

APPROVED

MAY 23, 2017

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 17-135 Revised

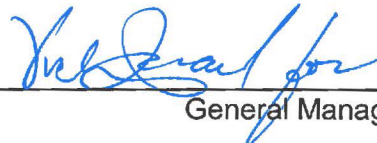
DATE May 23, 2017

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: EXPOSITION PARK – LUCAS MUSEUM OF NARRATIVE ART (MUSEUM) – LEASE AGREEMENT WITH THE 6TH DISTRICT AGRICULTURAL ASSOCIATION (STATE) FOR THE USE OF CITY/PARK PROPERTY FOR THE PROPOSED MUSEUM; AMENDMENT TO GROUND LEASE AGREEMENT WITH STATE FOR USE OF STATE PROPERTY FOR PLAYFIELD PURPOSES; CONSIDERATION OF THE EIR, FIRST ADDENDUM, SECOND ADDENDUM, THIRD ADDENDUM, FOURTH ADDENDUM, AND ERRATA, FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS AND ACCOMPANYING MITIGATION MEASURES AND MITIGATION MONITORING PROGRAM FOR THE LOS ANGELES MEMORIAL COLISEUM RENOVATION PROJECT EIR (SCH NO. 1990011065)

AP Diaz _____ V. Israel _____
*R. Barajas RB _____ N. Williams _____
H. Fujita _____



General Manager

Approved ✓ _____ Disapproved _____ Withdrawn _____
As Amended _____

RECOMMENDATIONS

1. Adopt a proposed Resolution, herein included as Attachment 1, authorizing the Department of Recreation and Parks (RAP) to: (1) enter into a proposed fifty (50) year Lease Agreement (Lease) with the 6th District Agricultural Association (State) for the use of the Leighton Avenue parcels for the construction and operation of a portion of the proposed open space landscaping of the Lucas Museum of Narrative Art (Museum) in accordance with Charter Section 594 and for the construction and operation of an underground parking garage in accordance with Charter Section 596, and (2) amend the existing lease with the State for the City's Playfield at Expo Center;
2. Authorize the RAP's General Manager or designee to negotiate Lease with the State, on file in the Board of Recreation and Park Commissioner's (Board) Office, for the use of the Leighton Avenue parcels for the construction and operation of a portion of the proposed Museum and for construction and operation of the underground parking garage, consistent with the terms set forth in this Report and subject to approval of the

BOARD REPORT

PG. 2 NO. 17-135 Revised

Mayor and, as to the use of the subsurface space, the City Council, and approval of the City Attorney as to form;

3. Authorize RAP's General Manager or designee to negotiate Amendment to the Ground Lease Agreement (Ground Lease) with State, on file in the Board Office, for the use of State property, measuring approximately 154,800 square feet or 3.55 acres, for Playfield purposes at Exposition Park, subject to approval of the Mayor and approval of the City Attorney as to form;
4. Direct the Board Secretary to transmit forthwith the final negotiated Lease and Ground Lease concurrently to the Mayor in accordance with Executive Directive No. 3 (Villaraigosa Series), and to the City Attorney for review and approval as to form;
5. Authorize the City Attorney's Office to make technical changes to the Lease and Ground Lease, as necessary;
6. Authorize the Board President and Secretary to execute the proposed Lease and Ground Lease upon receipt of the necessary approvals; and
7. Find that pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162, 15163, and 15164, in consideration of the whole of the administrative record, that the project was adequately assessed in the previously certified Environmental Impact Report (EIR), First Addendum, Second Addendum, Third Addendum, Fourth Addendum, and Errata, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for the Los Angeles Memorial Coliseum Renovation Project EIR (SCH No. 1990011065); and no subsequent EIR, Negative Declaration, or further addendum or other CEQA analysis is required for approval of the project and the actions before the Board.

SUMMARY

In January 2017, filmmaker George Lucas announced that Los Angeles was selected as the location to build the Lucas Museum of Narrative Art (Museum). To be located primarily on State land at Exposition Park, the Project is estimated to cost approximately One Billion Dollars (\$1,000,000,000.00), which includes building costs, art and an endowment of at least Four Hundred Million Dollars (\$400,000,000.00). The project comprises a five level 299,717 square foot Museum with a two-level parking garage underneath and an adjacent landscaped area with walking paths and a three-level parking garage underneath (Exhibit A).

On April 19, 2017, the Board, through Report No. 17-104, authorized the General Manager to execute the Planning application related to the Museum project and directed RAP staff to work with the State to draft a new lease agreement for the State's use of the two City-owned Leighton Street parcels and to amend the Ground Lease Agreement to remove certain terms and conditions no longer applicable due to the Museum project.

BOARD REPORT

Lease Agreement (Lease)

Two (2) parcels within the project area, Lots 101 and 102 on Leighton Street are City-owned lots under RAP's jurisdiction (Exhibits B-1 and B-2). These lots measure approximately 19,800 square feet or 0.45 acres and are currently used for parking. In addition, the City also owns a small sliver of land not currently in use, which is no wider than a sidewalk and juts directly out from the Leighton Street parcels north along Vermont Avenue. Taken all together, the property is to be part of an open and landscaped area with walking paths and a tri-level underground parking garage (Exhibit C). The proposed Lease will have a term of fifty (50) years that would allow for the construction of a public open space area and a tri-level subterranean public parking structure. According to the State, the surface public open space area is to be maintained and operated by the Museum, and the subterranean public parking structure is to be maintained and operated by the State. The Lease includes a provision that allows for the sublease by the State to the Museum. The rent owed by the State for the Lease is \$1 per year. Other considerations for this Lease include the public benefit to be realized from the construction, operation, and maintenance of the improvements contemplated, including landscaped open space on the City-owned property, as well as 33 parking spaces provided either on State property or in the new subterranean garage, all at no cost to RAP.

Ground Lease Agreement (Ground Lease)

On March 16, 2016, the Board approved the Ground Lease between the State and the City of Los Angeles for the use of State property for playfield use and shared parking through Report No. 16-062. The Ground Lease was executed on May 6, 2016, and has an initial term of ten (10) years and five (5) one (1) year options for a total of fifteen (15) years. Due to the Museum project, various locations used for the playfields and shared parking will no longer be available under the Ground Lease. Therefore, several of the terms and conditions of the Ground Lease are no longer applicable or will have to be amended.

Due to the Museum project, various locations used for the playfields and shared parking will no longer be available under the Ground Lease. Therefore, several of the terms and conditions of the Ground Lease are no longer applicable or will have to be amended.

Please see table below for a comparison of the current terms and the proposed terms:

	Current Ground Lease	Proposed Terms
State Benefits	<ol style="list-style-type: none">1. Annual rent of \$90K with annual escalation2. 325 spaces provided by City at four locations (for all USC home football games, plus three additional events per year)	<ol style="list-style-type: none">1. Same –2. State relinquishes City of requirement to provide 163 spaces. City to continue to provide 162 spaces through end of lease (108 City-owned EXPO Center perimeter spaces; and 54 City-owned Martin Luther King strip spaces)

BOARD REPORT

PG. 4

NO. 17-135 Revised

	Current Ground Lease	Proposed Terms
City Benefits	<ol style="list-style-type: none"> 1. Approx. three acres for playfield 2. Use of South Lawn of Museum of Natural History for special event parking up to 3 times per year 3. Use of 495 spaces on State's Lot 1 for special event parking up to five times per year 4. Reduced rate parking of no more than \$2.00 per day for 200 EXPO Center parking spaces within Lot 4 or 5 	<ol style="list-style-type: none"> 1. New and relocated playfield, paid for by the Museum 2. – Same – 3. No longer provided 4. Same <p>New benefits:</p> <ol style="list-style-type: none"> 5. Proceeds from provision of 162 spaces (above) to accrue to the City (currently those proceeds are paid by USC to the State) 6. Use of 33 parking spaces, free of charge in Lot 4 or 5 or the new underground garage, for as long as the museum lease exists (i.e. up to 50 years)

The proposed Amendment to the Ground Lease is included as Attachment 3.

ENVIRONMENTAL IMPACT STATEMENT

RAP staff has determined that the actions before the Board are part of a larger project, adequately assessed in a previously certified EIR, along with four Addenda, Errata, Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring Program, for the Los Angeles Memorial Coliseum Renovation Project EIR (SCH No. 1990011065). On April 11, 2017, the Los Angeles Advisory Agency (Director of City Planning) approved the Fourth Addendum to the EIR for the proposed Lucas Museum of Narrative Arts as the Modified Project. A Notice of Determination (NOD) was filed with the Los Angeles County Clerk on April 24, 2017. No further CEQA documentation is required for the subject actions before the Board.

FISCAL IMPACT STATEMENT

There are no anticipated fiscal impacts to RAP's General Fund should the Board approve the execution of the Lease. Further, RAP staff, consistent with the Fiscal Impact Statement in Report No. 16-062, does not anticipate any additional costs beyond those already identified in the Ground Lease.

BOARD REPORT

PG. 5 NO. 17-135 Revised

This Report was prepared by Cid Macaraeg, Sr. Management Analyst II in Real Estate and Asset Management, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Proposed Resolution
- 2) Exhibit A – Preliminary Design of Lucas Museum of Narrative Art Museum
- 3) Exhibit B-1 – Aerial Photograph of Project Site – Lots 101 and 102
- 6) Exhibit B-2 – Parcel Map of Project Site – Lots 101 and 102
- 7) Exhibit C – Conceptual Landscape Plan

LMNA - LA AREA SUMMARY

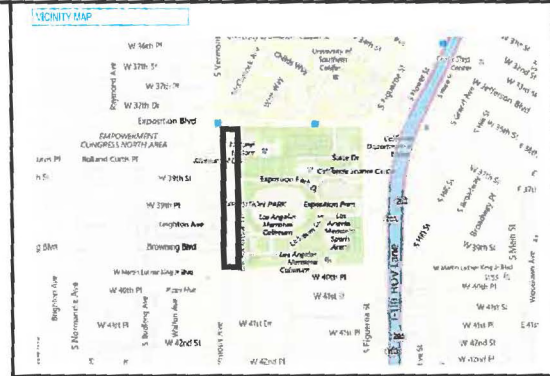
LEVEL	TOTAL NET AREA	TOTAL GROSS AREA
GROUND FLOOR	74,888	80,342
ROOFING FLOOR	72,414	84,424
LEVEL 01	680	1,080
LEVEL 02	11,694	14,290
LEVEL 03	543	8,194
LEVEL 04	12,211	24,270
LEVEL 05	100,000	111,240
LEVEL 06	81,766	81,840
LEVEL 07	83,177	83,177
TOTAL	379,717	547,997
MAXIMUM LEVEL 05	309,404	324,000
MAXIMUM LEVEL 02	77,421	88,761
TOTAL WITH BASEMENT	486,177	728,828

* TOTAL NET AREA DOES NOT INCLUDE STAIRS, ESCALATORS, ELEVATOR LOCA, PARKING, ELEVATOR PARKING, STAIRS, OR DISCARDED MECHANICAL ROOMS PER LA ZONING CODE (D-1)

† TOTAL GROSS AREA WITHOUT PARKING LOTS IS CALCULATED FOR ALL FLOORS

LMNA - SOUTH GARAGE - AREA

LEVEL	TOTAL NET AREA	TOTAL GROSS AREA
LEVEL 01	172,300	172,300
LEVEL 02	172,300	172,300
LEVEL 03	172,300	172,300
TOTAL WITH BASEMENT	516,900	516,900



PROJECT TEAM

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SHEET INDEX

G000	COVER
G001	PROJECT INFORMATION
G002	SITE PHOTOS
G003	RENDERINGS
A100	SITE PLANS
A101	MUSEUM FLOOR PLANS
A102	MUSEUM FLOOR PLANS
A103	MUSEUM FLOOR PLANS
A104	MUSEUM FLOOR PLANS
A105	SOUTH GARAGE FLOOR PLANS
A201	ELEVATIONS
A301	BUILDING SECTIONS

EXHIBIT A

PROJECT LOCATION AND SITE CHARACTERISTICS

THE PROPOSED LUCAS MUSEUM OF NARRATIVE ART (LMNA) WOULD BE DEVELOPED ON ONE SITE AT EXPOSITION PARK IN LOS ANGELES AND WOULD INCLUDE: 1) AN UP TO APPROXIMATELY 400,000-SQUARE-FOOT BUILDING WITH GALLERY, THEATER, EDUCATION, OFFICES, AND RESTAURANT FUNCTIONS; 2) THE REMOVAL OF TWO EXISTING PARKING LOTS THAT EXTEND FROM VERMONT AVENUE TO BILL ROBERTSON LANE BETWEEN EXPOSITION BOULEVARD AND MARTIN LUTHER KING JR BOULEVARD; 3) THE REMOVAL AND RELOCATION OF AN EXISTING SOCCER FIELD AND ASSOCIATED OUTBUILDINGS; 4) UP TO TWO LEVELS OF PARKING BELOW THE MUSEUM; AND 5) A SEPARATE BELOW GROUND PARKING STRUCTURE WITH UP TO THREE LEVELS OF PARKING LOCATED SOUTH OF THE MUSEUM BUILDING.

LMNA BUILDING SITE

THE LMNA SITE IS BORDERED ROUGHLY BY LEIGHTON AVENUE ON THE SOUTH; VERMONT AVENUE ON THE WEST; BILL ROBERTSON LANE ON THE EAST; AND JESSE BREWER JR PARK TO THE NORTH. WEST 39TH STREET BISECTS THROUGH THE MIDDLE OF THE SITE. THE SITE GRADE IS TO BE DETERMINED AND WILL CREATE SMOOTH TRANSITIONS FROM SURROUNDING ROADS AND SIDEWALKS. THE LMNA SITE WAS FORMERLY COMPOSED OF 44 LOT PARCELS, ALLEYS, AND CONNECTING STREETS. THE PARCELS WERE COMBINED INTO 2 PARKING LOTS.

PARKING LOT 2. THE LOT OCCUPIES THE SOUTHERN PORTION OF THE SITE AND HAS A NET AREA OF 385,183 SQUARE FEET (8.6 ACRES) AND A GROSS AREA OF 375,625 SQUARE FEET (8.6 ACRES). IT CONTAINS 816 SURFACE PARKING STALLS ON BLACK ASPHALT, WHICH INCLUDES 18 ADA PARKING STALLS. THERE ARE 3 GATES ALONG BILL ROBERTSON LANE. THERE ARE 2 ELECTRIC POLES IN THE CENTER OF THE LOT. THERE ARE LIGHT POSTS IN A ROW AT THE CENTER AND EAST EDGE OF THE LOT. THE PARKING LOT IS BOUNDED BY A BLACK WEST SIDE AND A GRAY CHAIN LINK FENCE ON THE REMAINING SIDES.

PARKING LOT 3. THE LOT OCCUPIES THE NORTHERN PORTION OF THE SITE AND HAS A NET AREA OF 124,214 SQUARE FEET (2.8 ACRES) AND A GROSS AREA OF 140,768 SQUARE FEET (3.4 ACRES). IT CONTAINS 481 SURFACE PARKING STALLS ON BLACK ASPHALT, WHICH INCLUDES 9 ADA PARKING STALLS. THERE ARE TWO GATES ALONG BILL ROBERTSON LANE. THERE ARE A ROW OF ELECTRIC POLES IN THE CENTER OF THE LOT (4 TOTAL). THERE ARE LIGHT POSTS IN A ROW AT THE CENTER AND EAST EDGE OF THE LOT. THE PARKING LOT IS BOUNDED BY A BLACK METAL GATE ON ALL 4 SIDES.

BACKGROUND

THE LMNA SITE WILL BE A FOCAL POINT AND CIVIC GATHERING SPACE FOR THE EXPOSITION PARK, PROVIDING PUBLIC PROGRAM FOR THE COMMUNITY AND INTERACTIVE LANDSCAPE ELEMENTS. AS PART OF A NETWORK OF PROXIMAL OPEN SPACES, THE LMNA SITE SHARES VISUAL AND FUNCTIONAL CONNECTIONS WITH THE NATURAL HISTORY MUSEUM TO THE NORTHEAST, MUSEUM PARK TO THE EAST, AND THE LOS ANGELES MEMORIAL COLISEUM TO THE EAST. FROM THE PUBLIC ROOF OF GARDEN, VISITORS CAN EXPERIENCE PANORAMIC VIEWS OF THE SURROUNDING EXPOSITION PARK AND USC CAMPUS, DOWNTOWN LOS ANGELES, AND SURROUNDING MOUNTAINS BEYOND. GIVEN THE SITE'S CLIMATE AND SUN EXPOSURE, THE DESIGN APPROACH USES CANOPIES AND LARGE OVERHANGS TO CREATE OUTDOOR SHADED PUBLIC AREAS. LIKEWISE THE SITES SURROUNDING LANDSCAPE INTEGRATION, STREET DESIGN, AND EXISTING CONDITIONS PRESENT DISTINCT CONTROLS FOR SITE DEVELOPMENT.

DESIGN CONCEPT

THE LUCAS MUSEUM OF NARRATIVE ART IN LOS ANGELES EXPLORES THE RELATIONSHIP BETWEEN NATURE AND THE URBAN ENVIRONMENT. THE INSTITUTION'S PROGRAM CONSISTS OF THREE COMPONENTS: A MUSEUM, AN EDUCATION DEPARTMENT, AND CINEMA THEATERS THAT ENHANCE THE THEME OF NARRATIVE ART OF WHICH THE MUSEUM IS NAMED. THE MUSEUM DESIGN STRENGTHENS THE PURPOSE OF THE LA EXPOSITION PARK AS A CENTER OF EDUCATION, CULTURE AND INSPIRATION FOR LA RESIDENTS, THE STUDENTS OF THE NEIGHBORING USC CAMPUS AND BEYOND.

THE MUSEUM DESIGN FOR EXPOSITION PARK RESPONDS TO THE CLIMATIC ENVIRONMENT OF THE SITE BY ELEVATING THE MUSEUM GALLERY, WHICH CREATES A CANOPY THAT FLOATS LIKE A CLOUD AND SHADES THE PUBLIC PARK BELOW. ARCHING OVER W 39TH STREET, THE LUCAS MUSEUM OF NARRATIVE ART CREATES AN ICONIC GATEWAY, FRAMING THE NEIGHBORING MUSEUM CAMPUS INCLUDING THE NATURAL HISTORY MUSEUM, THE CALIFORNIA SCIENCE CENTER AND THE LOS ANGELES MEMORIAL COLISEUM, UNDULATING LIKE A CLOUD, THE BUILDING FLOATS OVER A RICH LANDSCAPE WITH A VARIETY OF PUBLIC SPACES FACILITATING NATURAL SOCIAL INTERACTION, RECREATION, AND PUBLIC EVENTS.

THE EXTERIOR BUILDING SURFACE IS SMOOTH AND ORGANIC, REFLECTING THE SURROUNDING NEIGHBORHOODS AND LANDSCAPE. GUESTS TO THE MUSEUM, RESIDENTS OF SURROUNDING NEIGHBORHOODS, AS WELL AS THE PUBLIC, WILL BE REFLECTED IN THE METAL FACADE HIGHLIGHTING A SURREAL AND DYNAMIC EXPERIENCE. A FEATURE ELEVATOR ASCENDS FROM THE TRANSPARENT GLASS MUSEUM LOBBY BEGINNING A JOURNEY THROUGH THE SCULPTURAL SPACE. DISTORTED REFLECTIONS FOLLOW GUESTS CHOREOGRAPHICALLY AS THEY TRANSITION FROM REALITY INTO THE FANTASTIC WORLD OF NARRATIVE ART.

THE VISITORS' MOVEMENTS THROUGH THE GALLERIES ARE CHOREOGRAPHED BY A PATH THAT EFFORTLESSLY LOOPS AROUND THE "FLOATING CLOUD", CONTRIBUTING THROUGH A VARIETY OF EXHIBITION SPACES. WITHIN THE GALLERY CLOUD, SELECTED VIEWS TO THE SURROUNDING PARK LANDSCAPES BECOME HIGHLIGHTS, CELEBRATING THE CONNECTION TO NATURE. THE ROOF LANDSCAPE IS DESIGNED AS A TOPOGRAPHICAL FLOATING PARK, WITH PATHS AND TERRACES MEANDERING THROUGH THE GREENERY AND SHADING TREES. THE FLOATING LANDSCAPE BLENDS INTO THE URBAN SCENERY OF LOS ANGELES AND THE VIEWS REACH FROM THE HOLLYWOOD HILLS TO THE SKYLINE OF LA DOWNTOWN AND THE HORIZON WHERE THE SKY MEETS THE OCEAN.

THE MUSEUM EXPERIENCE GOES BEYOND THE DISPLAYED ART COLLECTIONS. THE SCULPTURAL SPACES OF THE ICONIC BUILDING WITH NATURAL ELEMENTS WOVEN THROUGHOUT BECOME PART OF THE EXHIBITION. DESIGNED AS A NEW LANDMARK FOR THE CITY OF LOS ANGELES, THE LUCAS MUSEUM OF NARRATIVE ART ESTABLISHES A DIALOGUE WITH THE METROPOLITAN ENVIRONMENT AND CELEBRATES PUBLIC LIFE ALONG EXPOSITION PARK, AS WELL AS THE NATURAL AND URBAN BEAUTY OF THE CITY.

PROGRAM AND ACTIVITIES

THE LANDSCAPE AREAS SURROUNDING THE BUILDING HAVE GREAT POTENTIAL FOR ANY NUMBER OF EVENTS AND ACTIVITIES. THOUGH IT IS NOT HEAVILY PROGRAMMED WITH FIXED ELEMENTS, THIS APPROACH ALLOWS THE PARK TO HAVE THE POTENTIAL TO CONTRIBUTE ITS ROLE AS A COMMUNITY GATHERING PLACE. THE PUBLIC PROGRAM WITHIN THE BUILDING SPILLS OUT INTO THE LANDSCAPE AREAS TO ACTIVATE THE SPACES AND CREATE A STRONG CONNECTION BETWEEN EXTERIOR AND INTERIOR SPACES.

ACCESS AND CIRCULATION

THE SITES DESIGN ACCOMMODATES CIRCULATION AROUND THE BUILDING AND CONNECTS TO THE SURROUNDING PATHS AND STREETS. BORDERED ON ALL SIDES BY MULTI-MODAL CIRCULATION SYSTEMS, THE LMNA SITE IS EASILY ACCESSIBLE FROM THE GREATER LOS ANGELES AREA FROM FREEWAY 110 AT BOTH EXPOSITION BOULEVARD AND MARTIN LUTHER KING JR BOULEVARD. LA METRO LIGHT RAIL EXPO/VERMONT STATION IS LOCATED TO THE NORTHWEST AND WITHIN A 5 MINUTE WALK TO THE SITE. CIRCULATION WITHIN THE MUSEUM IS INTENTIONALLY OPEN AND FLEXIBLE. VISITORS WITH DISABILITIES ARE WELCOMED TO THE MUSEUM WITH SIMILAR PATH ROUTES AND ADA COMPLIANT SLOPES.

STORMWATER

WATER FROM THE MUSEUMS FACADE CAN BE COLLECTED AND STORED ON SITE OR ADJACENT TO THE SITE. POROUS SURFACES - INCLUDING DECOMPOSED GRANITE, CONCRETE UNIT PAVERS, AND TURF - COVER MOST OF THE LANDSCAPED PORTIONS OF THE SITE, WHICH CAN ALSO BE COLLECTED AND STORED.

WIND

THE MUSEUMS MAIN ENTRANCES ARE PROTECTED FROM THE WIND BY ARCHITECTURE AND LANDSCAPE ELEMENTS. THE LANDSCAPE DESIGN AROUND THE BUILDING IS DESIGNED TO DEFLECT AND MITIGATE WIND, AND CREATE A WELL-PROTECTED SPACE FOR EVENTS, GATHERING, AND PASSIVE RECREATION.

SOLAR ACCESS

THE EFFECT OF THE LMNA BUILDING ON THE ADJACENT BUILDINGS AND LANDSCAPE AREAS NEED TO BE FURTHER STUDIED BY A SOLAR CONSULTANT. A PORTION OF THE MUSEUMS ROOF WILL BE COVERED IN PHOTOVOLTAIC PANELS IN ORDER TO OFFSET THE SOLAR CONSUMPTION OF THE BUILDING.



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PROJECT INFORMATION
 Project No. 222701-002
 Scale
 Drawing No.

LUCAS MUSEUM OF NARRATIVE ART
 Exposition Park
 Los Angeles, California

PRELIMINARY NOT FOR CONSTRUCTION

No to scale, taking other official plans. This document has not been certified or stamped and is for general information only.

Any Photo

LUCAS MUSEUM OF NARRATIVE ART
 Exposition Park
 Los Angeles, California

PROJECT INFORMATION
 Project No. 222701-002
 Scale
 Drawing No.

PROJECT No. 222701502
SHEET No. 1000
SHEETS 1000-1001
LUCAS MUSEUM OF NARRATIVE ART
LOS ANGELES, CALIFORNIA

DATE: 08/11/2022
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
DATE: 08/11/2022

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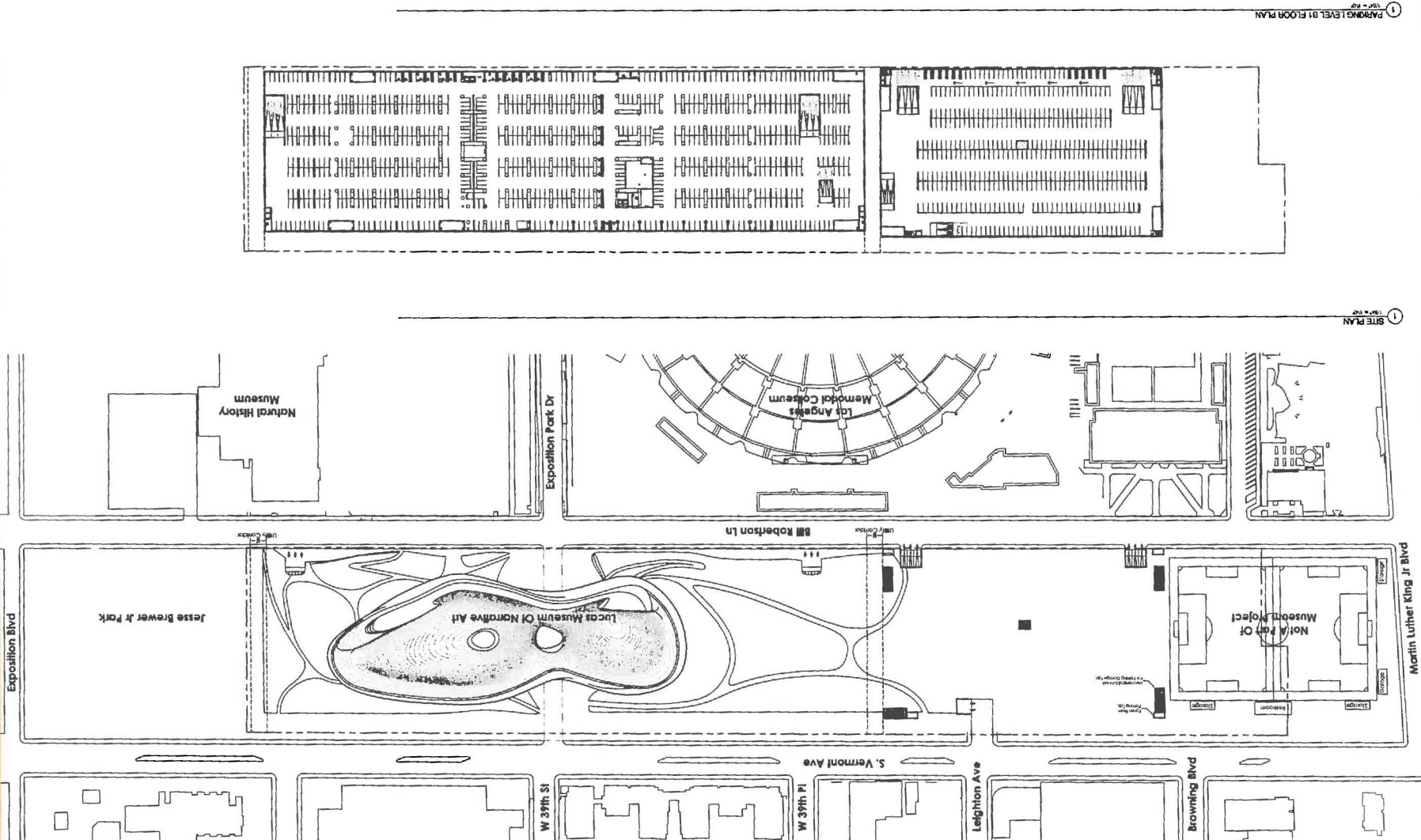
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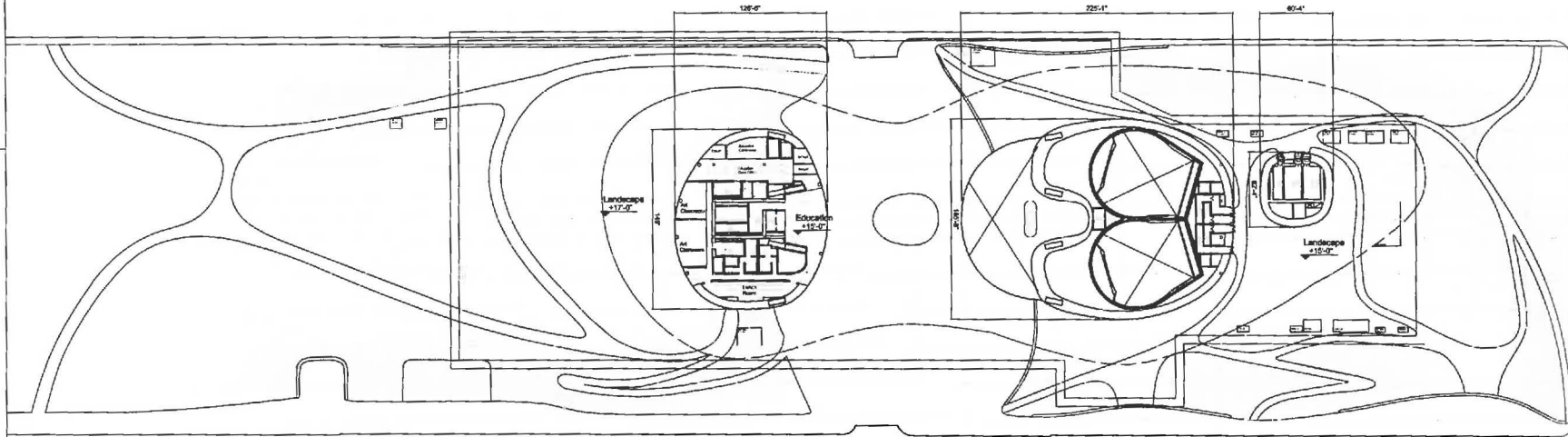
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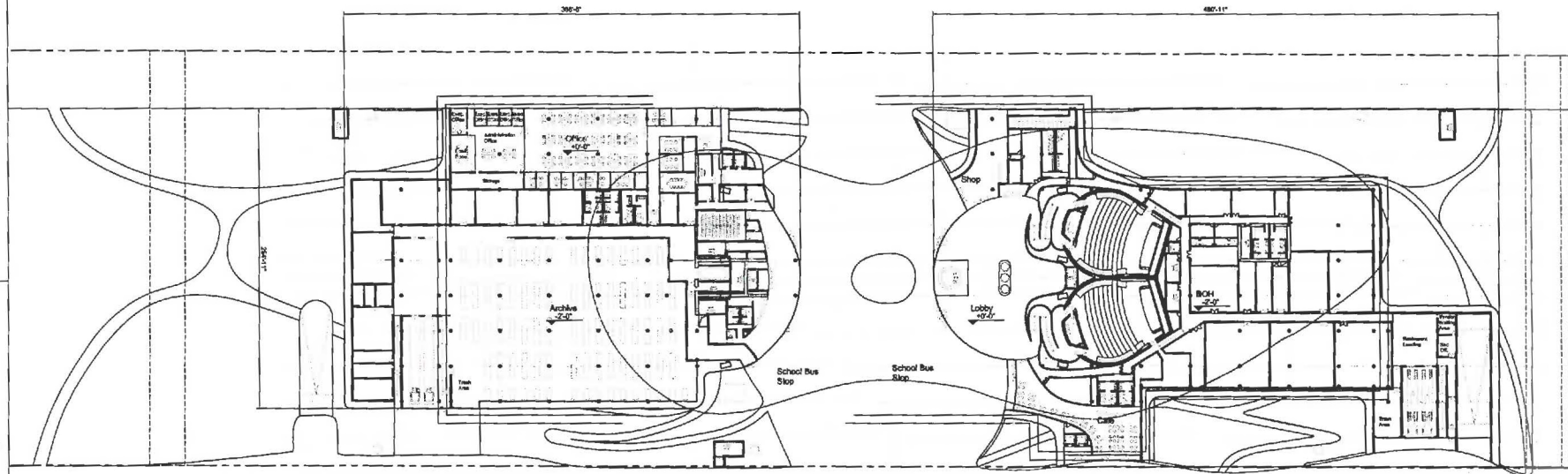


1 PARKING LEVEL B1 FLOOR PLAN

1 SITE PLAN



2 LEVEL 2 FLOOR PLAN
1/32" = 1'-0"



1 LEVEL 1 FLOOR PLAN
1/32" = 1'-0"



Barbara Architects Inc.
L.A. Office

DATE	DESCRIPTION	BY	CHKD
11/11/10	ISSUED FOR PERMIT	MM	MM
11/11/10	ISSUED FOR PERMIT	MM	MM

based on
**PRELIMINARY
NOT FOR
CONSTRUCTION**

Not for permit taking or other construction.
No liability is assumed for construction errors
and a full general release is recommended.

Key Plan:

LUCAS MUSEUM OF
NARRATIVE ART
Exposition Park
Los Angeles, California

MUSEUM FLOOR PLANS
Project No: 222791902
Scale:
Drawing No:



Figure 1
Aerial Photograph of Modified Project Site

5037

27
SHEET

P. A.
941 - 30

TRA
34

REVISED
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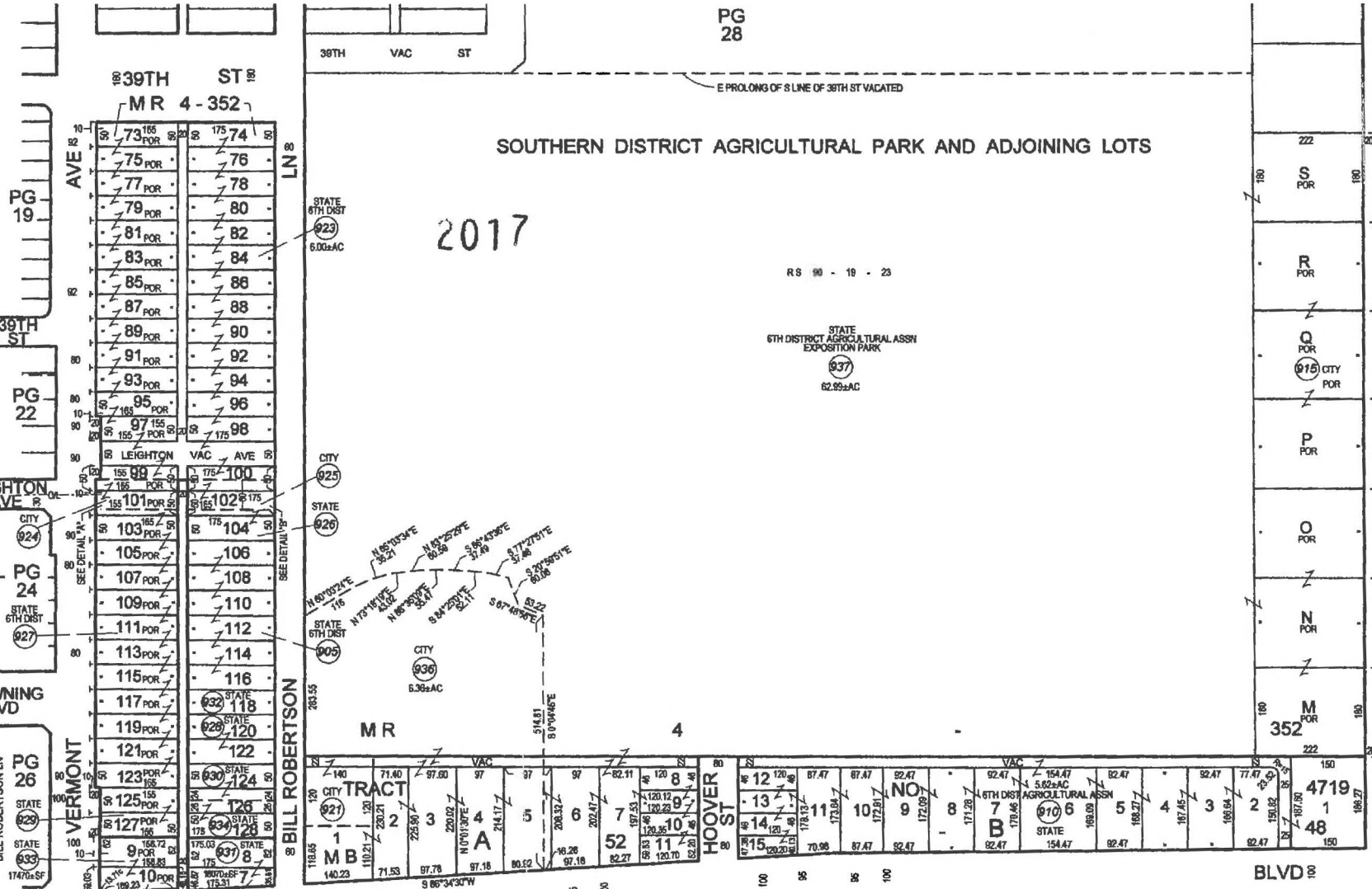
SEARCH NO

OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
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Exhibit B-2



MAPPING AND GIS
SERVICES
SCALE 1" = 200'



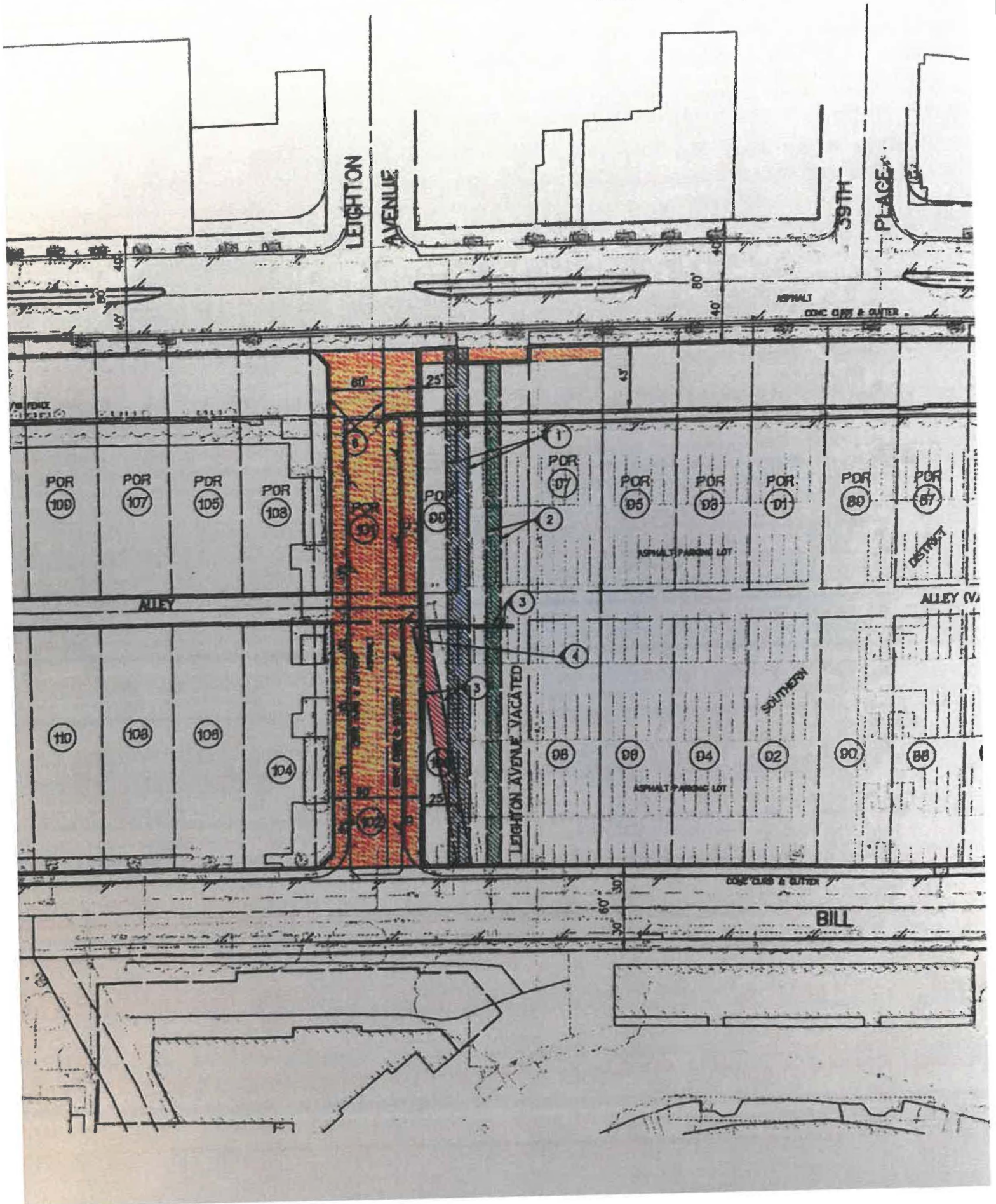
PROL. OF
LEIGHTON
AVE
VERMONT
AVE
DETAIL "A"
NO SCALE

PROL. OF
LEIGHTON
AVE
BILL ROBERTSON LN
VERMONT
AVE
DETAIL "B"
NO SCALE

TRACT NO 2411
MB 26 - 77 - 79
MARTIN LUTHER KING JR

BK
5019

Exhibit B-2
Revision
Parcel Map of Project Site - Lots 101 and 102



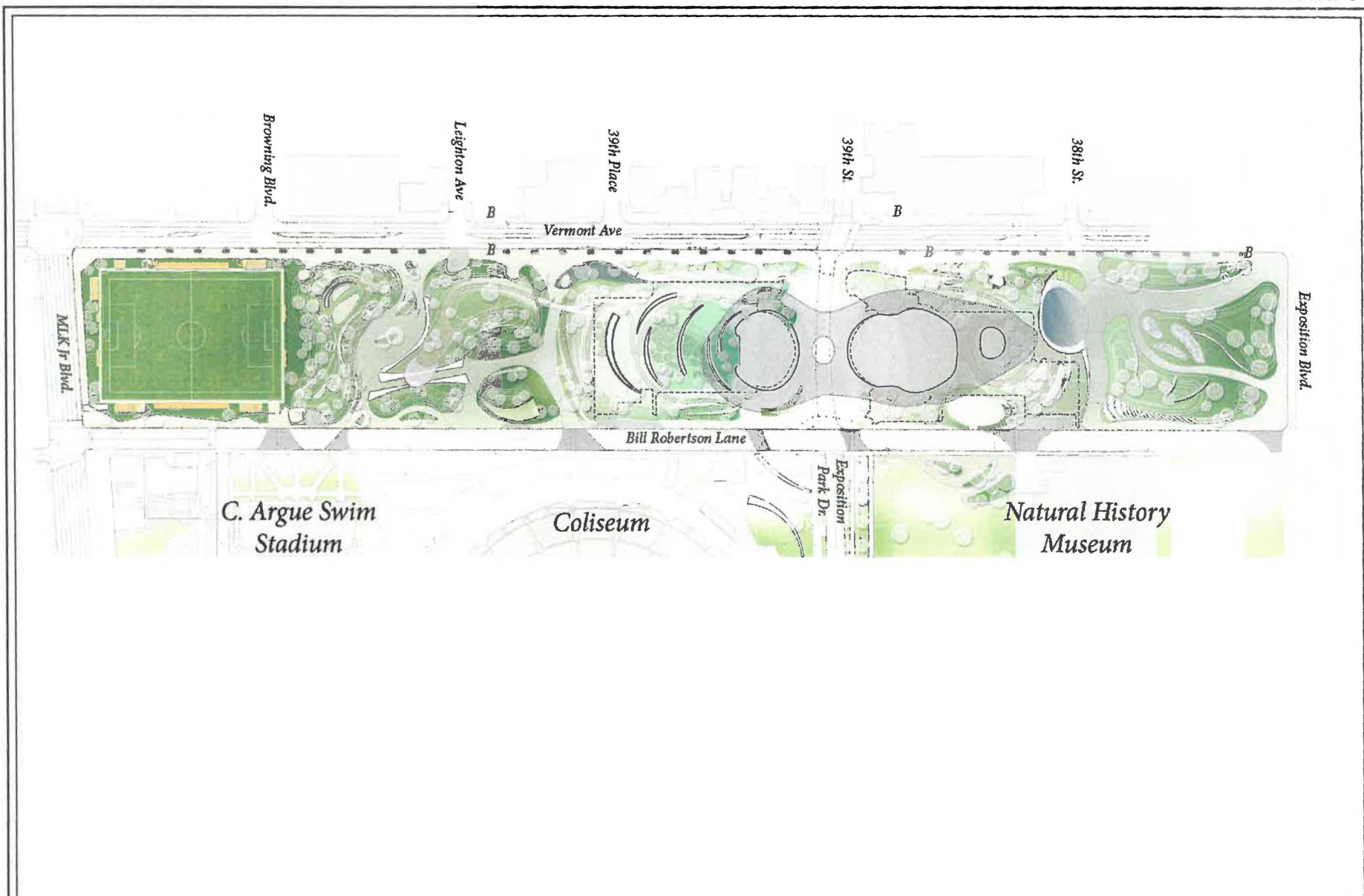


Figure 5
Conceptual Landscape Plan