

ENVIRONMENTAL IMPACT REPORT (EIR) ENVIRONMENTAL FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING PROGRAM, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal filed for the property located at 11973 – 11975 West San Vicente Boulevard.

Recommendations for Council action:

1. FIND that the City Council has reviewed and considered the information contained in the EIR No. ENV-2019-6645-EIR [State Clearinghouse (SCH) No. 2020110210], dated February 2023 and the Final EIR, dated September 2023, as well as the whole of the administrative record, including all written and oral evidence provided for the PLUM hearing on February 24, 2026.
2. CERTIFY that:
 - a. The 11973 San Vicente Boulevard EIR has been completed in compliance with CEQA.
 - b. The 11973 San Vicente Boulevard EIR was presented to the City Council as a decision-making body of the lead agency.
 - c. The 11973 San Vicente Boulevard EIR reflects the independent judgment and analysis of the lead agency.
3. ADOPT the following:
 - a. The related and prepared 11973 San Vicente Boulevard EIR Environmental Findings attached to the Council file, and the Additional Findings prepared by the Department of City Planning (DCP) in its report, dated February 19, 2026, attached to the Council file.
 - b. The Statement of Overriding Considerations, attached to the Council file.
 - c. The Mitigation Monitoring Program prepared for the 11973 San Vicente Boulevard EIR, attached to the Council file.
4. RESOLVE TO DENY the appeal filed by Angelenos for Historic Preservation (Representative: Jamie Hall, Channel Law Group, LLP) on the action of the Board of Building and Safety Commissioners dated November 18, 2025, in certifying the EIR (EIR No. ENV-2019-6645-EIR, SCH No. 2020110210), and adopting CEQA Findings, a Statement of Overriding Considerations, and the Mitigation and Monitoring Program; for the proposed demolition of an existing two-story commercial building, commonly referred to as the Barry Building, a designated Historic-Cultural Monument, located at 11973 – 11975 West San Vicente Boulevard.
5. INSTRUCT the Los Angeles Department of Building and Safety (LADBS), in consultation with DCP to file a Notice of Determination consistent with the requirements of CEQA.

Applicant: 11973 San Vicente, LLC

Representative: Ed Casey, Alston & Bird

Board File No. 250851

Fiscal Impact Statement: None submitted by DCP. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

TIME LIMIT FILE – MARCH 6, 2026

(LAST DAY FOR COUNCIL ACTION – MARCH 6, 2026)

Summary:

At a regular meeting held on February 24, 2026, the PLUM Committee considered a CEQA appeal for the property located at 11973 – 11975 West San Vicente Boulevard. DCP staff provided an overview of the matter. A representative from Council District 11 provided comments in support of denying the appeal. After an opportunity for public comment, and a presentation from the Appellant and Applicant Representatives, and rebuttals to the appellant comments by DCP staff, the Committee recommended to deny the appeal on the action of the Board of Building and Safety Commissioners dated November 18, 2025 in certifying the EIR (EIR No. ENV-2019-6645-EIR, SCH No. 2020110210), and adopting CEQA Findings, the additional Findings prepared by DCP in their report dated February 19, 2026, a Statement of Overriding Considerations, and the Mitigation and Monitoring Program, as listed above; and instructed LADBS, in consultation with DCP to file a Notice of Determination consistent with the requirements of CEQA. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	ABSENT
NAZARIAN:	YES
LEE:	ABSENT
RAMAN:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-