENTS

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
ZA - ZA-2010-160-CUB	ORD - ORD-146541	ORD - ORD-161766	ORD - ORD-173381
SPA - San Vicente Scenic Corridor	ORD - ORD-147445	ORD - ORD-163205	DTRM - DIR-2003-7757-SPP-DRB

5. CHECKLIST ITEMS

Special Inspect - Masonry
Special Inspect - Structural Observation

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
BARRY FAMILY LLC 10100 SANTA MONICA BLVD STE 2200 LOS ANGELES CA 90067

Tenant:

Applicant: (Relationship: Engineer)
AARON ALBERTSON - 4121 WESTERLY PLACE SUITE 112 NEWPORT BEACH, CA 92660 (949) 351-5325

7. EXISTING USE

PROPOSED USE
(23) Retaining Wall

8. DESCRIPTION OF WORK
DEMO EXISTING RETAINING WALL, CONSTRUCT NEW RETAINING WALL height varies up to 11' length =74.5'

9. # Bldgs on Site & Use: 2 OF 3

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Eric Cabrera DAS PC By: Eddie Garin
OK for Cashier: Diana Hy 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 #: 62003915**

11. PROJECT VALUATION & FEE INFORMATION **Final** Fee Period

Permit Valuation: $20,000 PC Valuation: $0

FINAL TOTAL Nonbldg-New	377.11
Permit Fee Subtotal Nonbldg-New	290.00
Plan Check Subtotal Nonbldg-New	0.00
Off-hour Plan Check	0.00
Plan Maintenance	10.00
E.Q. Instrumentation	5.60
D.S.C. Surcharge	9.17
Sys. Surcharge	18.34
Planning Surcharge	18.00
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharg	15.00
CA Bldg Std Commission Surchar	1.00

Sewer Cap ID: Total Bond(s) Due:

Payment Date: 03/16/17
Receipt No: 0104708263
Amount: $377.11
Method: Check

2017LA79021

12. ATTACHMENTS

Plot Plan

*08001160201000003391

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

16020 - 10000 - 03915

14. APPLICATION COMMENTS:

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) UNITED CONTRACTORS DEVELOPMEI	2174 S MAIN STREET,	SOUTH SALT LAKE CITY	B	949005	
(E) ALBERTSON, AARON MARCUS	82 REUNION,	IRVINE, CA 92603		C65513	
(E) O'BRIEN, MICHAEL ERNSTER	27 ORCHARD 200,	LAKE FOREST, CA 92630		C55957	

Inspection Notes

Nonbldg-New / Commercial

Printed on 12/21/2020

11961 W SAN VICENTE BLVD

INSPECTION DATE	PERMIT #	INSPECTION TYPE	INSPECTION RESULT	RFI #	NOTES
03/21/2017	16020-10000-03915	Pre-Inspection	Partial Approval	21207766	Dicussed slot cuts/requirements per plans. PAUL DAVIDSON
04/06/2017	16020-10000-03915	Excavation/Setback/Form/	Partial Approval	21278011	Formwork/rebar approved. PAUL DAVIDSON
04/06/2017	16020-10000-03915	Footing/Foundation/Slab	Partial Approval	21278012	Formwork/rebar approved at step footing. PAUL DAVIDSON
04/10/2017	16020-10000-03915	Masonry Wall/Backfill	Partial Approval	21290874	1st lift of CMU wall approved. PAUL DAVIDSON
04/14/2017	16020-10000-03915	Final	Not Ready for Inspection	21309117	Work in progress. Needs compaction report for backfill. Needs deputy reports. PAUL DAVIDSON
04/14/2017	16020-10000-03915	Footing/Foundation/Slab	Partial Approval	21309116	Previously inspected. PAUL DAVIDSON
04/14/2017	16020-10000-03915	Excavation/Setback/Form/	Partial Approval	21309115	Previously inspected. PAUL DAVIDSON
04/14/2017	16020-10000-03915	Masonry Wall/Backfill	Partial Approval	21313260	CMU wall/rebar approved at second lift. Ok to grout. PAUL DAVIDSON
05/02/2017	16020-10000-03915	Final	Not Ready for Inspection	21386816	Needs grading final and Structural Observation before final. PAUL DAVIDSON
05/02/2017	16020-10000-03915	Special/Order Compliance	Not Ready for Inspection	21392839	(Accompanied BI Paul Davidson). CMU wall complete. -Need to provide SOR and Grading Final. JOHN DODGE

11961 W San Vicente Blvd

Application #: **16048 - 10000 - 02132**
Plan Check #: B16LA13801
Printed: 12/21/20 09:34 AM
Event Code:

Sign
Onsite
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR INSTALLATION AND INSPECTION OF SIGNS

Issued on: 12/01/2016
Last Status: Permit Finaled
Status Date: 03/14/2017

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WESTGATE ACRES		56	2	M B 7-90/91	129B145 54	4404 - 025 - 017
WESTGATE ACRES		50	1	M B 7-90/91	129B145 83	4404 - 025 - 007
WESTGATE ACRES		51	2	M B 7-90/91	129B145 86	4404 - 025 - 007

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District - 11
Community Plan Area - Brentwood - Pacific Palisades
Census Tract - 2640.00
District Map - 129B145
Energy Zone - 6
Fire District - 2
Flood Haz. Zone - Outside Flood Zone
Hillside Grading Area - YES
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 631-G4

ZONES(S): C4-1VL

4. DOCUMENTS

ZA - ZA-2010-158-CUB	SPA - West LA Transportation Improvement a	ORD - ORD-153639	ORD - ORD-171227
ZA - ZA-2010-159-CUB	ORD - ORD-129279	ORD - ORD-157559-SA14A	ORD - ORD-171492
ZA - ZA-2010-160-CUB	ORD - ORD-146541	ORD - ORD-161766	ORD - ORD-173381
SPA - San Vicente Scenic Corridor	ORD - ORD-147445	ORD - ORD-163205	DTRM - DIR-2003-7757-SPP-DRB

5. CHECKLIST ITEMS

Fabricator Reqd - Shop Welds
Fabricator Reqd - Structural Steel

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
BARRY FAMILY LLC — 10100 SANTA MONICA BLVD STE2100 — LOS ANGELES CA 90067
BARRY FAMILY LLC — 10100 SANTA MONICA BLVD STE 2200 — LOS ANGELES CA 90067

Tenant:

Applicant: (Relationship: Agent for Owner)
ERIC RYU - — 3187 AIRWAY AVE A — COSTA MESA, CA 92626 — (714) 966-9400

7. EXISTING USE

PROPOSED USE
(19) Projecting Sign

8. DESCRIPTION OF WORK
Install (1) illuminated, dual-faced, projecting sign LOGO; 30" high x 14.25" width; 3 sf each side.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Krikor Manoukian
DAS PC By:
OK for Cashier: Michael Lopez
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 #: 64802132**

11. PROJECT VALUATION & FEE INFORMATION **Final** Fee Period

Permit Valuation: $3,000
PC Valuation:

FINAL TOTAL Sign	263.54	Control Devices Fee	12.00
Permit Fee Subtotal Sign	130.00		
Plan Check Subtotal Sign	0.00		
E.Q. Instrumentation	0.84		
O.S. Surcharge	4.36		
Sys. Surcharge	13.07		
Planning Surcharge	9.42		
Planning Surcharge Misc Fee	10.00		
Planning Gen Plan Maint Surcharge	7.85		
CA Bldg Std Commission Surcharge	1.00		
Permit Issuing Fee	27.00		
Signs or Gas Tube Systems Fee	36.00		
Electrical Service Fee	12.00		

Sewer Cap ID:
Total Bond(s) Due:

Payment Date: 12/01/16
Receipt No: 0104664626
Amount: $263.54
Method: Master Card

2016LA73594

12. ATTACHMENTS

Plot Plan

0800116048100000021 32FN

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

16048 - 10000 - 02132

(P) # 420119: # of Faces: +2 Faces / 2 Faces
(P) # 420119: Height from Grade: +9 Feet / 9 Feet
(P) # 420119: Illuminated Sign
(P) # 420119: Sign Area: +4 Sqft / 4 Sqft
(P) # 420119: Sign Length: +2 Feet / 2 Feet
(P) # 420119: Sign Width: +1.24 Feet / 1.24 Feet
(P) # 420119: Street Frontage: 66.5 Feet

14. APPLICATION COMMENTS:

SPI: 16048-10000-02067

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) SWAIN SIGN INC	1384 E FIFTH ST,	ONTARIO, CA 91764	C45	643004	
(E) KACHELE, ERIC PETER	1042 TENBY RD,	BERWYN, PA 19312		C51597	

DEPARTMENT OF BUILDING AND SAFETY

Inspection Notes

Sign / Onsite

Printed on 12/21/2020

11961 W SAN VICENTE BLVD

INSPECTION DATE	PERMIT #	INSPECTION TYPE	INSPECTION RESULT	RFI #	NOTES
03/08/2017	16048-10000-02132	Final	Permit Finaled	21140936	JAMES H BUCHAN

11961 W San Vicente Blvd

Application #: **16048 - 10000 - 02220**
Plan Check #: B16LA14231 Printed: 12/21/20 09:36 AM
Event Code:

Sign
Onsite
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR INSTALLATION AND INSPECTION OF SIGNS

Issued on: 12/01/2016
Last Status: Permit Finaled
Status Date: 03/14/2017

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WESTGATE ACRES		50	1	M B 7-90/91	129B145 83	4404 - 025 - 007
WESTGATE ACRES		51	2	M B 7-90/91	129B145 86	4404 - 025 - 007

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District - 11
Community Plan Area - Brentwood - Pacific Palisades
Census Tract - 2640.00
District Map - 129B145
Energy Zone - 6
Fire District - 2
Flood Haz. Zone - Outside Flood Zone
Hillside Grading Area - YES
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 631-G4

ZONES(S): C4-1VL

4. DOCUMENTS

SPA - San Vicente Scenic Corridor	ORD - ORD-147445	ORD - ORD-163205	DTRM - DIR-2010-1260-DRB-SPP
SPA - West LA Transportation Improver	ORD - ORD-153639	ORD - ORD-171227	CPC - CPC-2005-8252-CA
ORD - ORD-129279	ORD - ORD-157559-SA14A	ORD - ORD-171492	CPC - CPC-24817
ORD - ORD-146541	ORD - ORD-161766	ORD - ORD-173381	CPC - CPC-24818-HD

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
BARRY FAMILY LLC 10100 SANTA MONICA BLVD STE 2200 LOS ANGELES CA 90067
BARRY FAMILY LLC 10100 SANTA MONICA BLVD STE 2200 LOS ANGELES CA 90067
Tenant:

Applicant: (Relationship: Agent for Contractor)
ERIC RYU - 3187 AIRWAY AVE STE A COSTA MESA, CA 92626 (949) 436-0883

7. EXISTING USE

PROPOSED USE
(19) Wall Sign

8. DESCRIPTION OF WORK
INSTALL ONE NON-ILLUMINATED WALL SIGN "MINI LUXE NAIL & WAXING", 11' 73/4" x 16", TOTAL 15.5 SF.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Johnny Wu
OK for Cashier: Johnny Wu
DAS PC By:
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 #: 64802220**

11. PROJECT VALUATION & FEE INFORMATION **Final** Fee Period

Permit Valuation: $5,000	PC Valuation:
FINAL TOTAL Sign	291.77
Permit Fee Subtotal Sign	175.00
Plan Check Subtotal Sign	0.00
E.Q. Instrumentation	1.40
O.S. Surcharge	4.79
Sys. Surcharge	14.36
Planning Surcharge	12.12
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharg	10.10
CA Bldg Std Commission Surchar	1.00
Permit Issuing Fee	27.00
Signs or Gas Tube Systems Fee	36.00

Sewer Cap ID:
Total Bond(s) Due:

Payment Date: 12/01/16
Receipt No: 0101664637
Amount: $291.77
Method: Master Card

2016LA73595

12. ATTACHMENTS
Plot Plan

*0800116048100000222

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") **16048 - 10000 - 02220**

14. APPLICATION COMMENTS:

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) SWAIN SIGN INC	1384 E FIFTH ST,	ONTARIO, CA 91764	C45	643004	(909) 460-2530

Inspection Notes

Sign / Onsite

Printed on 12/21/2020

11961 W SAN VICENTE BLVD

INSPECTION DATE	PERMIT #	INSPECTION TYPE	INSPECTION RESULT	RFI #	NOTES
03/08/2017	16048-10000-02220	Final	Permit Finaled	21140923	JAMES H BUCHAN

11991 W San Vicente Blvd 1-9

Application #: **13019 - 30000 - 02220**
Plan Check #: B13WL03076 Printed: 12/21/20 09:45 AM
Event Code:

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

Issued on: 02/13/2014
Last Status: Permit Finaled
Status Date: 05/19/2017

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WESTGATE ACRES		53		M B 7-90/91	129B141 133	4404 - 025 - 010

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District - 11
Community Plan Area - Brentwood - Pacific Palisades
Census Tract - 2640.00
District Map - 129B141
Energy Zone - 6
Fire District - 2
Hillside Grading Area - YES
Near Source Zone Distance - 0
School Within 500 Foot Radius - YES
Thomas Brothers Map Grid - 631-G4

ZONES(S): C4-1VL

4. DOCUMENTS

ZA - ZA-2010-158-CUB	SPA - West LA Transportation Improver	ORD - ORD-173381	CPC - CPC-2009-1064-GPA-VZC-HD-S
ZA - ZA-2010-159-CUB	ORD - ORD-146541	DTRM - DIR-2009-1066-DRB-SPP	CPC - CPC-24817
ZA - ZA-2010-160-CUB	ORD - ORD-147445	CPC - CPC-1988-576-DRB	CPC - CPC-24818-HD
SPA - San Vicente Scenic Corridor	ORD - ORD-157559-SA14A	CPC - CPC-2005-8252-CA	CPC - CPC-25504

5. CHECKLIST ITEMS

Sewer Cap - Permit Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
NBACTMC II PARTNERSHIP AND 0 PO BOX 55007 LOS ANGELES CA 90055

Tenant:

Applicant: (Relationship: Agent for Owner)
RAY KELLER - (310) 472-9584

7. EXISTING USE
(16) Retail

PROPOSED USE
(23) Demolition

8. DESCRIPTION OF WORK
Demolition of an existing commercial building at rear of property. Demo by handwreck, sewer cap is require, fence and clear the lot.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Hamilton Ching DAS PC By:
OK for Cashier: Charles Canning 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 #: 31902220**

11. PROJECT VALUATION & FEE INFORMATION **Final** Fee Period

Permit Valuation: $4,800	PC Valuation:
FINAL TOTAL Bldg-Demolition	166.79
Permit Fee Subtotal Bldg-Demoliti	130.00
Plan Check Subtotal Bldg-Demolit	0.00
E.Q. Instrumentation	1.01
O.S. Surcharge	2.62
Sys. Surcharge	7.86
Planning Surcharge	7.80
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharg	6.50
CA Bldg Std Commission Surchar	1.00
Permit Issuing Fee	0.00

Sewer Cap ID: 14042 30000 02875 Total Bond(s) Due:

Payment Date: 02/13/14
Receipt No: 0302020150
Amount: $166.79
Method: Amex

2014WL56443

12. ATTACHMENTS

Demo Pre-Inspection
Plot Plan

*0800113019300000222

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

13019 - 30000 - 02220

(P) Floor Area (ZC): -1600 Sqft / 0 Sqft
(P) Stories: -1 Stories / 0 Stories
(P) M Occ. Group: -1600 Sqft / 0 Sqft

14. APPLICATION COMMENTS:

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) GREENLEAF ENGINEERING	18685 MAIN STREET A - 371,	HUNTINGTON BEACH, C	A	789510	

Inspection Notes

Bldg-Demolition / Commercial

Printed on 12/21/2020

11991 W SAN VICENTE BLVD 1-9-1-9

INSPECTION DATE	PERMIT #	INSPECTION TYPE	INSPECTION RESULT	RFI #	NOTES
05/18/2017	13019-30000-02220	Final	Permit Finaled	21471849	final is approved . DANIEL MC AULIFFE

11991 W San Vicente Blvd 1-9

Application #: **13019 - 30000 - 02221**
Plan Check #: B13WL03077 Printed: 12/21/20 09:48 AM
Event Code:

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

Issued on: 02/13/2014
Last Status: Permit Finaled
Status Date: 05/19/2017

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WESTGATE ACRES		53		M B 7-90/91	129B141 133	4404 - 025 - 010

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District - 11
Community Plan Area - Brentwood - Pacific Palisades
Census Tract - 2640.00
District Map - 129B141
Energy Zone - 6
Fire District - 2
Hillside Grading Area - YES
Near Source Zone Distance - 0
School Within 500 Foot Radius - YES
Thomas Brothers Map Grid - 631-G4

ZONES(S): C4-1VL

4. DOCUMENTS

ZA - ZA-2010-158-CUB	SPA - West LA Transportation Improver	ORD - ORD-173381	CPC - CPC-2009-1064-GPA-VZC-HD-S
ZA - ZA-2010-159-CUB	ORD - ORD-146541	DTRM - DIR-2009-1066-DRB-SPP	CPC - CPC-24817
ZA - ZA-2010-160-CUB	ORD - ORD-147445	CPC - CPC-1988-576-DRB	CPC - CPC-24818-HD
SPA - San Vicente Scenic Corridor	ORD - ORD-157559-SA14A	CPC - CPC-2005-8252-CA	CPC - CPC-25504

5. CHECKLIST ITEMS

Sewer Cap - Permit Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
NBACTMC II PARTNERSHIP AND 0 PO BOX 55007 LOS ANGELES CA 90055

Tenant:

Applicant: (Relationship: Agent for Owner)
RAY KELLER -

7. EXISTING USE
(16) Retail

PROPOSED USE
(23) Demolition

8. DESCRIPTION OF WORK
Demolition of an existing commercial building at front of property. Demo by handwreck, sewer cap is require, and clear and fence the lot.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Hamilton Ching DAS PC By:
OK for Cashier: Charles Canning 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 #: 31902221**

11. PROJECT VALUATION & FEE INFORMATION **Final** Fee Period

Permit Valuation: $4,400	PC Valuation:
FINAL TOTAL Bldg-Demolition	166.70
Permit Fee Subtotal Bldg-Demoliti	130.00
Plan Check Subtotal Bldg-Demolit	0.00
E.Q. Instrumentation	0.92
O.S. Surcharge	2.62
Sys. Surcharge	7.86
Planning Surcharge	7.80
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharg	6.50
CA Bldg Std Commission Surchar	1.00
Permit Issuing Fee	0.00

Sewer Cap ID: 14042 30000 02874 Total Bond(s) Due:

Payment Date: 02/13/14
Receipt No: 0302020148
Amount: $166.70
Method: Amex

2014WL56442

12. ATTACHMENTS

Demo Pre-Inspection
Plot Plan

*0800113019300000222

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

13019 - 30000 - 02221

(P) Floor Area (ZC): -4400 Sqft / 0 Sqft
(P) Height (ZC): -15 Feet / 0 Feet
(P) Stories: -1 Stories / 0 Stories
(P) M Occ. Group: -4400 Sqft / 0 Sqft

14. APPLICATION COMMENTS:

DPI #13019-30000-01835

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) GREENLEAF ENGINEERING	18685 MAIN STREET A - 371,	HUNTINGTON BEACH, C	B	789510	

Inspection Notes

Bldg-Demolition / Commercial

Printed on 12/21/2020

11991 W SAN VICENTE BLVD 1-9-1-9

INSPECTION DATE	PERMIT #	INSPECTION TYPE	INSPECTION RESULT	RFI #	NOTES
05/18/2017	13019-30000-02221	Final	Permit Finaled	21471832	final is approved. DANIEL MC AULIFFE

11961 W San Vicente Blvd 1ST & 2ND - FLOOR

Permit #:
Plan Check #: B16LA06758
Event Code:

16016 - 10000 - 10586
Printed: 05/23/16 01:29 PM

Bldg-Alter/Repair
Commercial
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 05/23/2016
Last Status: Issued
Status Date: 05/23/2016

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WESTGATE ACRES		50	2	M B 7-90/91	129B145 76	4404 - 025 - 006

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District - 11
Community Plan Area - Brentwood - Pacific Palisades
Census Tract - 2640.00
District Map - 129B145
Energy Zone - 6
Fire District - 2
Flood Haz. Zone - Outside Flood Zone
Hillside Grading Area - YES
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 631-G4

ZONES(S): C4-1VL

4. DOCUMENTS

SPA - San Vicente Scenic Corridor	ORD - ORD-153639	ORD - ORD-171227	CPC - CPC-2005-8252-CA
SPA - West LA Transportation Improvement a	ORD - ORD-157559-SA14A	ORD - ORD-171492	CPC - CPC-24817
ORD - ORD-146541	ORD - ORD-161766	ORD - ORD-173381	CPC - CPC-24818-HD
ORD - ORD-147445	ORD - ORD-163205	DTRM - DIR-2010-1260-DRB-SPP	CPC - CPC-25504

5. CHECKLIST ITEMS

Permit Flag - Not a Fire Life Safety Project

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
MARIE BERG FAMILY PARTNERSHIP LP
5887 OVERLAKE AVE, SAN DIEGO CA 92120 --
Tenant:

Applicant: (Relationship: Agent for Owner)
MOUI -
3187-A AIRWAY AVE, COSTA MESA, CA -- (714) 966-7400

For Cashier's Use Only

W/O #: 61610586

7. EXISTING USE

(13) Office

PROPOSED USE

8. DESCRIPTION OF WORK

EARLY START INTERIOR NON-STRUCTURAL DEMOLITION TO REMOVE
INTERIOR NON-BEARING WALLS & FLOOR FINISHES ON 1ST AND 2ND FLOOR
ONLY PER P/BC 2014-097; SEE COMMENTS

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Catherine Chen
DAS PC By:
OK for Cashier: Julio Zafra
Coord. OK:
Signature:
Date: 05/23/2016

11. PROJECT VALUATION Final Fee Period

Permit Valuation: $7,500
PC Valuation:
Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS

Misc. (See Comments)
Plot Plan

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org**. To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

* P 1 6 0 1 6 1 0 0 0 0 1 0 5 8 6 F N *

```
LA ERIC 101080597 5/23/2016 1:29:20 PM
BUILDING PERMIT COMM                $150.47
BUILDING PLAN CHECK                   $0.00
EI COMMERCIAL                         $2.10
ONE STOP SURCH                        $3.05
SYSTEMS DEVT FEE                      $9.15
CITY PLANNING SURCH                   $9.03
MISCELLANEOUS                        $10.00
PLANNING GEN PLAN MAINT SURCH         $7.52
CA BLDG STD COMMISSION SURCHARGE      $1.00
BUILDING PLAN CHECK                   $0.00

                    Sub Total:      $192.32
Permit #: 160161000010586
Building Card #: 2016LA64375
Receipt #: 0101585716
```

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

16016 - 10000 - 10586

14. APPLICATION COMMENTS:

[1] NO EXTERIOR WORK ALLOWED [2] EXEMPT FROM SAN VICENTE SPECIFIC PLAN SINCE SCOPE OF WORK DOES NOT CHANGE BUILDING'S EXTERIOR, NO NEW BUILDING OR NEW STRUCTURE, AND NO NEW/ALTERATION OF SIGNS
ModificationTo allow the issuance of an interior demolition permit without the required disabled access upgrades of facilities (path of travel, restrooms, drinking fountains, and public telephones) serving the area where demolition work is done.
CommentAssumption of Risk Agreement for an Early Start Permit.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(A) LIM, GEOFFREY BUENAVISTA	218 THE PROMENADE NORTH,	LONG BEACH, CA 90802		C33396	
(C) PACIFIC CONTRACTING GROUP INC	15431 RED HILL AVE STE F,	TUSTIN, CA 92780	B	947272	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 947272 Contractor: PACIFIC CONTRACTING GROUP INC

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

( ) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(X) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: BENCHMARK INS. CO. Policy Number: CST5007519

( ) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address : _____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: DAVID ROJO Sign: _____ Date: 05/23/2016 ☐ Contractor ☒ Authorized Agent

DBS
ARTMENT OF BUILDING AND SAFETY

P/BC 2014-097

ASSUMPTION OF RISK AGREEMENT FOR AN EARLY START PERMIT

JOB ADDRESS 11961 San Vicente Blvd

PERMIT No. 16016 - 10000 - 10586

The undersigned owner, architect, and engineer responsible for the structural design, understand that the early start permit is issued based on incomplete plans and understand that the plans are neither checked nor approved for construction of the complete structure.

Further, the undersigned assume all risk and responsibility due to the construction of the work included in the early start permit, and will strictly adhere to all code requirements and make any changes to the construction approved as part of the early start permit that may be needed if conditions are different from those originally assumed. We understand that no vested rights are conveyed by this permit in the event that a conflict with any code or regulation is later identified upon checking the complete plans. Moreover, we indemnify and hold the City harmless from any and all liability, loss or expenditure of any kind or nature which may be sustained as a result of the construction or as to the loads presumed to be carried on the structure. Before a permit is issued for the construction of any structure on the new foundation, the entire structure must be made to conform in every manner with all applicable codes and regulations.

Moni Dosanjh		05/17/2016
Owner's Name & Title	Signature	Date
Architect's Name	Signature (with building owner's consent)	Date
Engineer's Name	Signature (with building owner's consent)	Date

All three signatures are required for a Foundation-only permit. Only one of the signatures is required for an interior non-structural demolition permit.

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.

11961 W San Vicente Blvd 1ST & 2ND - FLOO Permit Application # : **16016 - 10000 - 10586**

Bldg-Alter/Repair
Commercial
Plan Check

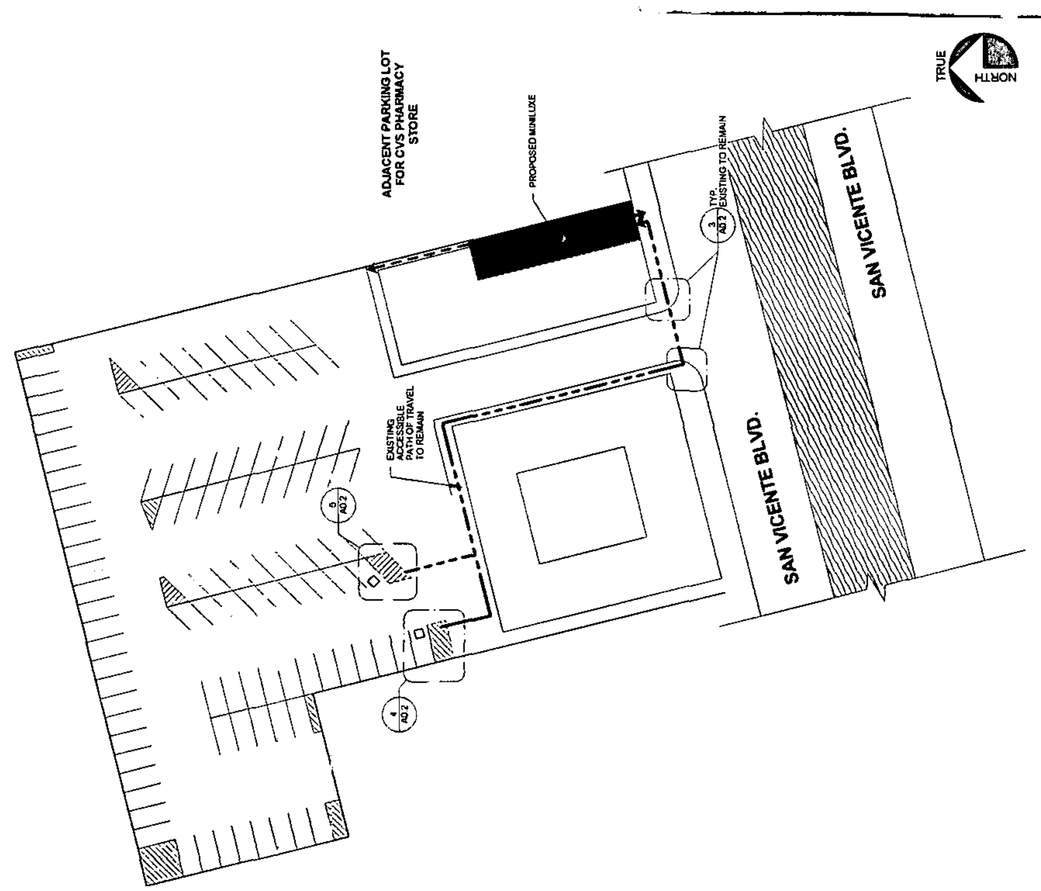
City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

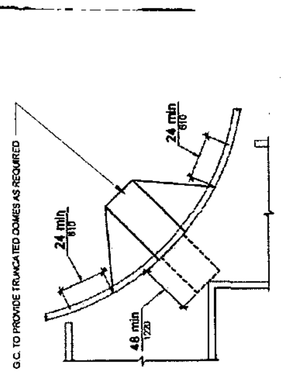
Plan Check #: B16LA06758
Initiating Office: METRO
Printed on: 05/10/16 11:40:30

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

S 8 2 0 1 8 2 9 0 9 8 9 5 0 1



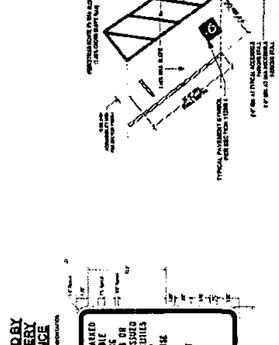
① SITE PLAN N.T.S.



② VICINITY MAP N.T.S.

③ ADA RAMP N.T.S.

④ HANDICAP SIGNAGE NTS



⑤ HANDICAP DIAGONAL PARKING NTS

⑥ WARNING SIGN NTS

⑦ TRUNCATED DOMES N.T.S.

RII
MAY 19 2016
002

COUNCIL DISTRICT: 11 INSPECTION DISTRICT: BIGIWLA1 PLOT PLAN

11961 W San Vicente Blvd

Permit #:
Plan Check #: B16LA06814
Event Code:

16016 - 10000 - 10692
Printed: 07/11/16 08:24 AM

Bldg-Alter/Repair
Commercial
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 07/11/2016
Last Status: Issued
Status Date: 07/11/2016

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WESTGATE ACRES		50	2	M B 7-90/91	129B145 76	4404 - 025 - 006

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District - 11
Community Plan Area - Brentwood - Pacific Palisades
Census Tract - 2640.00
District Map - 129B145
Energy Zone - 6
Fire District - 2
Flood Haz. Zone - Outside Flood Zone
Hillside Grading Area - YES
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 631-G4

ZONES(S): C4-1VL

4. DOCUMENTS

SPA - San Vicente Scenic Corridor	ORD - ORD-153639	ORD - ORD-171227	CPC - CPC-2005-8252-CA
SPA - West LA Transportation Improvement a	ORD - ORD-157559-SA14A	ORD - ORD-171492	CPC - CPC-24817
ORD - ORD-146541	ORD - ORD-161766	ORD - ORD-173381	CPC - CPC-24818-HD
ORD - ORD-147445	ORD - ORD-163205	DTRM - DIR-2010-1260-DRB-SPP	CPC - CPC-25504

5. CHECKLIST ITEMS

Permit Flag - Not a Fire Life Safety Project
Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
MARIE BERG FAMILY PARTNERSHIP LP
5887 OVERLAKE AVE, SAN DIEGO CA 92120 --
Tenant:

Applicant: (Relationship: Agent for Owner)
MONI DOSANJH -
3187 AIRWAY AVE STE A, COSTA MESA, CA 92626 -- (714) 966-9400

For Cashier's Use Only

W/O #: 61610692

7. EXISTING USE

(16) Beauty Shop or Parlor

PROPOSED USE

8. DESCRIPTION OF WORK

TENANT IMPROVEMENT TO (E) BEAUTY SALON. NO EXTERIOR WORK

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Hernan Arreola
DAS PC By: Eddie Garin
OK for Cashier: Evelyn Fuentes
Coord. OK:
Signature:
Date: 07/11/2016

11. PROJECT VALUATION **Final** Fee Period

Permit Valuation: $100,000
PC Valuation:
Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

* P 1 6 0 1 6 1 0 0 0 0 1 0 6 9 2 F N *

LA ERMI 102079927 7/11/2016 8:24:05 AM

BUILDING PERMIT COMM	$838.13
BUILDING PLAN CHECK	$0.00
BUILDING PLAN CHECK	$0.00
EI COMMERCIAL	$28.00
ONE STOP SURCH	$17.32
SYSTEMS DEVT FEE	$51.97
CITY PLANNING SURCH	$50.29
MISCELLANEOUS	$10.00
PLANNING GEN PLAN MAINT SURCH	$41.91
CA BLDG STD COMMISSION SURCHARGE	$4.00
BUILDING PLAN CHECK	$0.00
Sub Total:	$1,041.62

Permit #: 160161000010692
Building Card #: 2016LA66460
Receipt #: 0102604695

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

16016 - 10000 - 10692

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** permit 1961LA81390 indicates existing beauty salon.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(A) LIM, GEOFFREY BUENAVISTA	218 THE PROMENADE NORTH,	LONG BEACH, CA 90802		C33396	
(C) EBS CONSTRUCTION SERVICES INC	P O BOX 822,	TUSTIN, CA 92781	B	973962	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No.: **973962** Contractor: **EBS CONSTRUCTION SERVICES INC**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

( ) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(X) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **CIGNA INS. CO.** Policy Number: **RWCC48803428**

( ) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address : _____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **ERIC RYU** Sign: _____ Date: **07/11/2016** [ ] Contractor [X] Authorized Agent

11961 W San Vicente Blvd Permit Application # : **16016 - 10000 - 10692**

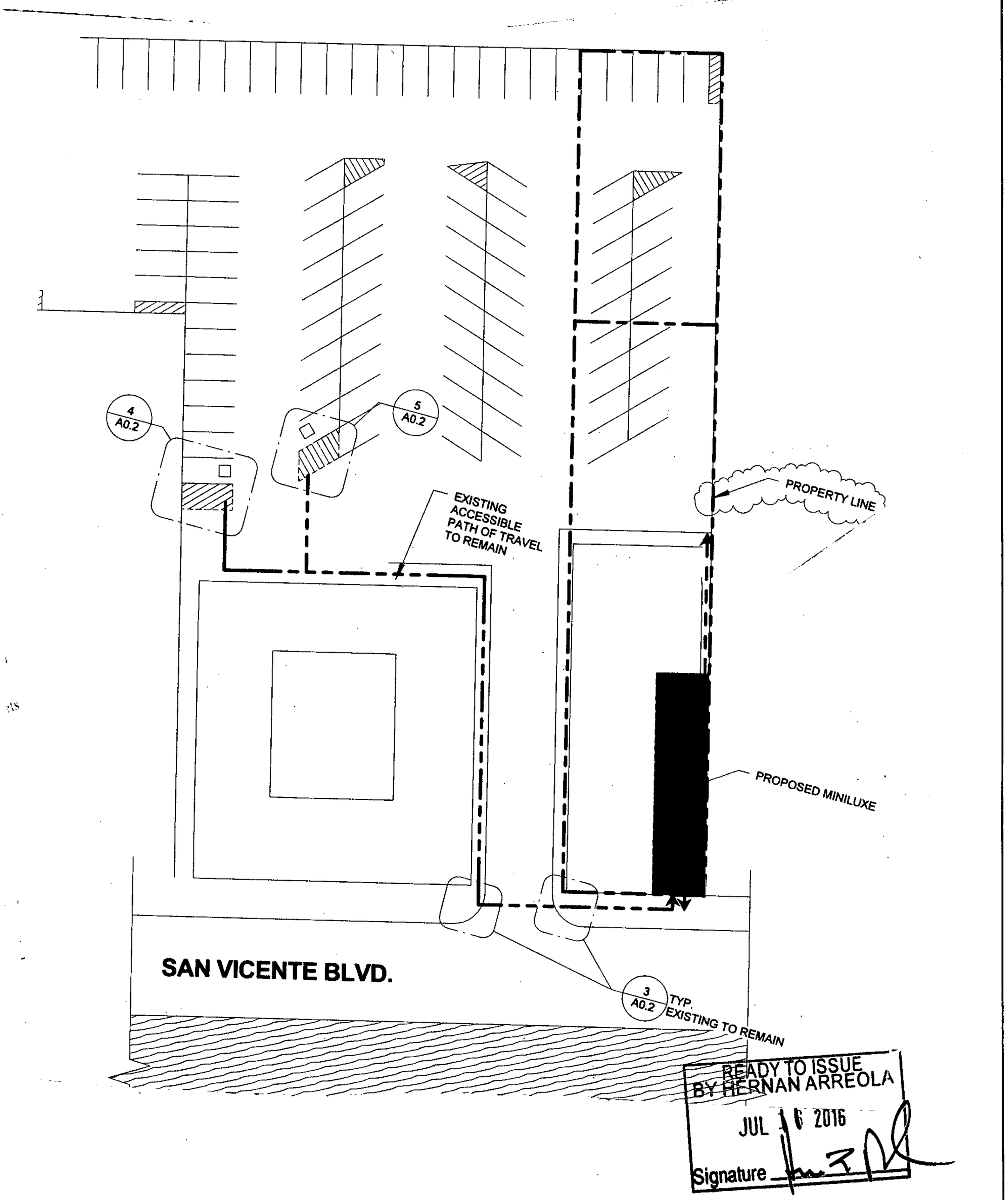
Bldg-Alter/Repair
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

Plan Check #: B16LA06814FO
Initiating Office: METRO
Printed on: 07/11/16 07:46:40

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



READY TO ISSUE
BY HERNAN ARREOLA
JUL 16 2016
Signature

COUNCIL DISTRICT: 11 INSPECTION DISTRICT: BIGIWLA1 PLOT PLAN

11961 W San Vicente Blvd

Permit #:

Plan Check #: B16LA13687

Event Code:

16016 - 10001 - 10692

Printed: 12/08/16 10:42 AM

Bldg-Alter/Repair
Commercial
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 12/08/2016
Last Status: Issued
Status Date: 12/08/2016

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WESTGATE ACRES		50	2	M B 7-90/91	129B145 76	4404 - 025 - 006

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District - 11
Community Plan Area - Brentwood - Pacific Palisades
Census Tract - 2640.00
District Map - 129B145
Energy Zone - 6
Fire District - 2
Flood Haz. Zone - Outside Flood Zone
Hillside Grading Area - YES
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 631-G4

ZONES(S): C4-1VL

4. DOCUMENTS

SPA - San Vicente Scenic Corridor	ORD - ORD-153639	ORD - ORD-171227	CPC - CPC-2005-8252-CA
SPA - West LA Transportation Improvement a	ORD - ORD-157559-SA14A	ORD - ORD-171492	CPC - CPC-24817
ORD - ORD-146541	ORD - ORD-161766	ORD - ORD-173381	CPC - CPC-24818-HD
ORD - ORD-147445	ORD - ORD-163205	DTRM - DIR-2010-1260-DRB-SPP	CPC - CPC-25504

5. CHECKLIST ITEMS

Permit Flag - Not a Fire Life Safety Project
Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
MARIE BERG FAMILY PARTNERSHIP LP
5887 OVERLAKE AVE, SAN DIEGO CA 92120 --
Tenant:

Applicant: (Relationship: Agent for Owner)
MONI DOSANJH -
3187 AIRWAY AVE STE A, COSTA MESA, CA 92626 -- (714) 966-9400

For Cashier's Use Only

W/O #: 61610692

7. EXISTING USE

(16) Beauty Shop or Parlor

PROPOSED USE

8. DESCRIPTION OF WORK

Supplemental permit revise plan. EXTERIOR CHANGES

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Hernan Arreola
DAS PC By:
OK for Cashier: Sharon Khaw
Coord. OK:
Signature: Sharon Kha
Date: 12/08/2016

11. PROJECT VALUATION Final Fee Period

Permit Valuation: $15,000
PC Valuation:

Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS

SK

Plot Plan

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

* P 1 6 0 1 6 1 0 0 0 1 1 0 6 9 2 F N *

LA MITC 103097090 12/8/2016 10:42:22 AM

BUILDING PERMIT COMM	$255.94
BUILDING PLAN CHECK	$0.00
EI COMMERCIAL	$4.20
ONE STOP SURCH	$5.20
SYSTEMS DEVT FEE	$15.61
CITY PLANNING SURCH	$15.36
MISCELLANEOUS	$10.00
PLANNING GEN PLAN MAINT SURCH	$12.80
CA BLDG STD COMMISSION SURCHARGE	$1.00
BUILDING PLAN CHECK	$0.00
Sub Total:	$320.11

Permit #: 160161000110692
Building Card #: 2016LA73977
Receipt #: 0103667527

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

16016 - 10001 - 10692

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(A) LIM, GEOFFREY BUENAVISTA	218 THE PROMENADE NORTH,	LONG BEACH, CA 90802		C33396	
(C) EBS CONSTRUCTION SERVICES INC	P O BOX 822,	TUSTIN, CA 92781	B	973962	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No.: **973962** Contractor: **EBS CONSTRUCTION SERVICES INC**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations :

( ) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(X) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **CIGNA INS. CO.** Policy Number: **RWCC48803428**

( ) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address : _____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **ERIC RYU** Sign: _____ Date: **12/08/2016** ☐ Contractor ☒ Authorized Agent

11961 W San Vicente Blvd

Permit Application # : **16016 - 10001 - 10692**

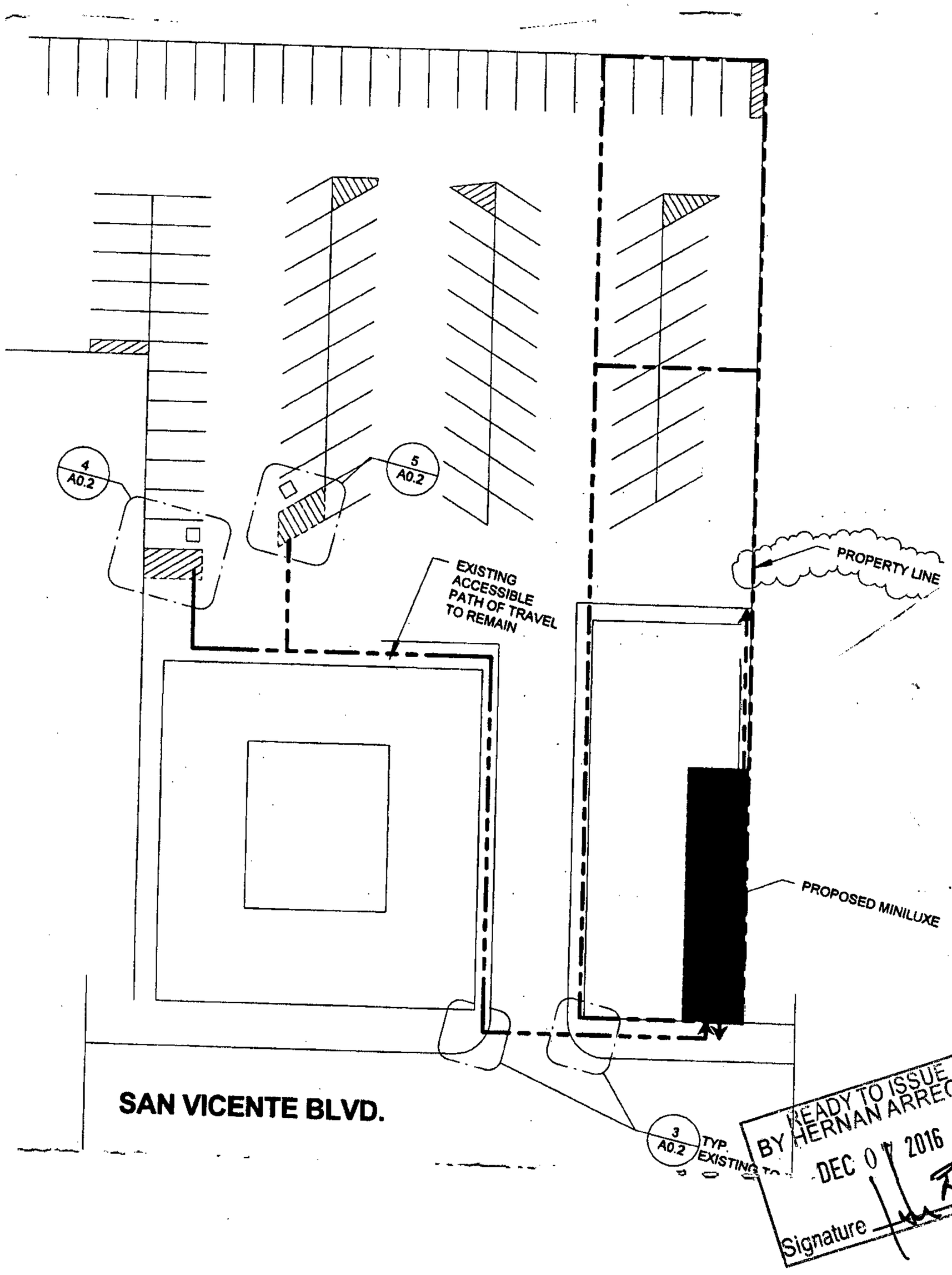
Bldg-Alter/Repair
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

Plan Check #: B16LA13687
Initiating Office: METRO
Printed on: 12/07/16 13:55:16

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



COUNCIL DISTRICT: 11

INSPECTION DISTRICT: BIGIWLA1

PLOT PLAN

11961 W San Vicente Blvd

Permit #:

Plan Check#: B16LA19918

Event Code:

16020 - 10000 - 03915

Printed: 03/16/17 12:52 PM

Nonbldg-New
Commercial
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 03/16/2017
Last Status: Issued
Status Date: 03/16/2017

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF#	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL#
WESTGATE ACRES		56	2	M B 7-90/91	129B145 54	4404- 025 -017
WESTGATE ACRES		50	1	M B 7-90/91	129B145 83	4404 - 025 - 007
WESTGATE ACRES		51	2	M B 7-90/91	129B145 86	4404 - 025 - 007

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District - 11
Community Plan Area- Brentwood- Pacific Palisades
Census Tract - 2640.00
District Map - 129B145
Energy Zone - 6
Fire District - 2
Flood Haz. Zone - Outside Flood Zone
Hillside Grading Area- YES
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 631-G4

ZONES(S): C4-1VL

4. DOCUMENTS

ZA - ZA-2010-158-CUB	SPA- West LA Transportation Improvement a	ORD - ORD-153639	ORD- ORD-171227
ZA - ZA-2010-159-CUB	ORD- ORD-129279	ORD- ORD-157559-SA14A	ORD- ORD-171492
ZA - ZA-2010-160-CUB	ORD - ORD-146541	ORD - ORD-161766	ORD- ORD-173381
SPA - San Vicente Scenic Corridor	ORD- ORD-147445	ORD- ORD-163205	DTRM - DIR-2003-7757-SPP-DRB

5. CHECKLIST ITEMS

Special Inspect - Masonry
Special Inspect - Structural Observation

6. PROPERTY OWNER, TENANT,APPLICANT INFORMATION

Owner(s):
BARRY FAMILY LLC
10100 SANTA MONICA BLVD STE 2200, LOS ANGELES CA 90067 --
Tenant:

Applicant: (Relationship: Engineer)
AARON ALBERTSON -
4121 WESTERLY PLACE SUITE 112, NEWPORT BEACH, CA 92660 -- (949) 351-5325

For Cashier's Use Only

W/O # 62003915

7. EXISTING USE

PROPOSED USE
(23) Retaining Wall

8. DESCRIPTION OF WORK

DEMO EXISTING RETAINING WALL, CONSTRUCT NEW RETAINING WALL height varies up to 11'. length =74.5'

9. # Bldgs on Site & Use: 2 OF 3

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Eric Cabrera
DAS PC By: Eddie Garin
OK for Cashier: Diana Hy
Coord. OK:
Signature:
Date: 03/16/2017

11. PROJECTVALUATION **Final** Fee Period

Permit Valuation: $20,000
PC Valuation: $0

Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org**. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

P16020100000039 15FN

LA ESTE 104104843 3/16/2017 12:51:55 PM

BUILDING PERMIT COMM	$290.00
BUILDING PLAN CHECK	$0.00
BUILDING PLAN CHECK	$0.00
PLAN MAINTENANCE	$10.00
EI COMMERCIAL	$5.60
DEV SERV CENTER SURCH	$9.17
SYSTEMS DEVT FEE	$18.34
CITY PLANNING SURCH	$18.00
MISCELLANEOUS	$10.00
PLANNING GEN PLAN MAINT SURCH	$15.00
CA BLDG STD COMMISSION SURCHARGE	$1.00
Sub Total:	$377.11

Permit#: 160201000003915
Building Card#: 2017LA79021
Receipt#: 0104708263

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

16020 - 10000 - 03915

14. APPLICATION COMMENTS:

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR,ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE#
(C) UNITED CONTRACTORS DEVELOPMENT &	2174 S MAIN STREET,	SOUTH SALT LAKE CITY, UT	B	949005	
(E) ALBERTSON, AARON MARCUS	82 REUNION,	IRVINE, CA 92603		C65513	
(E) O'BRIEN, MICHAEL ERNSTER	27 ORCHARD 200,	LAKE FOREST, CA 92630		C55957	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 949005 Contractor: UNITED CONTRACTORS DEVELOPMENT & CONSTRUCTION INC

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

( ) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMP. INS. FUND Policy Number: 9119462

(X) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address : _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: EDGAR MANALO Sign: _____ Date: 03/16/2017 ☐ Contractor ☒ Authorized Agent

11961 W San Vicente Blvd

Permit Application # : 16020 - 10000 - 03915

Nonbldg-New
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

Plan Check #: B16LA19918
Initiating Office: METRO
Printed on: 03/09/17 15:53:42

OWNE
BARRY
10100
LOS A
P: 310

APN:

SITE REVISIONS

BY ERIC CABRERA

Mar 8 2017

Signature

SECTION A-A
SCALE 1"=8"
6' CONCRETE BLOCK RETAINING WALL TYPE-2A PROFILE

STA 09+99.25 — TOP OF GUARDRAIL 31.48
STA 10+00.00 — 27.98 TW, 23.00 FG, 23.15 EG
STA 10+09.50 — 27.98 TW, 22.03 FS, 23.00 EG
STA 10+20.25 — 27.98 TW, 22.07 FS, 22.00 EG
STA 10+33.65 — 27.98 TW, 22.11 FS, 20.00 EG
STA 10+43.65 — 27.98 TW, 22.15 FS, 19.00 EG
STA 10+53.65 — 27.98 TW, 22.20 FS, 18.55 EG
STA 10+65.75 — 27.98 TW, 22.27 FS, 18.20 EG
STA 10+70.00

MATCH EXISTING RETAINING WALL EGRESS/ADA TO NEW WALL 23.97 TW
RETAINING ON-SITE BEGIN
RETAINING ON-SITE BEGIN, STA 10+12.99
RETAINING ON-SITE BEGIN
RETAINING WALL ENDS AT PROPERTY LINE
TOP OF WALL (TW)
42" HIGH GUARD RAIL
TOP OF FOOTING
TF
ELEV. FT.

NOTES:
1. SEE DETAIL 2 SHEET C-08

EARTHWORK CALCULATIONS
CUT: 66 CY
FILL: 11 CY
NET CUT: 72 CY (EXPORT)

CONSTRUCTION NOTES
1. CONSTRUCT 6" WIDE CONCRETE BLOCK MASONRY WALL PER DETAIL 1 ON THIS SHEET. RETAINING WALL CALCULATIONS PER SEPARATE REPORT.
2. CONSTRUCT NEW AC PAVEMENT W/ 6" AC OVER 6" BASE. SEE GRADING PLAN TO SEE EXISTING/NEW GRADES. MATCH AC PAVEMENT TO EXISTING PER DETAIL 6 SHEET C-08.
3. INSTALL 42" PIPE IRON OR METAL GUARDRAIL ON TOP OF RETAINING WALL PARALLEL WITH THE NORTHERN PROPERTY LINE.

DEMOLITION NOTES
1. PROTECT IN PLACE ITEM NOTED
2. DEMO EXISTING RETAINING WALL
3. DEMO EXISTING FENCE
4. SAW CUT AND REMOVE EXISTING ASPHALT

LEGEND
NEW AC PAVEMENT 6" AC OVER 6" BASE
PROPOSED RETAINING WALL
EXISTING RETAINING WALL

BUILDING AREA= 8415 SF

GRAPHIC SCALE
SCALE: 1" = 10'
10 0 10 20

SUBJECT 8" BLOCK RETAINING WALL

SAN VICENTE BL.

SECTION B-B
SCALE 1" = 8'

SECTION C-C
SCALE 1" = 8'

RETAINING WALL DETAIL

8" CONCRETE BLOCK RETAINING WALL
SEE RETAINING WALL CALCULATIONS
PER SEPARATE DESIGN AND PLAN (1)
NOT TO SCALE

PLANS PREPARED BY:
AARON M. ALBERTSON
R.C.E. 66513
EXP: 9/30/17
DATE

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE BASE LINE OF SAN VICENTE BOULEVARD AS SHOWN ON RECORD OF SURVEY BOOK 120, PAGE 26, OF RECORD OF SURVEY, I.E. N 78°-45'-15"E

Commercial Development Resources

SITE IMPROVEMENT PLAN

11961 SAN VICENTE BLVD

LOS ANGELES, CA 90049

LE
AL
AC
AN
TH
TH
AN
BE
PF
56
LC

COUN

10603201

17304754

11961 W San Vicente Blvd

Permit #:

Plan Check #: B16LA19918

Event Code:

16030 - 10000 - 09225

Printed: 03/16/17 12:52 PM

Grading
Commercial
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR GRADING PERMIT AND GRADING CERTIFICATE

Issued on: 03/16/2017
Last Status: Issued
Status Date: 03/16/2017

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WESTGATE ACRES		56	2	M B 7-90/91	129B145 54	4404 - 025 - 017
WESTGATE ACRES		50	1	M B 7-90/91	129B145 83	4404 - 025 - 007
WESTGATE ACRES		51	2	M B 7-90/91	129B145 86	4404 - 025 - 007

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District - 11
Community Plan Area - Brentwood - Pacific Palisades
Census Tract - 2640.00
District Map - 129B145
Energy Zone - 6
Fire District - 2
Flood Haz. Zone - Outside Flood Zone
Hillside Grading Area - YES
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 631-G4

ZONES(S): C4-1VL

4. DOCUMENTS

ZA - ZA-2010-158-CUB	SPA - West LA Transportation Improvement a	ORD - ORD-153639	ORD - ORD-171227
ZA - ZA-2010-159-CUB	ORD - ORD-129279	ORD - ORD-157559-SA14A	ORD - ORD-171492
ZA - ZA-2010-160-CUB	ORD - ORD-146541	ORD - ORD-161766	ORD - ORD-173381
SPA - San Vicente Scenic Corridor	ORD - ORD-147445	ORD - ORD-163205	DTRM - DIR-2003-7757-SPP-DRB

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
BARRY FAMILY LLC
10100 SANTA MONICA BLVD STE 2200, LOS ANGELES CA 90067 --
Tenant:

Applicant: (Relationship: Engineer)
AARON ALBERTSON -
4121 WESTERLY PLACE SUITE 112, NEWPORT BEACH, CA 92660 -- (949) 351-5325

For Cashier's Use Only

W/O #: 63009225

7. EXISTING USE

PROPOSED USE
(70) Grading - Hillside

8. DESCRIPTION OF WORK

GRADING FOR RETAINING WALL and parking lot cut 99cy and fll 17 cy export 72 cy import 0 cy

9. # Bldgs on Site & Use: 3 OF 3

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Eric Cabrera
DAS PC By: Eddie Garin
OK for Cashier: Diana Hy
Coord. OK:
Signature:
Date: 03/16/2017

11. PROJECT VALUATION **Final** Fee Period

Permit Valuation: 99 cu yd
PC Valuation: 0 cu yd

Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

P16030100000092 25FN

LA ESTE 104104843 3/16/2017 12:52:14 PM

GRADING PERMIT	$160.00
GRADING PLAN CHECK	$0.00
GRADING PLAN CHECK	$0.00
DEV SERV CENTER SURCH	$4.80
SYSTEMS DEVT FEE	$9.60
CITY PLANNING SURCH	$9.60
MISCELLANEOUS	$10.00
PLANNING GEN PLAN MAINT SURCH	$8.00
Sub Total:	$202.00

Permit #: 160301000009225
Building Card #: 2017LA79022
Receipt #: 0104708265

P160301000009225 3/16/2017 4:27:03 PM

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

16030 - 10000 - 09225

14. APPLICATION COMMENTS:

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) UNITED CONTRACTORS DEVELOPMENT &	2174 S MAIN STREET,	SOUTH SALT LAKE CITY, UT	B	949005	
(E) ALBERTSON, AARON MARCUS	82 REUNION,	IRVINE, CA 92603		C65513	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 949005 Contractor: UNITED CONTRACTORS DEVELOPMENT & CONSTRUCTION INC

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

( ) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMP. INS. FUND Policy Number: 9119462

(X) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address : _____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: EDGAR MANALO Sign: _____ Date: 03/16/2017 [ ] Contractor [X] Authorized Agent

11961 W San Vicente Blvd

Permit#:

Plan Check#: B16LA13801

Event Code:

16048 - 10000 - 02132

Printed12/01/16 03:01 PM

Sign
Onsite
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR INSTALLATION AND INSPECTION OF SIGNS

Issued on: 12/01/2016
Last Status: Issued
Status Date: 12/01/2016

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF#	PARCEL ID# (PIN#)	2. ASSESSOR PARCEL#
WESTGATE ACRES		56	2	M B 7-90/91	129B145 54	4404 - 025 - 017
WESTGATE ACRES		50	1	M B 7-90/91	129B145 83	4404 - 025 - 007
WESTGATE ACRES		51	2	M B 7-90/91	129B145 86	4404 - 025 - 007

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District - 11
Community Plan Area - Brentwood - Pacific Palisades
Census Tract - 2640.00
District Map- 129B145
Energy Zone - 6
Fire District - 2
Flood Haz. Zone - Outside Flood Zone
Hillside Grading Area - YES
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 631-G4

ZONES(S): C4-1VL

4. DOCUMENTS

ZA - ZA-2010-158-CUB	SPA- West LA Transportation Improvement a:	ORD - ORD-153639	ORD-ORD-171227
ZA - ZA-2010-159-CUB	ORD- ORD-129279	ORD - ORD-157559-SA14A	ORD-ORD-171492
ZA - ZA-2010-160-CUB	ORD - ORD-146541	ORD-ORD-161766	ORD - ORD-173381
SPA - San Vicente Scenic Corridor	ORD- ORD-147445	ORD- ORD-163205	DTRM - DIR-2003-7757-SPP-DRB

5. CHECKLIST ITEMS

Fabricator Reqd - Shop Welds
Fabricator Reqd - Structural Steel

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
BARRY FAMILY LLC
10100 SANTA MONICA BLVD STE2100, LOS ANGELES CA 90067 –
Tenant:

Applicant: (Relationship: Agent for Owner)
ERIC RYU -
3187 AIRWAY AVE A, COSTA MESA, CA 92626 – (714) 966-9400

For Cashier's Use Only

W/O #: 64802132

7. EXISTING USE

PROPOSED USE
(19) Projecting Sign

8. DESCRIPTION OF WORK

Install (1) illuminated, dual-faced, projecting sign LOGO; 30" high x 14.25" width; 3 sf each side.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Krikor Manoukian
DAS PC By:
OK for Cashier: Michael Lopez
Coord. OK:
Signature:
Date: 12/01/2016

11. PROJECTVALUATION Final Fee Period

Permit Valuation: $3,000
PC Valuation:

Sewer Cap ID:
Total Bond(s) Due:

12 ATTACHMENTS

Plot Plan

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

* P 1 6 0 4 8 1 0 0 0 0 0 2 1 3 2 F N *

LA ESTE 104098152 12/1/2016 3:01:15 PM

BUILDING PERMIT COMM	$130.00
BUILDING PLAN CHECK	$0.00
EI COMMERCIAL	$0.84
ONE STOP SURCH	$4.36
SYSTEMS DEVT FEE	$13.07
CITY PLANNING SURCH	$9.42
MISCELLANEOUS	$10.00
PLANNING GEN PLAN MAINT SURCH	$7.85
CA BLDG STD COMMISSION SURCHARGE	$1.00
BUILDING PLAN CHECK	$27.00
ELECTRICAL PERMIT-COMM	$36.00
BUILDING PERMIT COMM	$12.00
BUILDING PERMIT COMM	$12.00
Sub Total:	$263.54

Permit#: 160481000002132
Building Card#: 2016LA73594
Receipt#: 0104664626

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

16048 - 10000 - 02132

(P) # 420119: # of Faces: +2 Faces / 2 Faces
(P) # 420119: Height from Grade: +9 Feet / 9 Feet
(P) # 420119: Illuminated Sign
(P) # 420119: SignArea: +4 Sqft / 4 Sqft
(P) # 420119: Sign Length: +2 Feet / 2 Feet
(P) # 420119: SignWidth: +1.24 Feet / 1.24 Feet
(P) # 420119: Street Frontage: 66.5 Feet

14. APPLICATION COMMENTS:

SPI: 16048-10000-02067

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE#
(C) SWAIN SIGN INC	1384 E FIFTH ST,	ONTARIO, CA 91764	C45	643004	
(E) KACHELE, ERIC PETER	1042 TENBY RD,	BERWYN, PA 19312		C5 1597	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C45 License No.: 643004 Contractor: SWAIN SIGN INC

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

( ) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(X) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMP. INS. FUND Policy Number: 9098884

( ) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhsca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address : _____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: ERIC RYU Sign: _____ Date: 12/01/2016 [ ] Contractor [X] Authorized Agent

11961 W San Vicente Blvd

Permit Application#: **16048 - 10000 - 02132**

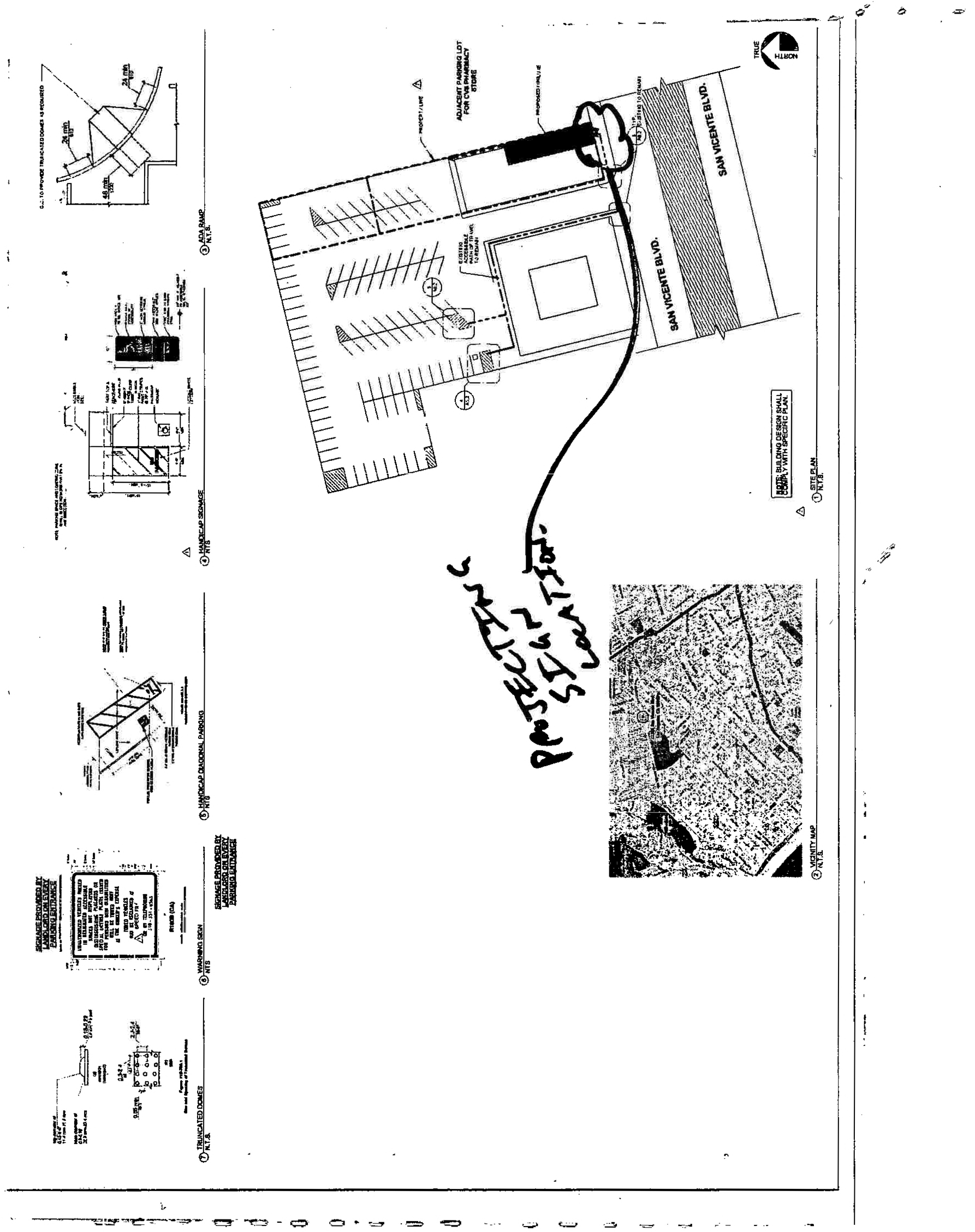
Sign
Onsite
Plan Check

City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

Plan Check#: B16LA13801
Initiating Office: METRO
Printed on: 11/29/16 11:40:36

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



COUNCIL DISTRICT: 11

INSPECTION DISTRICT: SIGNWLA

PLOT PLAN

11961 W San Vicente Blvd

Permit #:

Plan Check#: B16LA14231

Event Code:

16048 - 10000 - 02220

Printed: 12/01/16 03:07 PM

Sign
Onsite
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR INSTALLATION AND INSPECTION OF SIGNS

Issued on: 12/01/2016
Last Status: Issued
Status Date: 12/01/2016

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF#	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL#
WESTGATE ACRES		50	1	M B 7-90/91	129B145 83	4404 - 025 - 007
WESTGATE ACRES		51	2	M B 7-90/91	129B145 86	4404 - 025 - 007

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District - 11
Community Plan Area - Brentwood - Pacific Palisades
Census Tract - 2640.00
District Map - 129B145
Energy Zone - 6
Fire District - 2
Flood Haz. Zone - Outside Flood Zone
Hillside Grading Area - YES
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 631-G4

ZONES(S): C4-1VL

4. DOCUMENTS

SPA - San Vicente Scenic Corridor
SPA- West LA Transportation Improvement a
ORD- ORD-129279
ORD- ORD-146541
ORD- ORD-147445
ORD - ORD-153639
ORD - ORD-157559-SA14A
ORD- ORD-161766
ORD- ORD-163205
ORD -ORD-171227
ORD -ORD-171492
ORD- ORD-173381
DTRM - DIR-2010-1260-DRB-SPP
CPC - CPC-2005-8252-CA
CPC - CPC-24817
CPC - CPC-24818-HD

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
BARRY FAMILY LLC
10100 SANTA MONICA BLVD STE 2200, LOS ANGELES CA 90067 –
Tenant:

Applicant: (Relationship: Agent for Contractor)
ERIC RYU-
3187 AIRWAY AVE STE A, COSTA MESA, CA 92626 – (949) 436-0883

For Cashier's Use Only

W/O #: 64802220

7. EXISTING USE

PROPOSED USE
(19) Wall Sign

8. DESCRIPTION OF WORK

INSTALL ONE NON-ILLUMINATED WALL SIGN "MINI LUXE NAIL & WAXING",
11'73/4" x16", TOTAL 15.5 SF.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Johnny Wu
OK for Cashier: Johnny Wu
DAS PC By:
Coord. OK:
Signature:
Date: 12/01/2016

11. PROJECT VALUATION Final Fee Period

Permit Valuation: $5,000
PC Valuation:
Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

P16048100000022220FN

LA JEAN 101091595 12/1/2016 3:07:42 PM

BUILDING PERMIT COMM	$175.00
BUILDING PLAN CHECK	$0.00
EI COMMERCIAL	$1.40
ONE STOP SURCH	$4.79
SYSTEMS DEVT FEE	$14.36
CITY PLANNING SURCH	$12.12
MISCELLANEOUS	$10.00
PLANNING GEN PLAN MAINT SURCH	$10.10
CA BLDG STD COMMISSION SURCHARGE	$1.00
BUILDING PLAN CHECK	$27.00
ELECTRICAL PERMIT-COMM	$36.00
Sub Total:	$291.77

Permit#: 160481000002220
Building Card #: 2016LA73595
Receipt#: 0101664637

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

16048 - 10000 - 02220

14. APPLICATION COMMENTS:

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR,ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE#
(C) SWAIN SIGN INC	1384 E FIFTH ST,	ONTARIO, CA 91764	C45	643004	(909) 460-2530

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C45 License No.: 643004 Contractor: SWAIN SIGN INC

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

( ) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(X) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMP. INS. FUND Policy Number: 9098884

( ) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address : _____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: ERIC RYU Sign: _____ Date: 12/01/2016 ☐ Contractor ☒ Authorized Agent

11961 W San Vicente Blvd

Permit Application # : **16048 - 10000 - 02220**

Sign
Onsite
Plan Check

City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

Plan Check#: B16LA14231
Initiating Office: METRO
Printed on: 09/20/16 16:09:02

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

Design Consultant:
ARCHITECTURE
Innovation and Design in Architecture, Inc.
210 Th Alameda North
La Mi Beach, CA 90802
www.idearchitects.net

Architects:
GEOFFREY B. LEE
AIA, NCARB, LEED AP

Project Owner:
MiniLuxe
NAILS · WAXING · BEAUTY
MiniLuxe, Inc.,
One Faneuil Hall Square,
Boston, MA 02109

Stamps:

Issue Fee:
FOR CONSTRUCTION

Issue Date:
07-15-16

NO.	REASON	DATE
1	ADA CORRECTIONS	6/24/16
2	BUILDING DEPARTMENT CORRECTIONS	8/24/16

PROJECT MANAGER
PROJECT MANAGER
DESIGNER
DRAWN BY

Project Address:
MINILUXE BRENTWOOD

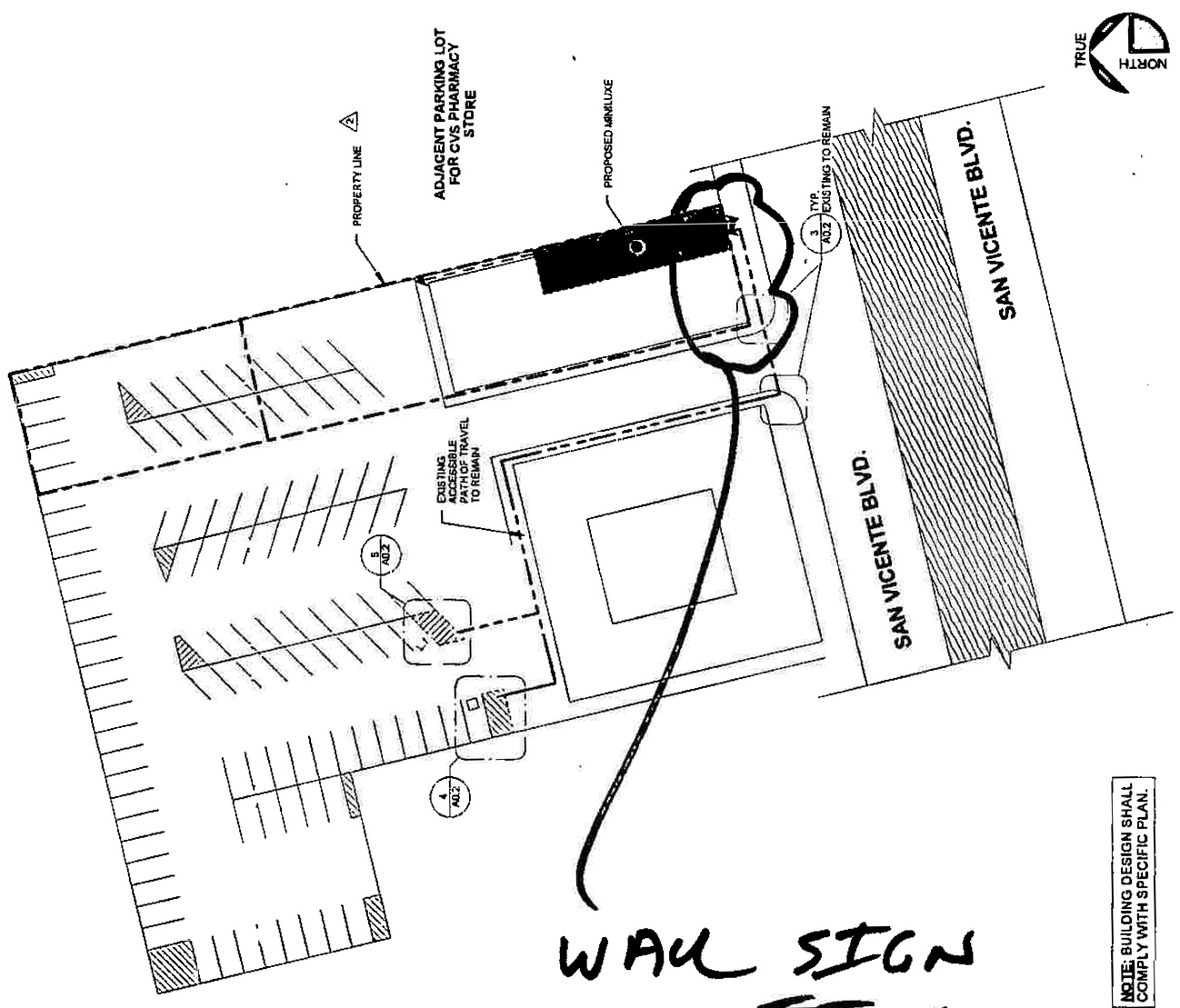
11961 SAN VICENTE BLVD.
LOS ANGELES, CA 90049

Project Number:
90-001-16

Sheet Title:
SITE PLAN

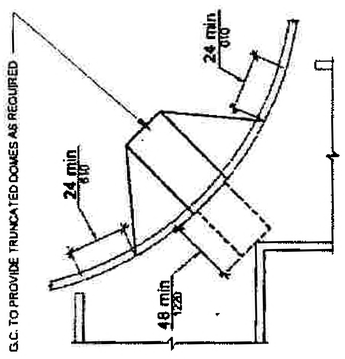
Sheet Number:
A0.2

160715 ISSUE FOR CONSTRUCTION

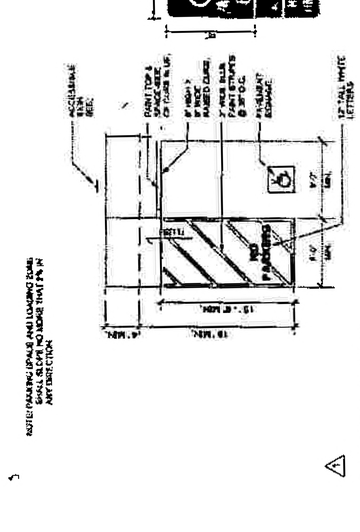


NOTE: BUILDING DESIGN SHALL COMPLY WITH SPECIFIC PLAN.

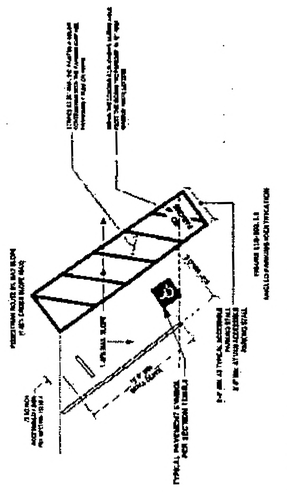
① SITE PLAN
N.T.S.



③ ADA RAMP
N.T.S.



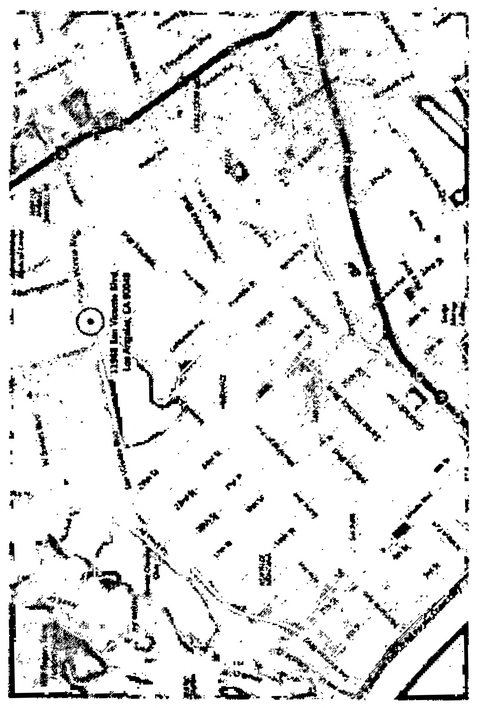
④ HANDICAP SIGNAGE
NTS



⑤ HANDICAP DIAGONAL PARKING
NTS

SIGNAGE PROVIDED BY LANDLORD ON EVERY PARKING ENTRANCE

READY TO ISSUE
BY JOHNNY WU
DEC 01 2016
Signature _____ 11.21.16



② VICINITY MAP
N.T.S.

COUNCIL DISTRICT: 11

INSPECTION DISTRICT: SIGNWLA

PLOT PLAN

11961 W San Vicente Blvd

Permit #:

Plan Check #: X17SP00512

Event Code:

17016 - 40000 - 03343

Printed: 02/14/17 09:32 AM

Bldg-Alter/Repair
Commercial
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 02/14/2017
Last Status: Issued
Status Date: 02/14/2017

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WESTGATE ACRES		50	1	M B 7-90/91	129B145 83	4404 - 025 - 007

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District - 11
Community Plan Area - Brentwood - Pacific Palisades
Census Tract - 2640.00
District Map - 129B145
Energy Zone - 6
Fire District - 2
Flood Haz. Zone - Outside Flood Zone
Hillside Grading Area - YES
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 631-G4

ZONES(S): C4-1VL

4. DOCUMENTS

ZA - ZA-2010-158-CUB	SPA - West LA Transportation Improvement a	ORD - ORD-153639	ORD - ORD-171227
ZA - ZA-2010-159-CUB	ORD - ORD-129279	ORD - ORD-157559-SA14A	ORD - ORD-171492
ZA - ZA-2010-160-CUB	ORD - ORD-146541	ORD - ORD-161766	ORD - ORD-173381
SPA - San Vicente Scenic Corridor	ORD - ORD-147445	ORD - ORD-163205	DTRM - DIR-2003-7757-SPP-DRB

5. CHECKLIST ITEMS

Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
BARRY FAMILY LLC
10100 SANTA MONICA BLVD STE 2200, LOS ANGELES CA 90067 --
Tenant:

Applicant: (Relationship: Contractor)
CHERIE HICKS -
403 W 21ST ST, SAN PEDRO,CA 90731 -- (310) 831-7663

For Cashier's Use Only

W/O #: 71603343

7. EXISTING USE

(23) Miscellaneous Bldg/Structure

PROPOSED USE

8. DESCRIPTION OF WORK

RE-ROOF 68 SQUARES WITH CLASS A OR B MATERIAL WEIGHING LESS THAN 6 LBS PER SQ FT. COOL ROOF MAY BE REQUIRED FOR NON-RESIDENTIAL BUILDINGS PER TITLE 24, PART 6, SECTION 149)B). BUILT UP ROOD/HOT MOP (MAX 1 OVERLAY TOTAL). PVC SINGLE PLY.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By:
DAS PC By:
OK for Cashier: Yvonne Quintana
Coord. OK:
Signature:
Date: 02/14/2017

11. PROJECT VALUATION Final Fee Period

Permit Valuation: $46,200
PC Valuation:

Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

* P 1 7 0 1 6 4 0 0 0 0 0 3 3 4 3 F N *

SP MARH 401029115 2/14/2017 9:32:01 AM

BUILDING PERMIT COMM	$452.00
EI COMMERCIAL	$12.94
DEV SERV CENTER SURCH	$14.76
SYSTEMS DEVT FEE	$29.52
CITY PLANNING SURCH	$28.74
MISCELLANEOUS	$10.00
PLANNING GEN PLAN MAINT SURCH	$23.95
CA BLDG STD COMMISSION SURCHARGE	$2.00
BUILDING PLAN CHECK	$27.00
Sub Total:	$600.91

Permit #: 170164000003343
Building Card #: 2017SP56953
Receipt #: 0401037560

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

17016 - 40000 - 03343

14. APPLICATION COMMENTS:
** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) CHANDLER'S ROOFING	403 W 21ST STREET,	SAN PEDRO, CA 90731	C39	404931	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **C39** License No.: **404931** Contractor: **CHANDLER'S ROOFING**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

( ) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(X) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **REDWOOD FIRE & CSLTY. INS. CO.** Policy Number: **HAWC703862**

( ) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address : _____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **CHERIE HICKS** Sign: Cherie Hicks Date: **02/14/2017** [X] Contractor [ ] Authorized Agent

11961 W San Vicente Blvd

Permit #:
Plan Check#: B17LA04059
Event Code:

17020 - 10000 - 00823

Printed: 03/16/17 12:51 PM

Nonbldg-New
Commercial
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 03/16/2017
Last Status: Issued
Status Date: 03/16/2017

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID# (PIN #)	2. ASSESSOR PARCEL #
WESTGATE ACRES		56	2	M B 7-90/91	129B145 54	4404-025 -017
WESTGATE ACRES		50	1	M B 7-90/91	129B145 83	4404 - 025 - 007
WESTGATE ACRES		51	2	M B 7-90/91	129B145 86	4404 - 025 - 007

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District - 11
Community Plan Area - Brentwood - Pacific Palisades
Census Tract - 2640.00
District Map - 129B145
Energy Zone - 6
Fire District - 2
Flood Haz. Zone - Outside Flood Zone
Hillside Grading Area - YES
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 631-G4

ZONES(S): C4-1VL

4. DOCUMENTS

ZA- ZA-2010-158-CUB	SPA- West LA Transportation Improvement a	ORD - ORD-153639	ORD-ORD-171227
ZA- ZA-2010-159-CUB	ORD - ORD-129279	ORD - ORD-157559-SA14A	ORD -ORD-171492
ZA- ZA-2010-160-CUB	ORD - ORD-146541	ORD-ORD-161766	ORD - ORD-173381
SPA- San Vicente Scenic Corridor	ORD-ORD-147445	ORD - ORD-163205	DTRM - DIR-2003-7757-SPP-DRB

5. CHECKLIST ITEMS

Special Inspect - Grading:Special Hazard
Special Inspect - Structural Observation

6. PROPERTY OWNER, TENANT,APPLICANT INFORMATION

Owner(s):
BARRY FAMILY LLC
10100 SANTA MONICA BLVD STE 2200, LOS ANGELES CA 90067 --
Tenant:

Applicant: (Relationship: Engineer)
ROYCE EKLUND -
, -- (858) 207-7122

For Cashier's Use Only **W/O # 72000823**

7. EXISTING USE

PROPOSED USE
(23) Shoring (Temporary)

8. DESCRIPTION OF WORK

slot cut for for excavation for temporary excavavtion for retaining wall . width of the slot 6' height of slot cut is 5 feet

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Diana Hy
OK for Cashier: Diana Hy
DAS PC By:
Coord. OK:
Signature:
Date: 03/16/2017

11. PROJECTVALUATION **Final** Fee Period

Permit Valuation: $5,000
PC Valuation:
Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org**. To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

* P 1 7 0 2 0 1 0 0 0 0 0 0 8 2 3 F N *

LA ESTE 104104843 3/16/2017 12:51:37 PM

BUILDING PERMIT COMM	$130.00
BUILDING PLAN CHECK	$92.25
EI COMMERCIAL	$1.40
DEV SERV CENTER SURCH	$6.71
SYSTEMS DEVT FEE	$13.42
CITY PLANNING SURCH	$13.34
MISCELLANEOUS	$10.00
PLANNING GEN PLAN MAINT SURCH	$11.11
CA BLDG STD COMMISSION SURCHARGE	$1.00
BUILDING PLAN CHECK	$0.00
Sub Total:	$279.23

Permit#: 170201000000823
Building Card#: 2017LA79020
Receipt#: 0104708262

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

17020 -10000 - 00823

14. APPLICATION COMMENTS:

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR,ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE#
(C) UNITED CONTRACTORS DEVELOPMENT &	2174 S MAIN STREET,	SOUTH SALT LAKE CITY, UT	B	949005	
(E) ALBERTSON, AARON MARCUS	82REUNION,	IRVINE, CA 92603		C65513	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No.: **949005** Contractor: **UNITED CONTRACTORS DEVELOPMENT & CONSTRUCTION INC**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

( ) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMP. INS. FUND Policy Number: 911946

(X) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address : _____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **EDGAR MANALO** Sign: _____ Date: 03/16/2017 ☐ Contractor ☒ Authorized Agent

Permit Application # : 17020 - 10000 - 00823

Plan Check #: B17LA04059

Initiating Office: METRO

Printed on: 03/16/17 08:04:39

PLOT PLAN ATTACHMENT

11961 W San Vicente Blvd

Nonbldg-New

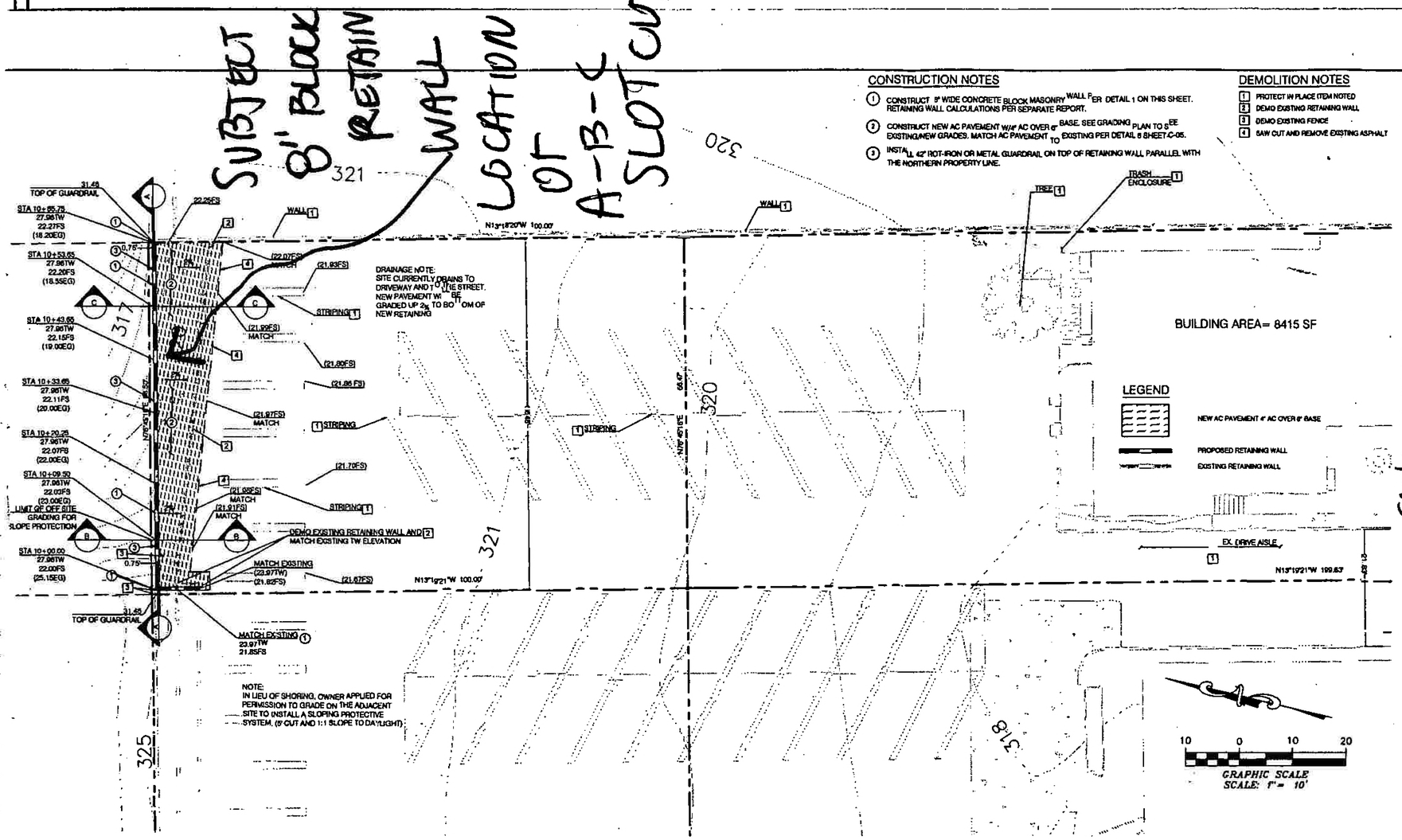
Commercial

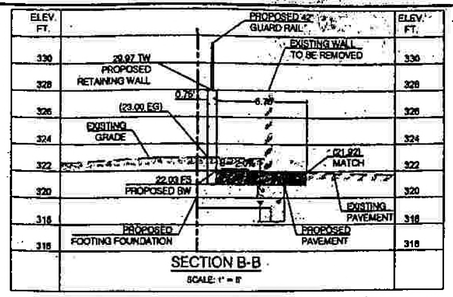
Plan Check

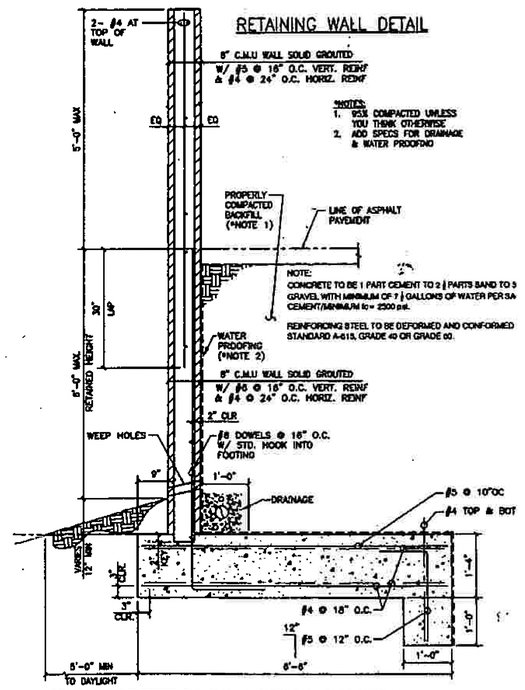
City of Los Angeles - Department of Building and Safety

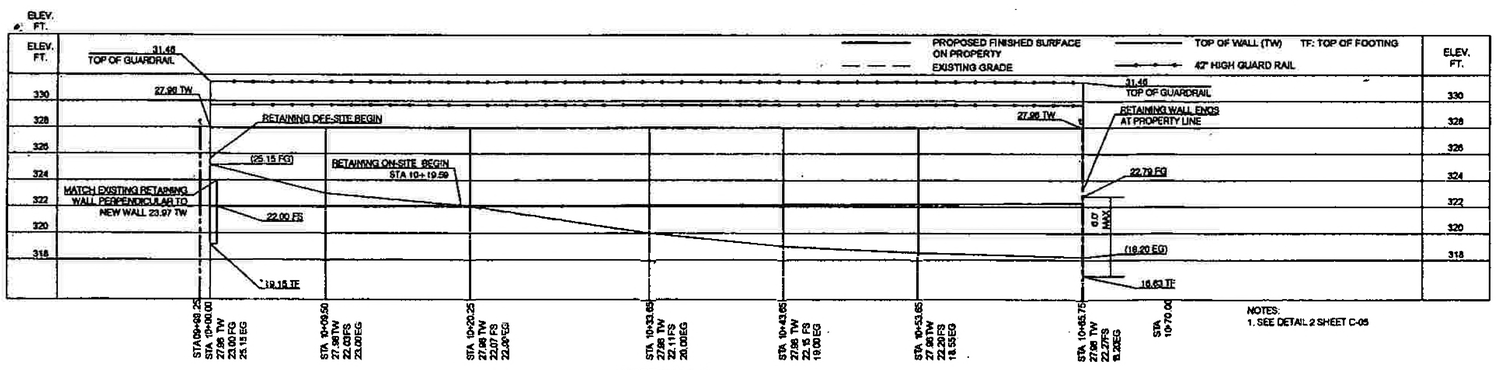
SUBJECT 8' BLOCK RETAIN WALL LOCATION OF A-B-C SLOT CUT

SAW ICENTE BL.









SECTION A-A
SCALE: 1" = 5'
6' CONCRETE BLOCK RETAINING WALL TYPE-2A PROFILE

EARTHWORK CALCULATIONS

CUT: 99 CY

FILL: 17 CY

NET CUT: 72 CY (EXPORT)

REVISIONS

NO.	DATE	APPVD

DRAWN BY: RE
CHECKED BY: AMA
2/28/2017

BENCHMARK:
THE BENCHMARK FOR THIS SURVEY IS BM: 14-03307, A WIRE SPIKE IN NORTH CURB SAN VICENTE BLVD. 12.5 FT. EAST OF WEST P.L. BONNER SCHOOL AT # 11991; 110 FT. EAST OF SLTAIR AVENUE; WEST END OF CB.
ELEVATION: 303.949 (NAVD 88)

PLANS PREPARED BY:

AARON M. ALBERTSON
R.C.E. 65513 EXP. 9/30/17
2/28/2017 DATE

REGISTERED PROFESSIONAL ENGINEER AARON M. ALBERTSON NO. 65513 EXP. 9/30/17 CIVIL STATE OF CALIFORNIA

Commercial Development Resources
Today's Ideas. Tomorrow's Reality.
1121 Wedding Road #102 Newport Beach CA 92660
T 949-644-4888 www.CDRnet.com

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SIDE LINE OF SAN VICENTE BLVD, AS SHOWN ON RECORD OF SURVEY BOOK 220, PAGE 28, OF RECORD OF SURVEY. I.E. N 76°43'00"E

SITE IMPROVEMENT PLAN

11961 SAN VICENTE BLVD

LOS ANGELES, CA 90049

SHE

C-

3 C

COUNCIL DIST

MAR 16 2017
BY ERIC CABRERA
READY TO ISSUE

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

10603232017304744

11963 W San Vicente Blvd

Permit #: **19041 - 90000 - 29046**

Plan Check#:

Printed: 07/26/19 01:49 PM

Event Code:

Electrical
Commercial
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION

Issued On: 07/26/2019
Last Status: Issued
Status Date: 07/26/2019

1. PROPERTY OWNER

MARIE BERG FAMILY PARTNERSHIP LP | 5887 OVERLAKE AVE | SAN DIEGO CA 92120

2. APPLICANT INFORMATION (Relationship: Not Applicant)

LINDA BUSH | 15709 ILLINOIS AVE | PARAMOUNT, CA 90723 | (562) 531-2002

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHON E#
(C) HERZOG M B ELECTRIC INC	15709 ILLINOIS	PARAMOUNT, CA 90723	C10	383811	(562) 531-2002

5.APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (562)531-2272.

6. DESCRIPTION OF WORK

INSTALL LED RETROFIT KITS

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 11

9. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier:

Signature:_____ Date:_____

For inspection requests, call toll-free **(888) LA4BUILD (524-2845).** Outside **LA** County, call (213) 473-3231 or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call **311** or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 94129046**

NOTICE:

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

10. FEE INFORMATION

Inspection Fee Period

Permit Fee: **98.10**

INSPECTION TOTAL Electrical	98.10
Permit Total	98.10
Permit Fee Subtotal Electrical	90.00
Permit D.S.C. Surcharge	2.70
Permit Sys. Development Surcharge	5.40
Permit Issuing Fee	0.00

Payment Date: 07/26/19
Receipt No: ON427834
Amount: $98.10

11963 W San Vicente Blvd
19041 - 90000 - 29046

11. FEE ITEM INFORMATION

EXISTING BRANCH CIRCUITS		
Number of Units	(25)	44.00

PERMIT EXPIRATION/REFUNDS : This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inpection within 60 days of receiving a request for final inspection (HS 17951).

12. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **C10** License No.: **383811** Contractor: **HERZOG M B ELECTRIC INC**

13. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

(__) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(X) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **OLD REPUBLIC GEN. INS. CORP.** Policy Number: **MWC3071300019**

(__) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

14. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead www.aqmd.gov (909) 396-2336 and the notification form at per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead

15. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

16. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not auhorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **LINDA BUSH** Sign: **Internet e-Permit System Declaration** Date: **07/26/2019** [X] Contractor [ ] Authorized Agent

EXPRESS PERMIT INSPECTION RECORD

CITY LADBS
DEPARTMENT OF BUILDING AND SAFETY

Your feedback is important. Please visit our website to complete a Customer Survey at www.ladbs.org/LADBSWeb/customer-survey.jsf. If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

For use by cashier only

Payment Date: 07/26/19
Receipt No: ON427834
Amount: $98.10
Method:

PERMIT#: 19041 - 90000 - 29046
ADDRESS: 11963 W San Vicente Blvd
OWNER: MARIE BERG FAMILY PARTNERSHIP LP
5887 OVERLAKE AVE
SAN DIEGO CA 92120

JOB DESCRIPTION: INSTALL LED RETROFIT KITS

Electrical
Commercial
Express Permit
No Plan Check

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation		
Forms		
Reinforcing Steel		
OK to Place Concrete		
GROUNDWORK INSPECTIONS		
Electrical		
Plumbing		
Plumbing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Green Code		
Electrical		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Disabled Access		
Framing		
Insulation		
Suspended Ceiling		
OK to Cover		

FOR INSPECTION REQUESTS, PLEASE CALL
3-1-1 OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)524-2845 or www.ladbs.org

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing		
Interior Lathing		
Drywall		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical		
Plumbing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works		
Building		
PROJECT FINAL		

Certificate of Occupancy Required ☐ YES ☐ NO

B- 8 Card rev. 042011 RO

SUPPLEMENTAL NOTES:

IMPORTANT NOTICE

* **Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).**
* Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to www.ladbs.org and click on "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m. When requesting an inspection, the following are required: (1)The job address, (2)Type of inspection, (3)Use of building, (4)Permit number, (5)Phone number of a contact person should the department need to reach someone.
* Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests received after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the contact phone number to confirm the Inspection.
* Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
* No person shall perform any construction or repair work between the hours of 9:00 p.m.(6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling, hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A. M.C.).
* No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
* Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting, or demolition.
* A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
* Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.
* Inspection services will not be provided when there is an unleashed dog on the premises.

BUILDING AND SAFETY PERMIT AND PLAN CHECK OFFICE LOCATIONS

Downtown Los Angeles
201 N. Figueroa St., 4th Fl.
Los Angeles, CA 90012

Van Nuys
6262 Van Nuys Blvd., 2nd Fl.
Van Nuys, CA 91401

West Los Angeles
1828 Sawtelle Blvd., 2nd Fl.
Los Angeles, CA 90025

San Pedro
638 S. Beacon St., 2nd Fl.
San Pedro, CA 90731

South Los Angeles
8475 S. Vermont Ave., 2nd Fl.
Los Angeles, CA 90044

11977 W San Vicente Blvd

Permit#:
Plan Check#: B13WL03074
Event Code:

13019 - 30000 - 02218
Printed: 02/13/14 03:18 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

Issued on: 02/13/2014
Last Status: Issued
Status Date: 02/13/2014

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF#	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL#
WESTGATE ACRES		52		M B 7-90/91	129B141 119	4404 - 025 - 009

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District - 11
Community Plan Area - Brentwood - Pacific Palisades
Census Tract - 2640.00
District Map - 129B141
Energy Zone - 6
Fire District - 2
Flood Haz. Zone - Outside Flood Zone
Hillside Grading Area - YES
Lot Cut Date - PRIOR-07/29/1962
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 631-G4

ZONES(S): C4-1 VL

4. DOCUMENTS

ZA-ZA-2010-158-CUB	SPA- West LA Transportation Improvement a	ORD - ORD-173381	CPC - CPC-2009-1064-GPA-VZC-HD-SP-CU
ZA-ZA-2010-159-CUB	ORD-ORD-146541	DTRM - DIR-2009-1066-DRB-SPP	CPC - CPC-24817
ZA- ZA-2010-160-CUB	ORD - ORD-147445	CPC -CPC-1993-359-DRB	CPC - CPC-24818-HD
SPA - San Vicente Scenic Corridor	ORD - ORD-157559-SA 14A	CPC - CPC-2005-8252-CA	CPC - CPC-25504

5. CHECKLIST ITEMS

Sewer Cap - Permit Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
NBACTMC II PARTNERSHIP AND
0 PO BOX 55007, LOS ANGELES CA 90055 --
Tenant:

Applicant: (Relationship Agent for Owner)
RAY KELLER-
, --

For Cashier's Use Only

W/O #: 31902218

7. EXISTING USE	PROPOSED USE
(16) Retail	(23) Demolition

8. DESCRIPTION OF WORK

Demolition of an existing one story commercial building at rear of property. Method of demolition will be by handwreck. Sewer Cap and Fence and Canopy for pedestrian protection are required.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Hamilton Ching
DAS PC By:
OK for Cashier: Charles Canning
Coord. OK:
Signature:
Date: 02/13/2014

11. PROJECT VALUATION Final Fee Period

Permit Valuation: $10,368
PC Valuation:

Sewer Cap ID: 14042 30000 02876
Total Bond(s) Due:

12. ATTACHMENTS

Demo Pre-Inspection
Plot Plan

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

* P 1 3 0 1 9 3 0 0 0 0 0 2 2 1 8 F N *

WL 0008 302014375 2/13/2014 3:18:25 PM

DEMO PERMIT	$170.00
BUILDING PLAN CHECK	$0.00
EI COMMERCIAL	$2.18
ONE STOP SURCH	$3.44
SYSTEMS DEVT FEE	$10.33
CITY PLANNING SURCH	$10.20
MISCELLANEOUS	$10.00
PLANNING GEN PLAN MAINT SURCH	$8.50
CA BLDG STD COMMISSION SURCHARGE	$1.00
BUILDING PLAN CHECK	$0.00
Sub Total:	$215.65

Permit#: 130193000002218
Building Card#: 2014WL56440
Receipt#: 0302020144

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

13019 - 30000 - 02218

(P) Floor Area (ZC): -3456 Sqft / 0 Sqft
(P) Stories: -1 Stories / 0 Stories
(P) M Occ. Group: -3456 Sqft / 0 Sqft

14. APPLICATION COMMENTS:

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR,ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE#
(C) GREENLEAF ENGINEERING	18685 MAIN STREETA-371,	HUNTINGTON BEACH, CA 9	B	789510	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No.: **789510** Contractor: **GREENLEAF ENGINEERING**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

(X) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **STATE COMP. INS. FUND** Policy Number: **9033676**

( ) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **BEN THATCHER** Sign: _____ Date: **02/13/2014** [X] Contractor [ ] Authorized Agent

11977 W San Vicente Blvd

PermitApplication#: **13019 - 30000 - 02218**

Bldg-Demolition
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

Plan Check #: B13WL03074
Initiating Office: WEST LA
Printed on: 08/23/13 13:21:06

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

Demo (E) Commercial Building

Demo (E) Commercial Building

N

San Vicente Blvd

APPROVED PLANS
City of Los Angeles, Department of Building & Safety

This permit(s) is valid for two years from the date the permit is issued.

This perforated set of plans are not approval for construction until the required permit fees are paid and the permit is issued.

Visit http://www.permitla.org/plancheck.cfm to check the status of plans and entering the 15 digits Permit number

No inspection can be performed until permit fees have been paid.

BY: Salvador Quintanilla 10000

Permit No.: 13019-30000-02218

Application No.:

This set of plans and specifications must be kept on the construction site at all times for the use of inspectors. It is unlawful to make any changes or deviations from the approved plans without the permission of the Department of Building and Safety.

The stamping of these plans does not relieve the applicant of the responsibility for compliance with all applicable provisions of the Los Angeles Municipal Code or any other regulations which may be enforced by the Department of Building and Safety.

FIRE DEPARTMENT REQUIREMENTS: Fire sprinklers required. Fire Department permit required prior to sprinkler installation. Refer to Fire Department condition letter dated 12/20/2013 and attached to the building permit for additional requirements.

Was issued as a condition of Plan Check permit

Demo to B5

DEMO

2/13/14
02218

Under Permit
13019-30000-02218

RT DEC 20 2013

City of Los Angeles
Department of Building and Safety

Current Version 1

Demolition Pre-Inspection Report

Address: **11977 W SAN VICENTE BLVD**
Council District: **11** Permit Application: **13019-30000-01836**

Work Description:
DPI FOR (E) 2 COMMERCIAL STRUCTURES

Inspector/Telephone: **MICHAEL SMITH, (310) 914-3911**
Inspection District: **WLA**
Inspection Date: **07/12/2013**

Description of Work: **DPI FOR (E) 2 COMMERCIAL STRUCTURES**
Number of Building(s) to Demo: **2**
Is Address Correct? **yes** If No, Enter Correct Address:
Plot Plan: **OK as provided** If Not Accurate, Why?
SEWER INFORMATION: **Public**
SEWER CAP: **Required**
PEDESTRIAN PROTECTION: **Fence & Canopy**

Building	Basement	Exterior Wall Construction	No. of Stories	Height (Feet)	Type of Consturction
Building 1	**No**	**Stucco**	**1**	**18**	**V**
Building 2					

ADJACENT BLDG INFO	
Nly Side:	Pkg lot
Sly Side:	Street
Ely Side:	@ stry type V retail bldg
Wly Side:	1 stry type V retail/office

Comments:

11977 W San Vicente Blvd

Permit#:
Plan Check #: B13WL03038
Event Code:

13019 - 30000 - 02219
Printed: 02/13/14 03:20 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

Issued on: 02/13/2014
Last Status: Issued
Status Date: 02/13/2014

1.TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF.#	PARCEL ID# (PIN#)	2.ASSESSOR PARCEL#
WESTGATE ACRES		52		M B 7-90/91	129B141 119	4404 - 025 - 009

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Couneil District - 11
Community Plan Area - Brentwood - Paeific Palisades
Census Tract - 2640.00
District Map - 129B 141
Energy Zone - 6
Fire District - 2
Flood Haz. Zone - Outside Flood Zone
Hillside Grading Area - YES
Lot Cut Date - PRIOR-07/29/1962
Near Source Zone Distanee - 0
Thomas Brothers Map Grid - 631-G4

ZONES(S): C4-1VL

4. DOCUMENTS

ZA-ZA-2010-158-CUB	SPA- West LA Transportation Improvement ai	ORD- ORD-173381	CPC - CPC-2009-1064-GPA-VZC-HD-SP-CU
ZA - ZA-2010-159-CUB	ORD - ORD-146541	DTRM - DIR-2009-1066-DRB-SPP	CPC - CPC-24817
ZA - ZA-2010-160-CUB	ORD- ORD-147445	CPC - CPC-1993-359-DRB	CPC - CPC-24818-HD
SPA - San Vicente Seenic Corridor	ORD- ORD-157559-SA 14A	CPC - CPC-2005-8252-CA	CPC - CPC-25504

5. CHECKLIST ITEMS

Sewer Cap - Permit Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
NBACTMC II PARTNERSHIP AND
0 PO BOX 55007, LOS ANGELES CA 90055 –
Tenant:

Applicant: (Relationship: Agent for Owner)
RAY KELLER-
, –

For Cashier's Use Only

W/O #: 31902219

7. EXISTING USE
(16) Retail

PROPOSED USE
(23) Demolition

8. DESCRIPTION OF WORK

Demolition of an existing commercial building at front of property.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Hamilton Ching
DAS PC By:
OK for Cashier: Charles Canning
Coord. OK:
Signature:
Date: 02/13/2014

11. PROJECT VALUATION Final Fee Period

Permit Valuation: $8,643
PC Valuation:

Sewer Cap ID: 14042 30000 02877
Total Bond(s) Due:

12. ATTACHMENTS

Demo Pre-Inspection
Plot Plan

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

* P 1 3 0 1 9 3 0 0 0 0 0 2 2 1 9 F N *

WL 0008 302014375 2/13/2014 3:19:27 PM

DEMO PERMIT	$148.75
BUILDING PLAN CHECK	$0.00
EI COMMERCIAL	$1.82
ONE STOP SURCH	$3.01
SYSTEMS DEVT FEE	$9.03
CITY PLANNING SURCH	$8.93
MISCELLANEOUS	$10.00
PLANNING GEN PLAN MAINT SURCH	$7.44
CA BLDG STD COMMISSION SURCHARGE	$1.00
BUILDING PLAN CHECK	$0.00
Sub Total:	$189.98

Permit#: 130193000002219
Building Card#: 2014WL56441
Receipt#: 0302020146

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

13019 - 30000 - 02219

(P) Floor Area (ZC): -2881 Sqft / 0 Sqft
(P) Stories: -1 Stories / 0 Stories
(P) M Occ. Group: -2881 Sqft / 0 Sqft

14. APPLICATION COMMENTS:

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE#
(C) GREENLEAF ENGINEERING	18685 MAIN STREET A - 371,	HUNTINGTON BEACH, CA 9	B	789510	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No.: **789510** Contractor: **GREENLEAF ENGINEERING**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

(X) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **STATE COMP. INS. FUND** Policy Number: **903267**

( ) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address : _____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

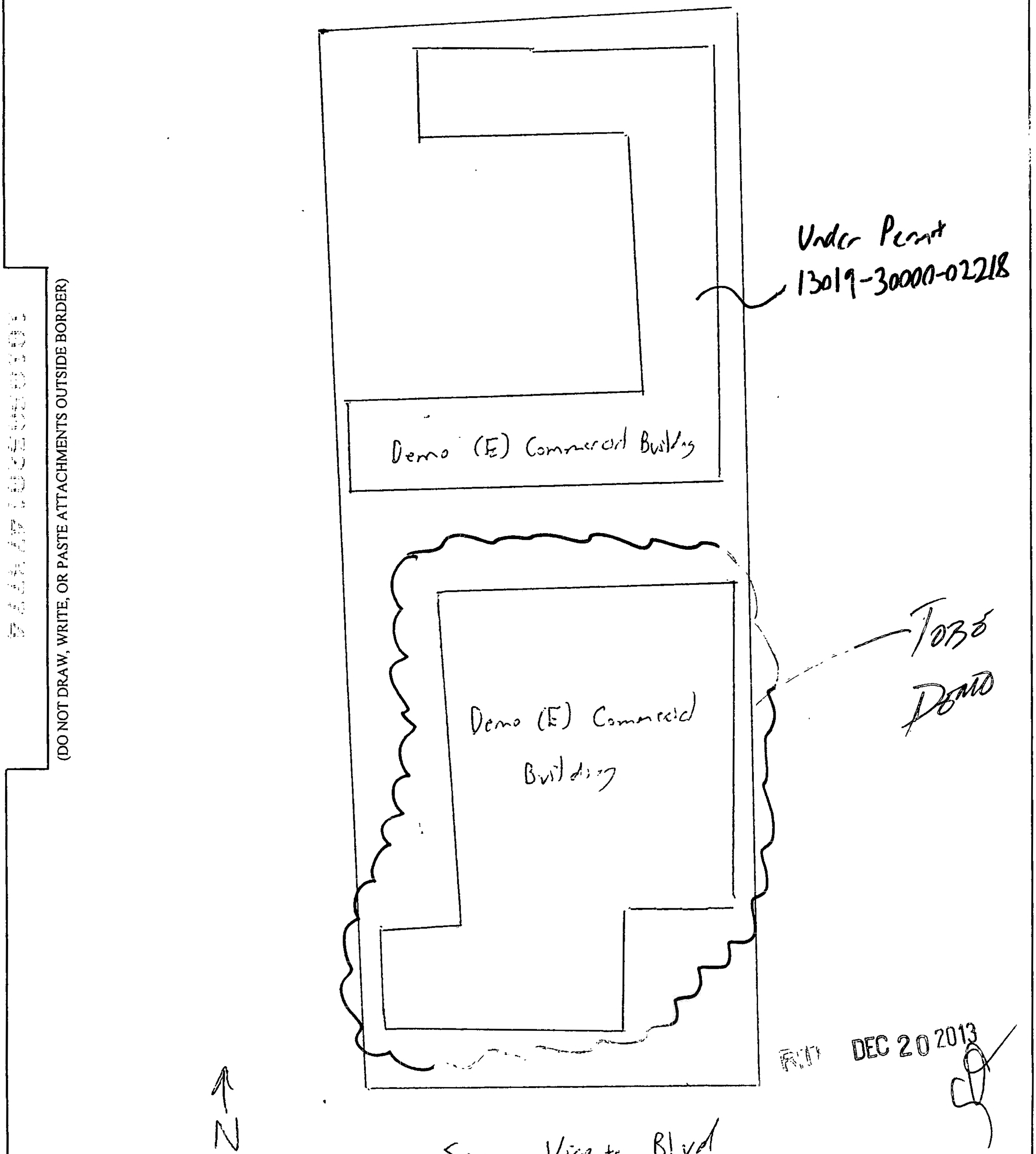
(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **BEN THATCHER** Sign: _____ Date: **02/13/2014** [X] Contractor [ ] Authorized Agent

11977 W San Vicente Blvd Permit Application # : **13019- 30000 - 02219**

Bldg-Demolition Commercial Plan Check	City of Los Angeles - Department of Building and Safety **PLOT PLAN ATTACHMENT**	Plan Check #: B13WL03075 Initiating Office: WEST LA Printed on: 08/23/13 13:23:47

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



RECEIVED DEC 20 2013

COUNCIL DISTRICT: 11 INSPECTION DISTRICT: BIMSWLA1 PLOT PLAN ATTACHMENT

City of Los Angeles
Department of Building and Safety

Current Version 1

Demolition Pre-Inspection Report

Address: **11977 W SAN VICENTE BLVD**
Council District: **11** Permit Application: **13019-30000-01836**

Work Description:
DPI FOR (E) 2 COMMERCIAL STRUCTURES

Inspector/Telephone: **MICHAEL SMITH, (310) 914-3911**
Inspection District: **WLA**
Inspection Date: **07/12/2013**

Description of Work: **DPI FOR (E) 2 COMMERCIAL STRUCTURES**
Number of Building(s) to Demo: **2**
Is Address Correct? **yes** If No, Enter Correct Address:
Plot Plan: **OK as provided** If Not Accurate, Why?
SEWER INFORMATION: **Public**
SEWER CAP: **Required**
PEDESTRIAN PROTECTION: **Fence & Canopy**

Building	Basement	Exterior Wall Construction	No. of Stories	Height (Feet)	Type of Consturction
Building 1	No	Stucco	1	18	V
Building 2					

ADJACENT BLDG INFO	
Nly Side:	Pkg lot
Sly Side:	Street
Ely Side:	@ stry type V retail bldg
Wly Side:	1 stry type V retail/office

Comments:

11991 W San Vicente Blvd 1-9

Permit#:

Plan Check#: B13WL03076

Event Code:

13019 - 30000 - 02220

Printed: 02/13/14 03:21 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

Issued on: 02/13/2014
Last Status: Issued
Status Date: 02/13/2014

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF.#	PARCEL I.D.# (PIN #)	2. ASSESSOR PARCEL#
WESTGATE ACRES		53		M B 7-90/91	129B141 133	4404 - 025 - 010

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District - 11
Community Plan Area - Brentwood - Pacific Palisades
Census Tract - 2640.00
DistrictMap-129B141
Energy Zone - 6
Fire District - 2
Hillside Grading Area - YES
Near Source Zone Distance - 0
School Within 500 Foot Radius - YES
Thomas Brothers Map Grid - 631-G4

ZONES(S): C4-1VL

4. DOCUMENTS

ZA-ZA-2010-158-CUB	SPA - West LA Transportation Improvement a	ORD - ORD-173381	CPC - CPC-2009-1064-GPA-VZC-HD-SP-CU
ZA- ZA-2010-159-CUB	ORD - ORD-146541	DTRM - DIR-2009-1066-DRB-SPP	CPC - CPC-24817
ZA-ZA-2010-160-CUB	ORD - ORD-147445	CPC - CPC-1988-576-DRB	CPC - CPC-24818-HD
SPA - San Vicente Scenic Corridor	ORD - ORD-157559-SA14A	CPC - CPC-2005-8252-CA	CPC - CPC-25504

5. CHECKLIST ITEMS

Sewer Cap - Permit Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
NBACTMC II PARTNERSHIP AND
0 PO BOX 55007, LOS ANGELES CA 90055 --
Tenant:

Applicant: (Relationship: Agent for Owner)
RAY KELLER-
, – (310) 472-9584

For Cashier's Use Only

W/O #: 31902220

7. EXISTING USE
(16) Retail

PROPOSED USE
(23) Demolition

8. DESCRIPTION OF WORK

Demolition of an existing commercial building at rear of property. Demo by handwreck, sewer cap is require, fence and clear the lot.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Hamilton Ching
DAS PC By:
OK for Cashier: Charles Canning
Coord. OK:
Signature:
Date: 02/13/2014

11. PROJECT VALUATION Final Fee Period

Permit Valuation: $4,800
PC Valuation:

Sewer Cap ID: 14042 30000 02875
Total Bond(s) Due:

12. ATTACHMENTS

Demo Pre-Inspection
Plot Plan

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

P13019300000022 20FN

```
WL 0008 302014375 2/13/2014 3:21:13 PM
DEMO PERMIT                          $130.00
BUILDING PLAN CHECK                    $0.00
EI COMMERCIAL                          $1.01
ONE STOP SURCH                         $2.62
SYSTEMS DEVT FEE                       $7.86
CITY PLANNING SURCH                    $7.80
MISCELLANEOUS                         $10.00
PLANNING GEN PLAN MAINT SURCH          $6.50
CA BLDG STD COMMISSION SURCHARGE       $1.00
BUILDING PLAN CHECK                    $0.00
                                      -------
                    Sub Total:       $166.79
Permit#: 130193000002220
BuildingCard#: 2014WL56443
Receipt#: 0302020150
```

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

13019 - 30000 - 02220

(P) Floor Area (ZC): -1600 Sqft / 0 Sqft
(P) Stories: -1 Stories / 0 Stories
(P) M Occ. Group: -1600 Sqft / 0 Sqft

14. APPLICATION COMMENTS:

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR,ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE#
(C) GREENLEAF ENGINEERING	18685 MAIN STREETA-371,	HUNTINGTON BEACH, CA 9	A	789510	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: A License No.: 789510 Contractor: GREENLEAF ENGINEERING

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

( ) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMP. INS. FUND Policy Number: 932676

(X) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UPTO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): Lender's Address :

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: BEN THATCHER Sign: Date: 02/13/2014 [X] Contractor [ ] Authorized Agent

City of Los Angeles
Department of Building and Safety

Current Version 1

Demolition Pre-Inspection Report

Address: **11991 W SAN VICENTE BLVD 1-9**
Council District: **11** Permit Application: **13019-30000-01835**

Work Description:
DPI FOR (E) 2 COMMERCIAL STRUCTURES

Inspector/Telephone: **MICHAEL SMITH, (310) 914-3911**
Inspection District: **WLA**
Inspection Date: **07/12/2013**

Description of Work: **DPI FOR (E) 2 COMMERCIAL STRUCTURES**
Number of Building(s) to Demo: **2**
Is Address Correct? **yes** If No, Enter Correct Address:
Plot Plan: **OK as provided** If Not Accurate, Why?
SEWER INFORMATION: **Public**
SEWER CAP: **Required**
PEDESTRIAN PROTECTION: **Fence & Canopy**

Building	Basement	Exterior Wall Construction	No. of Stories	Height (Feet)	Type of Consturction
Building 1	No	**Stucco**	**1**	**15**	**V**
Building 2					

ADJACENT BLDG INFO	
Nly Side:	2 stry SFD
Sly Side:	Street
Ely Side:	1 stry retail/office bldg
Wly Side:	4 stry type1 office bldg w/ sub. pkg

Comments:

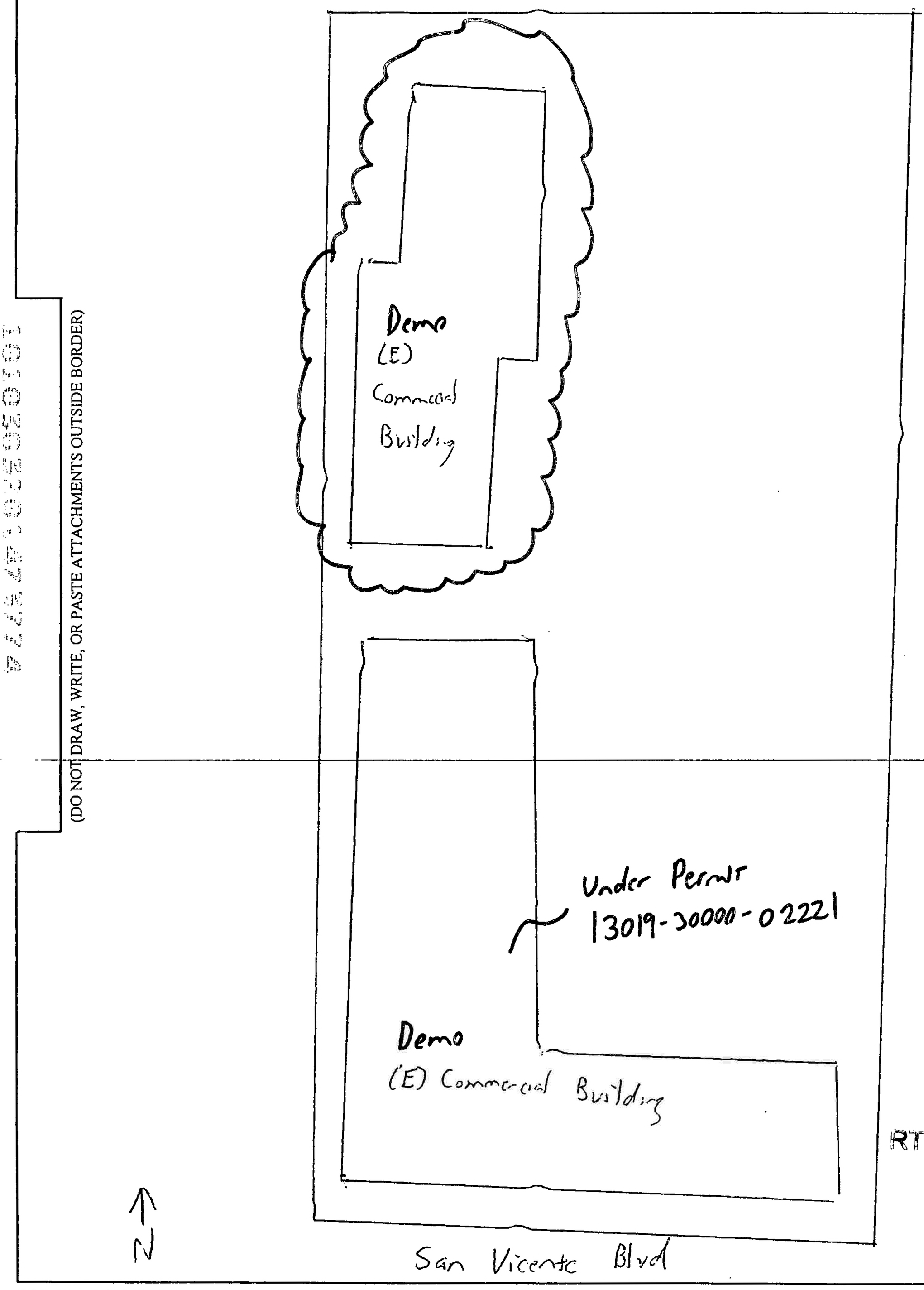
11991 W San Vicente Blvd 1-9 Permit Application#: **13019 - 30000 - 02220**

Bldg-Demolition
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

Plan Check#: B13WL03076
Initiating Office: WEST LA
Printed on: 08/23/13 12:56:01



(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

RTI DEC 19 2013

COUNCIL DISTRICT: 11 INSPECTION DISTRICT: BIMSWLA1 PLOT PLAN ATTACHMENT

11991 W San Vicente Blvd 1-9

Permit#:

Plan Check#: B13WL03077

Event Code:

13019 - 30000 - 02221

Printed: 02/13/14 03:20 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

Issued on: 02/13/2014
Last Status: Issued
Status Date: 02/13/2014

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF#	PARCEL ID# (PIN #)	2. ASSESSOR PARCEL#
WESTGATE ACRES		53		M B 7-90/91	129B141 133	4404 - 025 - 010

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Council District- 11
Community Plan Area - Brentwood - Pacific Palisades
Census Tract- 2640.00

District Map- 129B141
Energy Zone - 6
Fire District- 2
Hillside Grading Area - YES
Near Source Zone Distance - 0

School Within 500 Foot Radius- YES
Thomas Brothers Map Grid - 631-G4

ZONES(S): C4-1VL

4. DOCUMENTS

ZA - ZA-2010-158-CUB	SPA - West LA Transportation Improvement a	ORD - ORD-173381	CPC - CPC-2009-1064-GPA-VZC-HD-SP-CU
ZA - ZA-2010-159-CUB	ORD - ORD-146541	DTRM - DIR-2009-1066-DRB-SPP	CPC - CPC-24817
ZA - ZA-2010-160-CUB	ORD- ORD-147445	CPC - CPC-1988-576-DRB	CPC - CPC-24818-HD
SPA- San Vicente Scenic Corridor	ORD- ORD-157559-SA14A	CPC - CPC-2005-8252-CA	CPC - CPC-25504

5. CHECKLIST ITEMS

Sewer Cap - Permit Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
NBACTMC II PARTNERSHIP AND
0 PO BOX 55007, LOS ANGELES CA 90055 --
Tenant

Applicant: (Relationship: Agent for Owner)
RAY KELLER-
, --

For Cashier's Use Only

W/O #: 31902221

7. EXISTING USE
(16) Retail

PROPOSED USE
(23) Demolition

8. DESCRIPTION OF WORK

Demolition of an existing commercial building at front of property. Demo by handwreck, sewer cap is require, and clear and fence the lot.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Hamilton Ching
DAS PC By:
OK for Cashier: Charles Canning
Coord. OK:
Signature:
Date: 02/13/2014

11. PROJECT VALUATION Final Fee Period

Permit Valuation: $4,400
PC Valuation:

Sewer Cap ID: 14042 30000 02874
Total Bond(s) Due:

12. ATTACHMENTS

Demo Pre-Inspection
Plot Plan

For inspection requests, call toll-free (888) **LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org**. To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

* P 1 3 0 1 9 3 0 0 0 0 0 2 2 2 1 F N *

WL 0008 302014375 2/13/2014 3:20:35 PM

DEMO PERMIT	$130.00
BUILDING PLAN CHECK	$0.00
EI COMMERCIAL	$0.92
ONE STOP SURCH	$2.62
SYSTEMS DEVT FEE	$7.86
CITY PLANNING SURCH	$7.80
MISCELLANEOUS	$10.00
PLANNING GEN PLAN MAINT SURCH	$6.50
CA BLDG STD COMMISSION SURCHARGE	$1.00
BUILDING PLAN CHECK	$0.00
Sub Total:	$166.70

Permit#: 130193000002221
Building Card#: 2014WL56442
Receipt#: 0302020148

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

13019 - 30000 - 02221

(P) Floor Area (ZC): -4400 Sqft / 0 Sqft
(P) Height (ZC): -15 Feet / 0 Feet
(P) Stories: -1 Stories / 0 Stories
(P) M Occ. Group: -4400 Sqft / 0 Sqft

14. APPLICATION COMMENTS:
DPI #13019-30000-01835

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE#
(C) GREENLEAF ENGINEERING	18685 MAIN STREET A-371,	HUNTINGTON BEACH, CA 9	B	789510	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No.: **789510** Contractor: **GREENLEAF ENGINEERING**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

( ) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **STATE COMP. INS. FUND** Policy Number: **9032676**

(X) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address : _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **BEN THATCHER** Sign: _____ Date: **02/13/2014** [X] Contractor [ ] Authorized Agent

City of Los Angeles
Department of Building and Safety

Current Version I

Demolition Pre-Inspection Report

Address: **11991 W SAN VICENTE BLVD 1-9**
Council District: **11** Permit Application: **13019-30000-01835**

Work Description:
DPI FOR (E) 2 COMMERCIAL STRUCTURES

Inspector/Telephone: **MICHAEL SMITH, (310) 914-3911**
Inspection District: **WLA**
Inspection Date: **07/12/2013**

Description of Work: **DPI FOR (E) 2 COMMERCIAL STRUCTURES**
Number of Building(s) to Demo: **2**
Is Address Correct? **yes** If No, Enter Correct Address:
Plot Plan: **OK as provided** If Not Accurate, Why?
SEWER INFORMATION: **Public**
SEWER CAP: **Required**
PEDESTRIAN PROTECTION: **Fence & Canopy**

Building	Basement	Exterior Wall Construction	No. of Stories	Height (Feet)	Type of Consturction
Building 1	**No**	**Stucco**	**1**	**15**	**V**
Building 2					

ADJACENT BLDG INFO	
Nly Side:	2 stry SFD
Sly Side:	Street
Ely Side:	1 stry retail/office bldg
Wly Side:	4 stry type1 office bldg w/ sub. pkg

Comments:

11991 W San Vicente Blvd 1-9 Permit Application#: **13019 - 30000 - 02221**

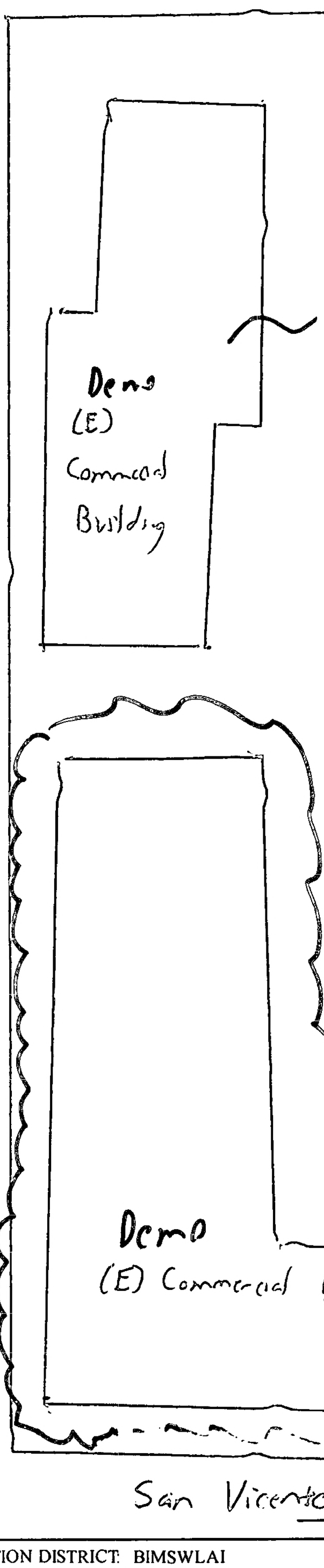
Bldg-Demolition
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

Plan Check #: B13WL03077
Initiating Office: WEST LA
Printed on: 08/23/13 12:57:49

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



RTI DEC 19 2013

COUNCIL DISTRICT: 11 INSPECTION DISTRICT: BIMSWLAI PLOT PLAN ATTACHMENT