II. PROJECT DESCRIPTION

1. Project Summary

The approximately 26,586 square foot (0.61-acre) Project Site (APN 4404-025-008) is currently improved with an existing two-story (approximately 23.5 feet in height), approximately 13,956 square foot commercial building (with 12,800 square feet of leasable space) commonly referred to as the Barry Building and a portion of a surface parking lot. The existing building is a City of Los Angeles Historic-Cultural Monument (HCM) that has been vacant and fenced since 2017. The Project consists of the demolition of the Barry Building. Once demolition activities are complete, the portion of the Project Site that currently contains the Barry Building would be a vacant dirt lot, and the existing surface parking lot would remain. A landscape buffer would be installed along the southern boundary of the Project Site (fronting San Vicente Boulevard). Three on-site palms would be removed; however, the fourth on-site palm and two street trees located along San Vicente Boulevard would remain. No future development of the Project 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.

2. Environmental Setting

a) Project Location

The Project Site is located in the Brentwood-Pacific Palisades Community Plan area of the City of Los Angeles (City), 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 (APN 4404-025-008), on the north side of San Vicente Boulevard between Montana Avenue and Saltair Avenue. Figures II-1 and II-2, below, provide a regional location map and an aerial map of the Project Site, respectively. Figure II-3 shows the boundaries of the proposed demolition, which is discussed in detail below.

b) Existing Project Site Conditions

The approximately 26,586 square foot (0.61-acre) Project Site is developed with a two-story, approximately 23.5-foot tall, approximately 13,956 square foot commercial office building, and a 5,494 square foot portion of a surface parking lot located immediately north of the building. A 16.5-foot-wide driveway that provides vehicular ingress and egress is located on the eastern portion of the Project Site. 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 HCM No. LA-887 and determined that the building 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."[1] 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. Figures II-4 through II-8, below, provide views of the building facades, central courtyard, and surface parking lot.

The building has been vacant and fenced off since 2017, and is boarded up with screwed-on plywood panels to prevent vandalism, loitering, and other public safety hazards associated with the structural defects and current vacancy of the Barry Building. The building is subject to the City's Soft Story Retrofit Program (LAMC Section 91.9300 et seq., Ordinance 183,893 entitled Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Soft, Weak or Open Front Walls) and must meet the minimum seismic standards of Ordinance 183,893 or apply for a permit to demolish the building within a certain period of time.

In March 2018, the City of Los Angeles issued the Project Applicant an Order to Comply with the City's Soft Story Retrofit Program. Specifically, the Order to Comply requires the Project Applicant to comply with the following requirements as set forth in LAMC Section 91.9305.2:

1. Within 730 days (2 years) of the effective date of the Order to Comply, submit one of the following: (1) a structural analysis and plans that show that the building, as is, complies with the minimum seismic retrofit requirements set forth in LAMC Section 91.9309; or (2) a structural analysis and plans to seismically retrofit the building to comply with the minimum requirements set forth at LAMC Section 91.9309; or (3) plans for demolition of the building.

2. Within 1,278 days (3.5 years) of the effective date of the Order to Comply, obtain all necessary permits for retrofit or demolition.

3. Within 2,555 days (7 years) of the effective date of the Order to Comply, complete construction or demolition work under all necessary permits.

A seismic assessment was prepared for the existing building (included in Appendix G of this Draft EIR),[2] which indicated high demand over capacity ratios for all parts of the 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 withstand the seismic forces from the roof and second floor

[1] Historic Places LA "Barry Building Resources Report."

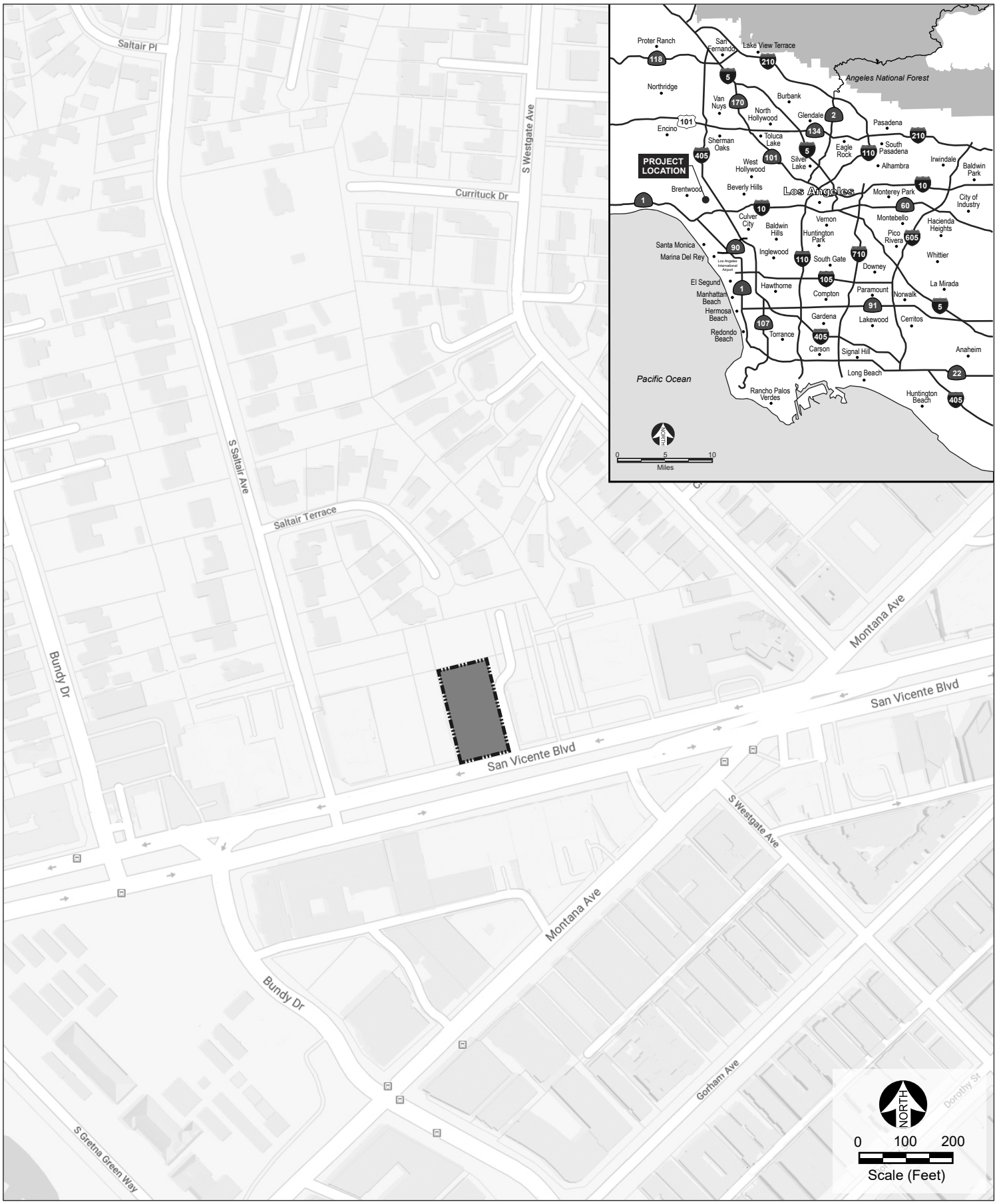
[2] 11973 San Vicente Boulevard, Seismic Assessment, Englekirk Structural Engineers, June 6, 2022.

and can result in a possible collapse when subject to a moderate to strong earthquake. According to the seismic assessment, these structural deficiencies represent safety hazards to occupants in and around the building. Therefore, the Project Applicant has proposed to demolish the existing building.

c) 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 Project Site along the southern and northern frontages of San Vicente Boulevard. Single-family residences are located north of the Project Site and multi-family residences are located south of the Project Site, beyond San Vicente Boulevard. Brentwood Country Club is located approximately one-quarter mile southwest of the Project Site.

An undeveloped parcel lies to the west of the Project Site; a two-story commercial building lies to the east; and a surface parking lot (on APN 4404-025-016), vacant land, and a single-family residence (11900 Saltair Terrace) lie to the north. The southern boundary of the Project 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 No. LA-148.



Legend

Project Site

Source: Google Maps.

Figure II-1
Regional Location Map

Legend

Project Site

Source: Google Maps.

Figure II-2
Aerial Photograph of the
Project Site and Vicinity

Legend

Area of Demolition

Project Site

Source: Google Maps.

Figure II-3
Area of Demolition

Barry Building, exterior, view of south and east façades looking northwest.

Barry Building, south façade, view looking northwest.

Figure II-4
Views of the Project Site 1

Source: Historic Resources Group.

Barry Building, view looking northwest from street into courtyard.

Barry Building, view looking northwest of courtyard entrance.

Figure II-5
Views of the Project Site 2

Source: Historic Resources Group.

Barry Building, courtyard, view looking southwest.

Barry Building, courtyard, view looking northeast.

Figure II-6
Views of the Project Site 3

Source: Historic Resources Group.

Barry Building, east façade, view looking southwest.

Barry Building, north façade, view looking southwest.

Figure II-7
Views of the Project Site 4

Source: Historic Resources Group.

Barry Building, west façade, view looking southeast.

Barry Building, north and east façades, view looking southwest.

The Project Site only includes the portion of the parking lot to the immediate north of the building. The portion of the parking lot on APN 4404-025-016 is not part of the Project Site.

Figure II-8
Views of the Project Site 5

Source: Historic Resources Group.

d) Land Use Plans 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 Project Site also falls within the West Los Angeles Transportation Improvement and Mitigation (TIMP) Specific Plan, which establishes a transportation mitigation program that is applicable to all lots located in whole, or in part, in the Specific Plan Area. However, the Project would be exempt from the requirements of the West Los Angeles TIMP because the Project consists of the demolition of the existing building and no future development of the Project Site is proposed and/or considered as part of the Project.

3. Project Objectives

The objectives of the Project are as follows:

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

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

4. Project Characteristics

The Project consists of the demolition of the Barry Building. Once demolition activities are complete, the portion of the Project Site that currently contains the Barry Building would be a vacant dirt lot, and the existing surface parking lot would remain. A landscape buffer would be installed along the southern boundary of the Project Site (fronting San Vicente Boulevard). Additionally, as part of the Project, three on-site palm trees would be removed (a Chinese windmill palm, a king palm, and a queen palm); however, the fourth on-site palm (Mexican fan palm) in the surface parking lot and two street trees (both London plane trees) located along San Vicente Boulevard would remain. No future development of the Project Site is proposed and/or considered as part of the Project.

Demolition would take place within the Project Site, while the adjacent parcel to the north (APN 4404-025-016) would be used for staging. No demolition work is proposed within the public right-of-way. Demolition of the building would result in the removal of approximately 4,174 cubic yards of debris from the Project Site, including approximately 130 cubic yards of asbestos-containing materials and 4,044 cubic yards of demolition materials. Figure II-3 shows the area of proposed demolition.

a) 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.

Section 7.H. of the San Vicente Scenic Corridor Specific Plan requires the installation of a landscape buffer where a structure has been demolished but plans for new construction have not been submitted within six months of the completion of demolition. As the Project does not include any future development of the Project Site, the Project would include the installation of a landscape buffer along the southern boundary of the Project Site (fronting San Vicente Boulevard) within 30 days of demolition. The Project Site would be fenced, and the landscape buffer would consist of shrub plant materials, consistent with Specific Plan Section 7.G., planted between the sidewalk and the fence. Shrub plant materials would be no smaller than five-gallon container size at the time of planting and would be a species that would grow to a height and diameter of approximately three feet at maturity. One specimen tree would be planted approximately every 20 lineal feet within the landscape buffer. The trees would be no smaller than 15-gallon container size at the time of planting. Ground cover would be planted to insure full coverage within six months. An electricity pole would remain to provide power for sprinklers to water the landscape buffer.

b) Project Schedule

The anticipated Project schedule is projected to last approximately 36 working days, as shown in Table II-1, with one additional day to plant the landscape buffer. During demolition, construction equipment would be staged on the surface parking lot north of the Project Site (on APN 4404-025-016), which would avoid taking up street frontage to stage the equipment and to also secure the equipment throughout the course of demolition.

Table II-1
Estimated Project Schedule

Phase	Duration
Asbestos Abatement	10 days
Building Demolition	16 days
Utilities Removal[a]	10 days
Landscape Buffer	1 day
[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 be installed along the Project Site frontage within 30 days of demolition. Water would be provided for these sprinklers from an existing connection in San Vicente Boulevard.	

Table II-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 II-2
Estimated Workers on Project Site

Phase	Duration
Asbestos Abatement	10 workers
Building Demolition	8 workers
Utilities Removal	5 workers
Landscape Buffer	5 workers

5. Requested Permits and Approvals

The list below includes the anticipated requests for approval of the Project. This 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 approvals required to implement the Project are:

- 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 asset 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.