

The background features a large, stylized letter 'M' composed of several white, 3D rectangular blocks. The 'M' is set against a dark green circular backdrop. This green circle is partially overlaid by a large, curved orange shape that sweeps across the middle of the page. The bottom portion of the page is a solid black area.

# **Public Hearing on Resolutions of Necessity for East San Fernando Valley Light Rail Transit Project**

**Agenda Item # 2026-0218**

# Public Hearing on Resolutions of Necessity for East San Fernando Valley Light Rail Transit Project

**Project:** The East San Fernando Valley Light Rail Transit Project extends north from the Van Nuys Metro G-Line station to the Sylmar/San Fernando Metrolink Station, a total of 9.2 miles of a dual track light rail transit (LRT) system with 14 at-grade stations.

The initial operating segment (IOS) is defined as the southern 6.7 miles of the project alignment. The IOS, identified as the southern segment, is street running in the middle of Van Nuys Boulevard and includes 11 at-grade center platform stations, 10 traction power substations, and a maintenance and storage facility for the LRT vehicles.

**Property Impacts:** Full Fee Simple Interest (Fee) for one parcel and Improvements Pertaining to Realty (IPR) for three other parcels.

**Property Locations:** Van Nuys, CA (Parcels A-002 and B-002) and Pacoima, CA (C-005 and C-006)

**Relocation Impacts:** Project impacts require the relocation of five businesses.



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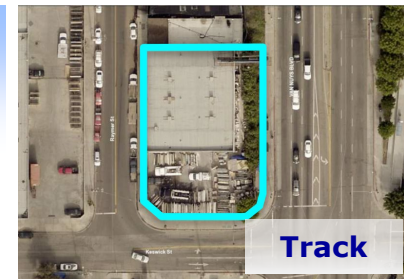
## PARCELS OVERVIEW



**Parcel C-005**  
13287-89 Van Nuys Blvd.,  
Pacoima, CA 91331



**Parcel C-006**  
13291 Van Nuys Blvd.,  
Pacoima, CA 91331



**Parcel B-002**  
14529 Keswik St.,  
Van Nuys, CA 91405

**Parcel A-002**  
6429 Van Nuys Blvd.,  
Van Nuys, CA 91401



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## PARCELS OVERVIEW

Project Parcel Number	Assessor's Parcel Number	Parcel Address	Property Owner/ Tenant	Property Interest(s) Sought
B-002	2210-030-027	14529 Keswik St., Van Nuys, CA 91405	Ilan Bender ( <i>former Property Owner</i> )	IPR
			OutFront Outdoor Advertising ( <i>Tenant</i> )	IPR
			Prousalis Marble & Granite, aka Peter Prousalis ( <i>Tenant</i> )	IPR
			S&L Towing Service, Inc ( <i>Tenant</i> )	IPR
			Stone Shop Designs ( <i>Tenant</i> )	IPR
C-005	2619-017-008	13287 – 13289 Van Nuys Blvd., Pacoima, CA 91331	Iuana Tello, aka Juana Tello ( <i>Owner</i> )	Fee
C-006	2619-017-009	13291 Van Nuys Blvd., Pacoima, CA 91331	Flora Castanedo Bravo ( <i>Owner</i> )	IPR
			El Paseo Night Club ( <i>Tenant</i> )	IPR
A-002	2236-023-001	6429 Van Nuys Blvd., Van Nuys, CA 91401	Michael Bacall, Trustee, et al. ( <i>Owner</i> )	IPR
			El Cafetal Restaurante Salvadoreno ( <i>Tenant</i> )	IPR

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## Relocation Benefits Provided to Displaced Businesses:

- Movement of Personal Property and Disconnect and Reconnect Costs
- Reestablishment Benefits
- Payment for Searching and Related Expenses for a Replacement Site
- Professional services performed before purchase or lease of a replacement site; (feasibility reports, soil testing, etc.)
- Loss of Tangible Personal Property and Substitute Personal Property
- Advisory services
- Move Planning Services

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Staff recommends the Board make the below findings and adopt the Resolutions of Necessity:

- The public interest and necessity require the proposed Project;
- The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- The Properties sought to be acquired, which have been described herein, are necessary for the proposed Project;
- The offers required by Section 7267.2 of the Government Code have been made to the Owners; and
- Whether the statutory requirements necessary to acquire the properties or property interests by eminent domain have been complied with by LACMTA.



Thank you



Metro