

APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY

ORIGINAL – (No copies or faxes)


DATE: 10/22/2024

PROJECT LOCATION AND DESCRIPTION:

- (1) Area proposed to be vacated is: Along Hope Street; 2nd Street
(Street/Avenue/Boulevard/alley/walk: N/S/E/W of)
and is located between:
General Thaddeus Kosciusko Way and 2nd Street
(Street, Avenue, Boulevard or other limit) (Street, Avenue, Boulevard or other limit)
- (2) The vacation area lies within or is shown on:
- (a) Engineering District: (check appropriately)
- Central Harbor Valley West Los Angeles
- (b) Council District No. 14
- (c) District Map No. 132A211;MB 6-196
- (3) Area (in sq. ft.) of the proposed vacation area is approx. 425 sq. ft. If over ~~10,000~~ 10,000 buildable area, the vacation is not categorically exempt from the California Environmental Quality Act Guidelines and will require a higher level of environmental review. Contact Land Development/Right-of-Way Section to discuss the effect of this ~~on~~ the processing of your application prior to submittal. If the applicant is required to ~~have~~ have environmental determination performed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional \$32,100 fee deposit. This will also increase the processing time by approximately 6 months.
- If the vacation is located within a Coastal Development Zone, a Coastal Development Permit will be required for the project. The applicant should be aware that vacations within a Coastal Development Zone will take longer to process and will be considerably more expensive. If the applicant is required to have a Coastal Development Permit processed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional \$32,100 fee deposit.
 - Some city agencies, including LADOT, may require additional fees to be deposited to cover costs during the referral and investigation process. The applicant is responsible for paying the fees to the agency directly. Referral fees paid to other city agencies are separate from the Bureau of Engineering processing fees.
- (4) Purpose of vacation (future use of vacation area) is: Permit architectural proj-
ections at a height of 34' to 38'3.75" above the public right-of-way along
2nd Street, Hope Street and General Thaddeus Kosciusko Way.
- (5) Vacation is in conjunction with: (Check appropriately)
- Revocable Permit Tract Map Parcel Map Zone Change
 Other _____

PETITIONER / APPLICANT:

(6) Petitioner(s): Deborah Kanter for The Broad
Print Name(s) of Petitioner(s) in full – Name or Company Name

Signature(s): 
If Company, Name and Title

(7) Mailing Address: 221 South Grand Ave., Los Angeles, CA 90021
(Address, City, State, Zip Code)


(8) Daytime phone number of petitioner is: (310) 487-8303
FAX number:
E-mail: deborahkanter@gmail.com

(9) Petitioner is: (check appropriately) Owner **OR** Representative of Owner

OWNERSHIPS:

(10) Name(s) and address of the Owner(s) applying for vacation is/are:
The Broad
221 South Grand Ave., Los Angeles, CA 90021

Print Name(s) and Address of Owner(s) in Full
(If Owner is Petitioner, Indicate "Same as above")

 Secretary, The Broad
Signature(s)

(11) Petitioner is owner or representative of owner of: (check appropriately)

The property described in attached copy of Grant Deed **OR**

(Lot, Tract No.) (Parcel, Parcel Map L.A. No.) (Other)

- (12) The following are the available signatures of other property owners who also own properties adjoining the area proposed to be vacated and whose ownerships are indicated on the attached map by use of "circled letters". (1) Print Name(s), (2) Provide mailing addresses, (3) Indicate Lots owned and (4) Obtain signatures. (See Example Ownership List)

Ownership Information may be obtained from:

Los Angeles City Clerk or for the most
 Property and Land Ownership Current
 200 North Spring Street information
 Room 360
 Los Angeles, CA 90012
 Phone: (213) 482-0060

Los Angeles County Assessor
 Ownership Information
 500 West Temple Street
 Los Angeles, CA 90012
 Phone: (213) 974-3211

Provide the **information** as indicated:

	Print Names(s) of Property Owner(s) Here	Signature(s) Here
A	----- Print Mailing Address Here	----- Owner of: Lot or Parcel Here
B	-----	-----
C	-----	-----
D	-----	-----
E	-----	-----
F	-----	-----
G	-----	-----
H	-----	-----
I	-----	-----
J	-----	-----
K	-----	-----

Add extra sheet(s) if necessary.

CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE CITY ENGINEER

ENVIRONMENTAL ASSESSMENT FORM

(Subject to Revision)

Return to: Land Development Group
201 No. Figueroa Street
2nd Floor, Suite 200
Los Angeles, CA 90012

Attention: Armenia Aguilar
Section Head

PLEASE TYPE

DATE SUBMITTED: November 1, 2024

PROJECT TYPE: Street Vacation

PROJECT ADDRESS/LOCATION: 220 S. Hope Street; 221 S. Grand Ave. 620 W. 2nd Street
BETWEEN Gen. Thadd. Kosci. Way AND 2nd Street

PROJECT AREA (IN ACRES) 425 sf

REFERENCES: PROJECT NO. _____

C.D. 14 C.F. NO. _____

ENGR. DIST. Central W.O. _____

DIST. MAP 132A211' MB 6-196 DIV. INDEX _____

OTHERS (SPECIFY) _____

Applicant's Name: The Broad Phone 310.487.8303

Address: 221 S. Grand Avenue

City: Los Angeles, CA Zip Code 90021

NOTE: Not all projects will necessitate the preparation of an Environmental Impact Report (EIR). In order to make a determination as to whether any significant environmental impacts could result from the proposed project or action, the following Environmental Assessment Form must be filled out and submitted to the City Engineer.

As soon as possible, the Office of the City Engineer will determine whether or not the application will require an Environmental Impact Report and will notify the applicant accordingly.

If your available data indicates that the project will have a significant adverse impact on the environment, you may be required to submit a Draft Environmental Impact Report in addition to this assessment form.

Please attach any maps, photographs, plot plans, preliminary development plans, or other pertinent information which will assist in determining the significance of this project's impact.

SECTION I

Please complete the following on attached typewritten pages.

A. Description of Project

1. Objectives – Purpose of Project

Describe in sufficient detail the objectives or purposes of the project.

If the project could result in any adverse environmental effects or public objections, the applicant may use this Subsection to explain why the proposed project is believed to be the best course of action, describing the factors of overriding importance supporting this conclusion.

2. Project Characteristics

Describe the project's physical (technical and environmental) characteristics including the actions or activities associated with the project (temporary construction activities as well as permanent operating activities). The description should not supply extensive detail beyond that needed to assess the potential environmental effects of the project's characteristics.

3. Existing Use of Property

Describe the existing use of the property and the density or intensity of any structures to be removed.

4. Relationship to Other Projects

If the project is a component of larger plans or programs, describe the project's future phases or extensions. If the project is part of a larger project for which an EIR has been required, or for which a Negative Declaration has been granted, attach the EIR or reference the Negative Declaration in this Subsection.

Describe existing projects in the surrounding area, which may have a major influence on, or be influenced by the proposed project.

5. Other Project Permits Required

List subsequent or subordinate public agency approvals or permits which will be necessary to the completion of the project (e.g. building permits, sewer connection permits, zone change or variance, conditional use, tract or parcel maps, APCD approval, etc.). Specify the type of permit or approval and the public agency involved, including Special Districts.

B. Description of Existing Environmental Conditions

Briefly describe the environmental conditions (social, economic and physical) in the area affected by the proposed project as existing prior to commencement of the project.

Detailed information concerning individual environmental conditions should be provided only if the questions under Section II indicate that the project could result in a change in a particular environmental condition. For example, if views could be obstructed or changed by the project, then the environmental description should provide greater detail concerning the existing visual conditions that may be obstructed or changed. Similarly, if traffic congestion could be increased by the project, then the existing traffic pattern and levels of congestion should also be described in greater detail, if such increase is significant.

SECTION II

Please answer the following questions. If your answer is YES to one or more of the questions, please explain each YES answer on a separate typewritten page(s) attached to this Form.

- | | YES | NO |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------|
| 1. Could the project result in higher densities and more intensive land use? | _____ | _____ <u>X</u> |
| 2. Could the project serve to encourage or facilitate development of presently undeveloped areas or intensify development of already developed areas outside the project establish any project area? Could the project establish any precedents or facilitate any other projects of which the impact may be significant? | | |
| NOTE: Examples include the introduction or expansion of facilities such as streets, water mains or sewer lines, or the increase in development pressure resulting from changes in adjacent property values induced by the proposed project. | _____ | _____ <u>X</u> |
| 3. Could the project result in the temporary or permanent displacement of people or annoyance to community residents? | _____ | _____ <u>X</u> |
| 4. Could employment or the availability of housing in the community be affected by the project? | _____ | _____ <u>X</u> |
| 5. Could any racial, ethnic, religious or other established social group in the community be affected by the project? Could the social or economic composition of the community be changed by the project? | _____ | _____ <u>X</u> |
| 6. Could the project cause increased traffic congestion or draw non-residential traffic through a residential neighborhood, or cause increased street parking or loading? Could the project cause increased congestion in the use of other facilities (recreational, commercial or other)? | _____ | _____ <u>X</u> |
| 7. Could views from neighboring properties be changed or obstructed by the project? Could the project affect the aesthetic character of the neighborhood or community? | _____ | _____ <u>X</u> |
| 8. Could existing ambient noise levels be increased by the project (including during its construction period) to the extent that present or future residents or passersby would be annoyed to any degree? Could adjoining occupational, recreational or wildlife areas be affected by increases in ambient noise levels? | _____ | _____ <u>X</u> |
| 9. Could the project change or disrupt any historical, cultural or archaeological site or its setting? | | |
| NOTE: The setting of such sites includes surrounding areas, the nature of which are important to the understanding and enjoyment of the site itself. | _____ | _____ <u>X</u> |

- | | YES | NO |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------|
| 10. Are any of the natural or man-made features in the project area unique; that is, not found in other parts of the City? | _____ | _____ |
| NOTE: Unique features include those areas, structures, biological phenomena, etc., that exhibit distinguishing characteristics not found in other areas, or found only in a small number of areas. | | _____ <u>X</u> |
| 11. Could the project change or affect the continued use or enjoyment of a natural, ecological, recreational or scenic area or resource? | _____ | _____ <u>X</u> |
| 12. Could the project affect the potential use, extraction or conservation of a scarce natural resource? | | |
| NOTE: Examples include, but are not limited to: | | |
| Developments which affect the extraction of rock, sand, gravel or other mineral resources. | | |
| Use which affect the multiple use of natural resources in scarce supply. | | |
| Activities which tend to affect the supply or availability of natural resources that are in scarce supply. | _____ | _____ <u>X</u> |
| 13. Does the project area serve as a habitat, food source, nesting place, source of water, etc., for any rare or endangered plant, wildlife or fish species? | _____ | _____ <u>X</u> |
| 14. Could the project injure fish, or wildlife, or their habitat, or interfere with the movement of any resident or migratory fish or wildlife species? | _____ | _____ <u>X</u> |
| 15. Could the project change existing features of any lagoon, bay, tideland or their setting? | _____ | _____ <u>X</u> |
| 16. Could the project change existing features of any beach or its surroundings, or is it located within 1,000 yards of mean high tide? | _____ | _____ <u>X</u> |
| 17. Will the project produce emission of any type, which will be directly injected into the atmosphere? (Particulate matter as well as chemical pollutants should be considered.) | _____ | _____ <u>X</u> |
| 18. Will the project produce any offensive or irritating odors? | _____ | _____ <u>X</u> |
| 19. Will trees or landscaping be removed? | _____ | _____ <u>X</u> |
| 20. Does the project involve construction in hilly or mountainous terrain? | _____ | _____ <u>X</u> |
| 21. Could any grading, blasting, excavating or drilling be required to implement the project? | _____ | _____ <u>X</u> |
| 22. Will the project involve construction in areas involving possible geologic or soils hazards or in areas subject to periodic flooding? | _____ | _____ <u>X</u> |

Objective

Street vacation involving 425 square feet at a height ranging from 34' to 39' above the right-of-way to allow architectural projects (not habitable space) pertaining to a 45,000sf expansion of The Broad Museum.

Project Description/Project Characteristics

The Broad Museum (“The Broad”), a world renown museum with over 2,000 works of art in Downtown Los Angeles, proposes a 45,000 square-foot expansion to the existing museum, including 30,000 square feet of exhibition gallery areas together with associated lobby, restroom, and programmatic spaces. The expansion will augment the Broad’s commitment to showcasing influential contemporary artists and advancing education and engagement through no-cost exhibitions and diverse public programming, cultural and educational offerings.

The proposed addition will be located at the rear of the existing museum, replacing the rooftop level of the multi-level parking structure that fronts Hope Street. The first level will consist of flexible gallery and program space that can be modified to accommodate small and larger exhibition spaces. The second level will include archival gallery space with sliding panel art screens that can be flexibly displayed or stored by the Museum over time. The third floor includes two additional galleries surrounding exterior space comprised of two courtyards, with a balcony overlooking Hope Street.

The existing Museum will undergo modifications to the west façade to create connectivity and allow for art movement and stair connections between the existing Museum Level 2 to the 2nd level of the Expansion area, alteration of existing spaces for required circulation and infrastructure, and renovation of existing archive spaces to provide 5,500 SF of new gallery and lobby space. In the garage, structural modifications will be required for garage strengthening to support the building addition, for new exit stairs, elevators, and MEP rooms / equipment.

Existing Use of Property

109,000sf multi-level museum

Relation To Other Projects

The proposed expansion has been evaluated under CEQA in Final EIR (SCH No. 2005091041) that facilitated the original project approvals under CPC-2006-9702-ZC-CU-CUB-CUX-ZV-DA and TT-67492 for the overall phased development of residential, retail, office, hotel and other commercial uses as part Grand Avenue Project. Many components of these approvals have been developed, including The Emerson residences, The Broad Museum, The Grand Avenue mixed-use project by Frank Ghery (Related) and under construction is the expansion of the Colburn School.

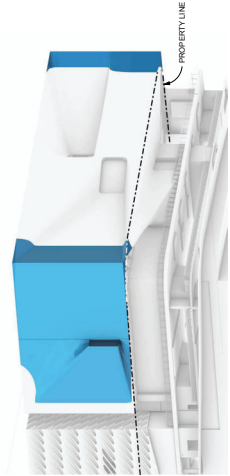
Other Project Permits Required

None. The expansion falls below the threshold for Site Plan Review, thereby not necessitating discretionary action by the City of Los Angeles.

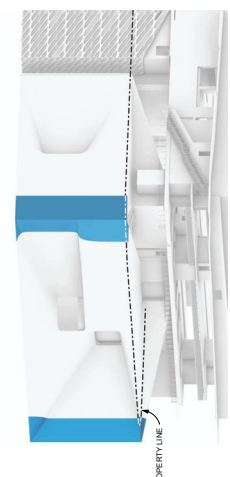
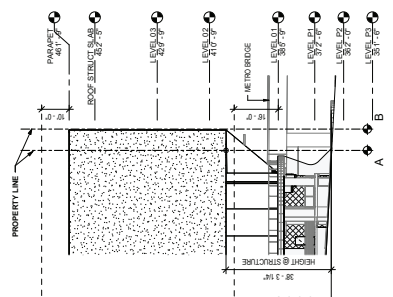
Environmental Conditions

The project site is improved with a 3-story above grade garage upon which the expansion would occur. The site is surrounded on all side by other urban uses, including multi-family residences, Disney Concert Hall, Coburn School, and The Grand by Gehry project in Downtown Los Angeles.

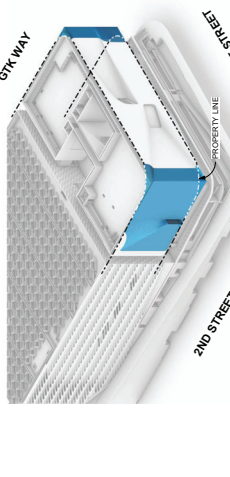
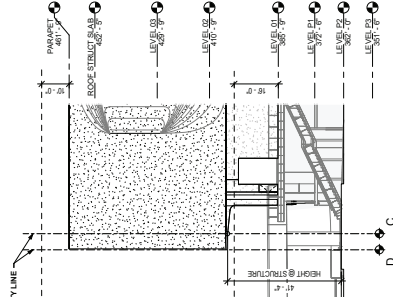
SHEET NOTES



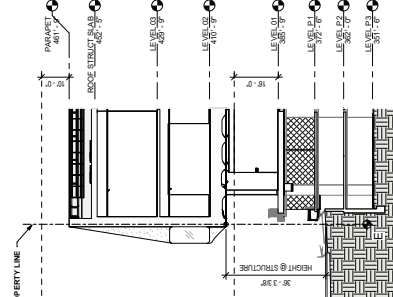
VIEW 1 - PROJECTION AT CORNER, HOPE AND 2ND STREET
(INCLUDED FOR DIAGRAMMATIC PURPOSES ONLY. ELEVATIONS INDICATE CURRENT DESIGN AT LEVEL 1)



VIEW 2 - PROJECTION AT CORNER, HOPE AND GTK WAY
(INCLUDED FOR DIAGRAMMATIC PURPOSES ONLY. ELEVATIONS INDICATE CURRENT DESIGN AT LEVEL 1)



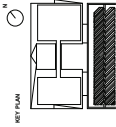
ISOMETRIC VIEW
(INCLUDED FOR DIAGRAMMATIC PURPOSES ONLY. ELEVATIONS INDICATE CURRENT DESIGN AT LEVEL 1)



PROJECTION IN ELEVATION AT CORNER, HOPE AND 2ND STREET
1/16" = 1'-0"

PROJECTION IN ELEVATION AT CORNER, HOPE AND GTK WAY
1/16" = 1'-0"

PROJECTION IN ELEVATION AT CORNER, 2ND STREET
1/16" = 1'-0"



DATE: 12/21/2022

PROJECT NUMBER: 2022-0122

DRAWN BY: C. O'NEILL

CHECKED BY: C. O'NEILL

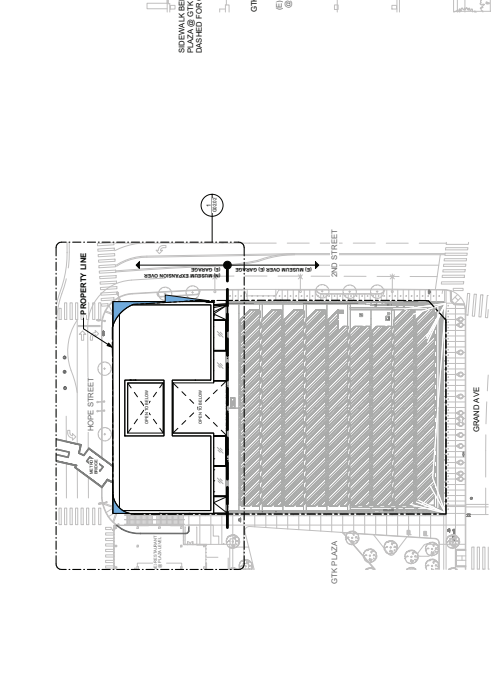
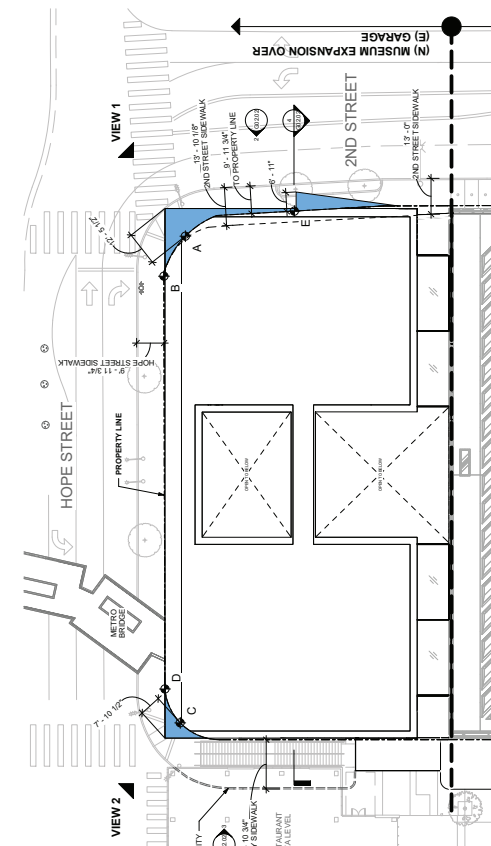
PROJECT NAME: THE BROAD

PROJECT ADDRESS: 300 North Main Street

PROJECT CITY: Los Angeles, California

PROJECT STATE: California

PROJECT ZIP: 90012



KEY PLAN EXPANSION PROJECTIONS
1/16" = 1'-0"

PLAZA LEVEL SITE PLAN
1/16" = 1'-0"