

September 12, 2025

Armenia H. Aguilar
Permit Case Management Division | Civil Engineer Associate II
Bureau of Engineering | Department of Public Works
201 N. Figueroa St., Suite 290
Los Angeles, CA 90012

Re: VACATION REQUEST – VAC- E1401457 – Council File No. 24-1448-S1 –
Airspace Vacation (elevation of 32'-8 3/8" to 34'-8 1/4" above the sidewalk at corner
of Hope Street and 2nd Street)

Dear Sir/Madam;

This is to request certain adjustments to the application for Vacation of Public Right of Way that The Broad filed on October 22, 2024. The purpose of this application is to allow architectural projections at a height *ranging from 32'-8 3/8" to 34'-8 1/4"* above the sidewalk at the corner of Hope and 2nd Streets (the sidewalk slopes so the clear height varies by 2 ft.). The property line at that corner is curved, whereas our building is square. The area we wish to vacate is 320 square feet.

The original application also requested to vacate an area at the corner of Hope St. and General Thaddeus Kosciuszko Way and an area along 2nd St. west of Hope St. We no longer wish to vacate those areas. In addition, to allow for construction tolerances, we have increased the margin around the area we do request to vacate of 1 foot on each side. A diagram is attached to this letter. The areas marked in orange are the areas we no longer wish to vacate.

Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,



Deborah L. Kanter
Secretary and General Counsel

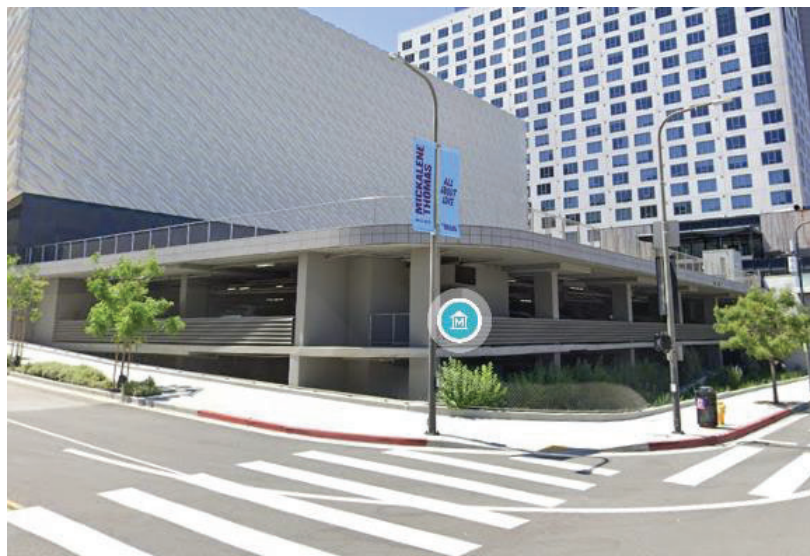
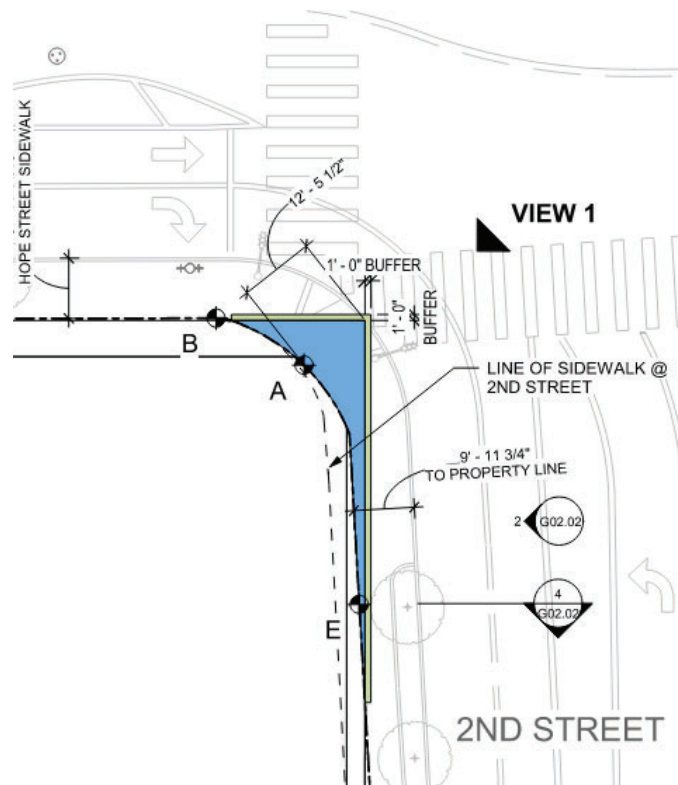
Description of Vacation Elevations

The elevations of the area requested to be vacated range from 32'-8 3/8" to 34'-8 1/4" because the sidewalk slopes:

At **marker E**, the lower limit is at 32'-8 3/8" above the sidewalk (the lowest point).

At **marker B**, the lower limit is at 34'-8 1/4" above the sidewalk (the highest point).

The **2'-0"** difference is due to the natural slope of the sidewalk/elevation grade.





Re: Broad Museum - Street Vacation status

Armenia Aguilar <armenia.aguilar@lacity.org>
To: Zubaid Mizan <zubaid.mizan@lacity.org>
Cc: Thein Crocker <thein.crocker@lacity.org>

Thu, Sep 11, 2025 at 12:32 PM

Hi Sean,

I received the following email regarding the vacation areas for the Broad Museum. Would you please make the necessary changes to the exhibit and report and resubmit it to the signature folder? Please note that the applicant has sent us revised plans, application, and legal description. Thank you

----- Forwarded message -----

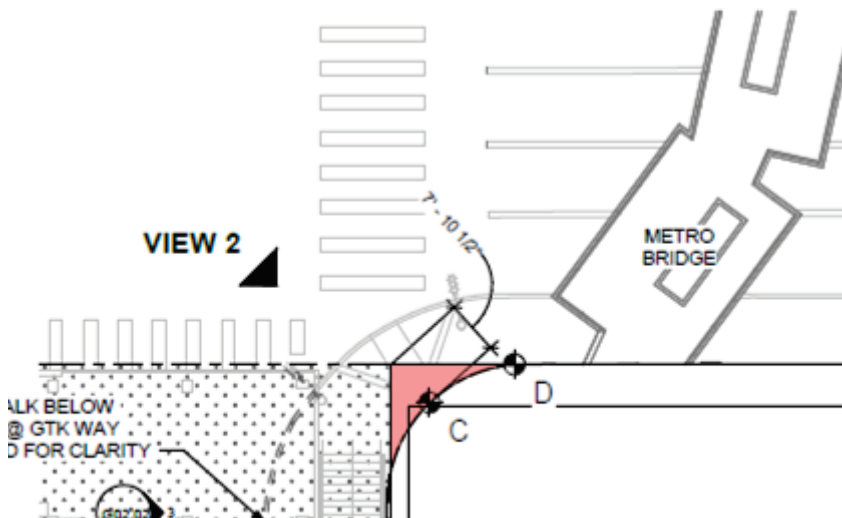
From: Deborah Kanter <deborahkanter@gmail.com>
Date: Thu, Sep 11, 2025 at 11:31 AM
Subject: Fwd: Broad Museum - Street Vacation status
To: Armenia Aguilar <armenia.aguilar@lacity.org>
Cc: Luciralia Ibarra <luciralia@sitiolanduse.com>, Wendi Gilbert <gilbertw@theljc.com>

Armenia,

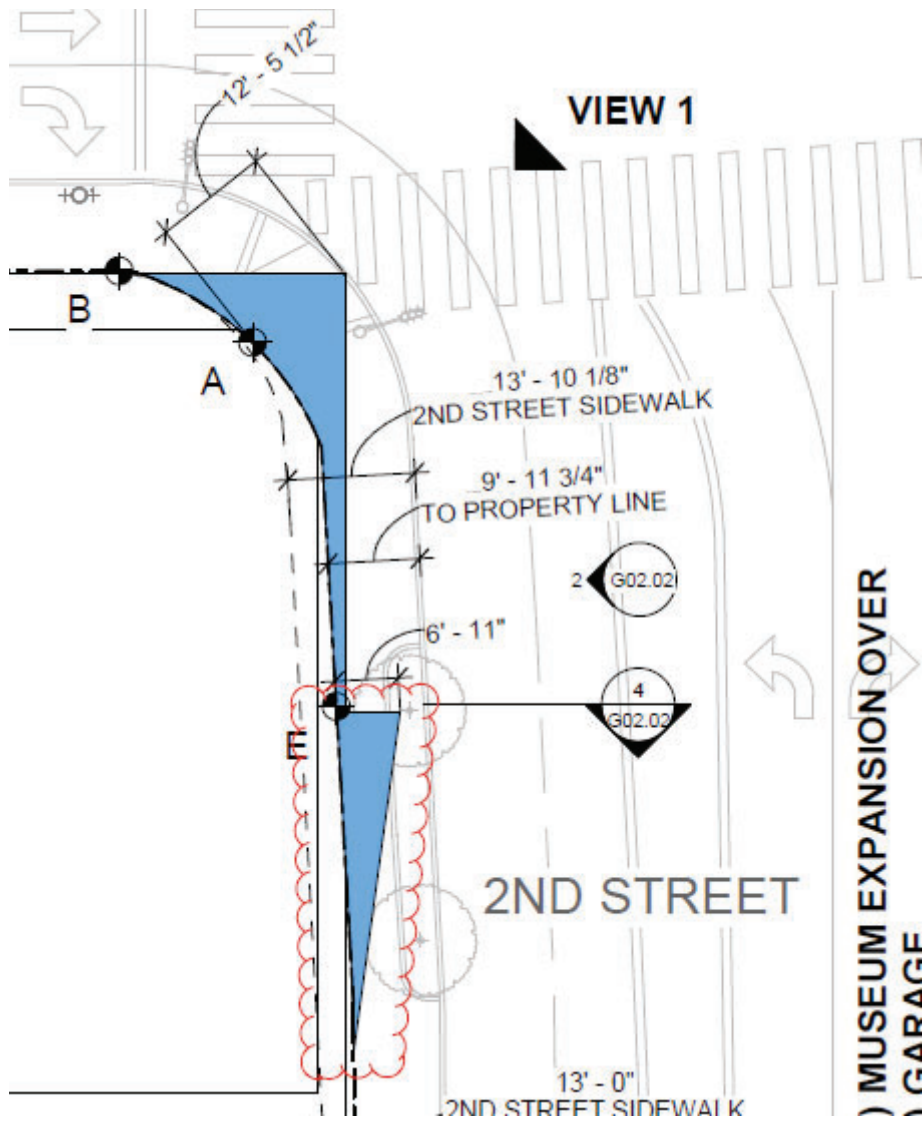
Revisiting the design against the property lines and the legal description, we realized we caused some unnecessary confusion. We apologize for that.

1. Hope/GTK: We realize that we do not need to vacate the corner at Hope St. and GTK Way (pink on the attached diagram and screenshot below) because the protrusion of the new building extends over an airspace parcel owned in fee by The Broad and does not encroach into the public right of way at all.

PROJECTION IN ELEVATION AT CORNER, HOPE AND GTK WAY
3 1/16" = 1'-0"

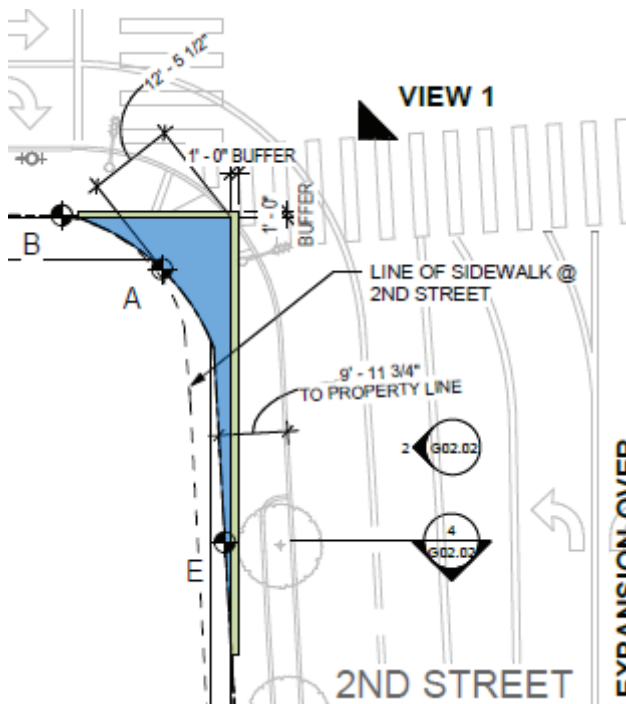


2. **Hope St.**: We have since eliminated the encroachment east of the corner of Hope and 2nd (red cloud) seen below in a screenshot from the exhibit, and no longer need a vacation of this area.



3. The only area we are now asking the City to vacate is the corner of Hope St. and 2nd St., as indicated in blue in the screenshot below and on the updated diagram, attached.

-



4. Regarding the area at Hope St. and 2nd St. that we asking the City to vacate, the Clear height from the sidewalk to the Lower Limit of the building (i.e. the vacated are) is **32'-8 3/8" to 38'-4"** (the 34' to 38'3.75" appears to be incorrect). When drafting the legal descriptions for this vacation request, we included a 1 foot buffer on the horizontal and vertical sides of the vacated area to allow for construction errors/tolerances. The building, however, has not changed at all.

To summarize:

CURRENT G02.02 (attached diagram)

Legal Description for Airspace - Lower Limit is 401.17' or 401'-2"

This was adjusted to provide a 1' buffer/tolerance for construction from the lower limit in the application diagram.

Clear height from Sidewalk to Lower Limit of Vacation –32'-8 3/8" to 38'-4"

Clear height from Sidewalk to Actual Structure –36'-3 3/8" to 41'-4"

APPLICATION G02.02

Clear height from Sidewalk to Structure –36'-3 3/8" to 41'-4"

I hope this helps clarify.

In an effort to try to be helpful, I have amended the application to reflect that we are now only requesting a vacation of 320 sq. ft. at Hope and 2nd Streets, including by attaching the revised diagram to the application. Note: only the area indicated in blue is requested to be vacated.

I am also attaching the legal description for the proposed vacation.

As a separate matter, we are bewildered as to why BOE is including Recommendation F and Conditions 5, 7, 9 and 10 in the report. We are asking to vacate only 320 sq. ft. of airspace well above any roadways, sidewalks, trees, etc. Also, this area was newly constructed in the past 10 years.

Thank you for your assistance with this. And apologies again for the confusion.

With kind regards,

Deborah

Deborah Kanter

310-487-8303

----- Forwarded message -----

From: **Armenia Aguilar** <armenia.aguilar@lacity.org>

Date: Wed, Sep 10, 2025 at 2:36 PM

Subject: Re: Broad Museum - Street Vacation status

To: Deborah Kanter <deborahkanter@gmail.com>

Cc: Luciralia Ibarra <luciralia@sitiolanduse.com>, Mizan Zubaid <zubaid.mizan@lacity.org>

Thank you.

Just to clarify, the application stated that 34' to 38'3.75" and the cross-section details show the projections beginning about 36'-3 3/8" to 41'-4" above the sidewalk. Please also confirm the projection limits, at elevation of 401'9" to 471'9". Thank you.

On Wed, Sep 10, 2025 at 2:24 PM Deborah Kanter <deborahkanter@gmail.com> wrote:

I'm asking the architect to respond ASAP.

Deborah Kanter

310-487-8303

On Sep 10, 2025, at 1:47 PM, Armenia Aguilar <armenia.aguilar@lacity.org> wrote:

Hi Luci,

Management is reviewing the application and report and noticed a discrepancy on the application regarding the projection limits above sidewalk. The application shows one thing but the sections another. This information will be included in the report and would like to have the correct information. Would you please confirm the limits above the sidewalk as well as the projection heights? Thank you.

On Wed, Sep 10, 2025 at 7:33 AM Armenia Aguilar <armenia.aguilar@lacity.org> wrote:

My pleasure!

Please see attached.

On Tue, Sep 9, 2025 at 4:09 PM Luciralia Ibarra <luciralia@sitiolanduse.com> wrote:

Thanks, Armenia,

Is it possible to see the most recent draft?

-Luci

From: Armenia Aguilar <armenia.aguilar@lacity.org>
Sent: Tuesday, September 9, 2025 12:42 PM
To: Luciralia Ibarra <luciralia@sitiolanduse.com>
Cc: Deborah Kanter <deborahkanter@gmail.com>
Subject: Re: Broad Museum - Street Vacation status

Good afternoon Luci,

The report has been reviewed and is ready for management approval/signature. Unfortunately, she is off today but will follow up with her tomorrow morning. Hoping we can get this one to the City Clerk by the end of the week.

On Mon, Sep 8, 2025 at 6:15 PM Luciralia Ibarra <luciralia@sitiolanduse.com> wrote:

Hi Armenia,

I hope you had a good weekend. Can you let me know if there has been an update to management's review of the report?

Thank you,

Luci

From: Armenia Aguilar <armenia.aguilar@lacity.org>
Sent: Wednesday, August 20, 2025 6:57 PM
To: Luciralia Ibarra <luciralia@sitiolanduse.com>
Cc: Deborah Kanter <deborahkanter@gmail.com>
Subject: Re: Broad Museum - Street Vacation status

You're welcome.

On Wed, Aug 20, 2025 at 3:04 PM Luciralia Ibarra <luciralia@sitiolanduse.com> wrote:

Appreciate it.

Thank you,

Luci

From: Armenia Aguilar <armenia.aguilar@lacity.org>

Sent: Wednesday, August 20, 2025 10:42 AM

To: Luciralia Ibarra <luciralia@sitiolanduse.com>

Cc: Deborah Kanter <deborahkanter@gmail.com>

Subject: Re: Broad Museum - Street Vacation status

Good morning Luci,

The recommendation report was submitted to management for review and requested an estimated time frame for completion of review. I will let you know as soon as I hear from them.

On Tue, Aug 19, 2025 at 6:39 PM Luciralia Ibarra <luciralia@sitiolanduse.com> wrote:

Hi Armenia,

Thank you again for your work in moving this along. I just wanted to check in to see if there was an update on the report going to committee?

Best,

Luci

From: Luciralia Ibarra

Sent: Thursday, August 7, 2025 7:44 AM

To: Armenia Aguilar <armenia.aguilar@lacity.org>

Cc: Maria Martin <maria.martin@lacity.org>; Deborah Kanter

<deborahkanter@gmail.com>; Milena Zasadzien <milena.zasadzien@lacity.org>;

Norman Mundy <Norman.Mundy@lacity.org>; Daniel Kim <daniel.y.kim@lacity.org>;

Zubaid Mizan <zubaid.mizan@lacity.org>; Bok Goh <bok.goh@lacity.org>; Thein Crocker

<thein.crocker@lacity.org>

Subject: RE: Broad Museum - Street Vacation status

Thank you, Maria!

I appreciate the update.

-Luci

From: Armenia Aguilar <armenia.aguilar@lacity.org>
Sent: Wednesday, August 6, 2025 12:44 PM
To: Luciralia Ibarra <luciralia@sitiolanduse.com>
Cc: Maria Martin <maria.martin@lacity.org>; Deborah Kanter <deborahkanter@gmail.com>; Milena Zasadzien <milena.zasadzien@lacity.org>; Norman Mundy <Norman.Mundy@lacity.org>; Daniel Kim <daniel.y.kim@lacity.org>; Zubaid Mizan <zubaid.mizan@lacity.org>; Bok Goh <bok.goh@lacity.org>; Thein Crocker <thein.crocker@lacity.org>
Subject: Re: Broad Museum - Street Vacation status

Good afternoon Luci,

I met with Maria last week and EMG is working on the draft memo. You should be receiving it soon.

On Tue, Aug 5, 2025 at 4:21 PM Luciralia Ibarra <luciralia@sitiolanduse.com> wrote:

Good afternoon, Maria/Armenia,

Following up again to see if there was any movement or anything else you may need from our end?

Thank you,

Luci

From: Luciralia Ibarra
Sent: Wednesday, July 30, 2025 2:07 PM
To: Maria Martin <maria.martin@lacity.org>; Armenia Aguilar <armenia.aguilar@lacity.org>
Cc: Deborah Kanter <deborahkanter@gmail.com>; Milena Zasadzien <milena.zasadzien@lacity.org>; Norman Mundy <Norman.Mundy@lacity.org>; Daniel Kim <daniel.y.kim@lacity.org>
Subject: RE: Broad Museum - Street Vacation status

Good afternoon, Maria/Armenia,

Just wanted to check in to see if there was an update.

Thank you,

Luci

From: Maria Martin <maria.martin@lacity.org>
Sent: Thursday, July 24, 2025 2:38 PM
To: Armenia Aguilar <armenia.aguilar@lacity.org>
Cc: Luciralia Ibarra <luciralia@sitiolanduse.com>; Deborah Kanter <deborahkanter@gmail.com>; Milena Zasadzien <milena.zasadzien@lacity.org>; Norman Mundy <Norman.Mundy@lacity.org>; Daniel Kim <daniel.y.kim@lacity.org>
Subject: Re: Broad Museum - Street Vacation status

Hi Armenia,

Yes, please. I am working on this but am copying Norman and Daniel as well.

Best regards,

Maria Martin

Environmental Management Division | Environmental Affairs Officer
Bureau of Engineering | Department of Public Works
[1149 S. Broadway, Suite 600](#)

[Los Angeles, CA 90015](#)

Mail Stop 939

O: [213 485 5753](tel:2134855753)

maria.martin@lacity.org

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On Thu, Jul 24, 2025 at 1:34 PM Armenia Aguilar <armenia.aguilar@lacity.org> wrote:

Hi Maria,

Let me know if you need me to send all the responses from various utility companies and City Departments.

On Thu, Jul 24, 2025 at 1:24 PM Maria Martin <maria.martin@lacity.org> wrote:

| Hi Luci and Milena,

I have been reviewing the documents and I could not find the recent DCP Letter of Clarification and followed up with Milena to request a link or the copy.

I also understand that the responses to the Land Development Unit on the referral letter are due 8/5/25. I need copies of those responses as well. Thanks.

Best regards,

Maria Martin

Environmental Management Division | Environmental Affairs Officer
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O: [213 485 5753](#)

maria.martin@lacity.org

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On Thu, Jul 24, 2025 at 12:24 PM Luciralia Ibarra <luciralia@sitiolanduse.com> wrote:

Good afternoon, Maria/Armenia,

Was hoping you may have an update for us or if you should need anything else on our end.

Thank you,

Luci

From: Luciralia Ibarra

Sent: Tuesday, July 15, 2025 9:07 AM

To: Maria Martin <maria.martin@lacity.org>

Cc: Armenia Aguilar <armenia.aguilar@lacity.org>; Milena Zasadzien <milena.zasadzien@lacity.org>; Deborah Kanter

<deborahkanter@gmail.com>

Subject: RE: Broad Museum - Street Vacation status

Thank you so much for the update!

From: Maria Martin <maria.martin@lacity.org>

Sent: Tuesday, July 15, 2025 8:58 AM

To: Luciralia Ibarra <luciralia@sitiolanduse.com>

Cc: Armenia Aguilar <armenia.aguilar@lacity.org>; Milena Zasadzien <milena.zasadzien@lacity.org>; Deborah Kanter <deborahkanter@gmail.com>

Subject: Re: Broad Museum - Street Vacation status

Good morning Luci,

I am focusing on it this week. Thanks.

Best regards,

Maria Martin

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On Tue, Jul 15, 2025 at 7:56 AM Luciralia Ibarra <luciralia@sitiolanduse.com> wrote:

| Good morning, Maria/Armenia,

I wanted to follow up again to see if there had been an update.

Thank you,

Luci

From: Luciralia Ibarra
Sent: Tuesday, July 8, 2025 6:00 PM
To: Maria.Martin@lacity.org; Armenia Aguilar <armenia.aguilar@lacity.org>
Cc: Milena Zasadzien <milena.zasadzien@lacity.org>; Deborah Kanter <deborahkanter@gmail.com>
Subject: Broad Museum - Street Vacation status

Good evening, Maria/Armenia,

I wanted to follow up and see if there was an update on your end as to BOE's approach to the environmental clearance for the street vacation. Please let us know if there is anything we can do.

Thank you,

Luci

Get [Outlook for iOS](#)

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Armenia H. Aguilar
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The Bureau of Engineering (BOE) has a new online Customer Service Request (CSR) application to receive all inquiries and requests that do not already have an avenue for submission in other BOE web applications. These include requests for clearances related to City Planning or LADBS building permits.

The CSR application, and all other BOE applications, are accessible through our online portal, which can be found at <http://engpermits.lacity.org/>.

The normal response time for CSR requests is one to three days, with a maximum of about a week during unusual periods. Requests are taken in the order received and are monitored closely to ensure that all are responded to. You will be notified by email when there is a response and can log in any time to check the status. In order to serve you better, requests and questions are no longer accepted via phone or email.

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<Transmittal 1 Application Packet E1401457 (1).pdf>

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3 attachments



BROAD Exp - G02.02.pdf
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Transmittal 1 Application Packet E1401457 (revised by Broad 091125).pdf
8697K



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