

ATTACHMENT A

STAFF REPORT REGARDING THE NECESSITY FOR THE ACQUISITION OF THE PROPERTIES REQUIRED FOR THE DORAN STREET CROSSING GRADE SEPARATION (“PROJECT”); PROJECT PARCELS DI-04, DI-05, DI-06, and DI-07

BACKGROUND

The property interests are required for the construction and operation of the Doran Street Crossing Grade Separation Project (“Project”). The project parcel number, assessor parcel number, address, record property owner, and nature of the property interests sought to be acquired for the Project are summarized in the table below:

Summary Table 1

Project Parcel Number	Property Interest(s) Sought	Assessor's Parcel Number	Parcel Address	Property Owner
DI-05	Partial Fee 343.5 SqFt	5593-005-001	5487 San Fernando Road West, 5475 San Fernando Road West, and 4510 Doran Street, Los Angeles, CA 90039	Glendale Metals and Recycling, Inc., a California Corporation
DI-06	PE 10.4 SqFt	5593-005-001		
DI-07	TCE 2,277.3 SqFt 44 months	5593-005-001 5593-005-002 5593-005-015		
DI-4	TCE 192 SqFt 44 months	5593-005-027	5471 San Fernando Road West, Los Angeles, California 90039	Vahik M. Sarkissian and Edward M. Sarkissian *

* The title is vested in: Vahik M. Sarkissian, a married man as his sole and separate property, a one-half undivided interest and Edward M. Sarkissian, a single man as his sole and separate property, a one-half undivided interest as tenant-in-common

Property Requirements:

Purpose of the acquisitions is for the construction and operation of the Project.

Property Interests Sought:

As identified in the table above, LACMTA seeks to acquire a Partial Fee Interest, a Permanent Easement, and two 44-month Temporary Construction Easements hereafter referred to as Property Interests.

As required by California Government Code Section 7267.2, written offers of Just Compensation to purchase the Property Interests were delivered to the Owners of Record (“Owners”) on February 12, 2025.

A. The public interest and necessity require the Project.

The Project is a vital public transit infrastructure investment that will adhere to a 2012 California Public Utilities Commission (CPUC) mandate to close the Doran Street at-grade crossing. The Doran Street at-grade crossing is one of the most hazardous at-grade rail crossings in Los Angeles County.

The Project will improve safety and mobility in the area by:

- Eliminating one of the most hazardous at-grade rail crossings in Los Angeles County mandated by California Public Utilities Commission for closure since 2012.
- 44% reduction in adjacent intersection vehicle collisions.
- Reduction in 9.7 million passenger rail hours of delay avoided over 30 years.
- Significant noise reduction for local businesses and residents
- 700,000 vehicle hours of emergency operations response saved by eliminating train-crossing delays over 30 years.

It is recommended that based on the above evidence, the Board find and determine that the public interest and necessity require the Project.

B. The Project is planned or located in the manner that will be most compatible with the greatest public good and least private injury.

The Project started development of a conceptual plan in 2012. Over the next seven years, this capital project studied various grade separation configurations and northerly points of access from the Atwater Village community of Los Angeles. The Locally Preferred Alternative for grade separation provided the best results for level of service to the local streets and direct connection between the Cities of Los Angeles and Glendale. A Notice of Exemption under California Environmental Quality Act (CEQA) was approved on March 14, 2019 followed by an approved Caltrans CEQA exemption on October 14, 2024 to environmentally clear the project.

It is recommended that, based upon the foregoing, the Board find and determine that the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

C. The Property Interests are necessary for the Project.

The Property Interests are specifically needed for the proper realignment of the San Fernando Road West and Doran Street intersection in order for the local road to avoid impacting the State Route 134 freeway columns. The realignment of the local street has also required the start of a street vacation process with the City of Los Angeles. At project completion, this street vacation will enable more square footage to the frontage of the

Property owned by Glendale Metals and Recycling, Inc., resulting in a gain of square footage larger than the easement requested through this action.

Staff recommends that the Board find that the acquisition of the Property Interests are necessary for the Project.

D. Offers were made in compliance with Government Code Section 7267.2.

California Code of Civil Procedure Section 1245.230 requires that a Resolution of Necessity contain a declaration that the governing body has found and determined that either the offer required by Section 7267.2 of the California Government Code has been made to the owner of the interest being acquired, or the offer has not been made because the owner cannot be located with reasonable diligence.

California Government Code Section 7267.2 requires that an offer to purchase be made to the owner(s) in an amount which the agency believes to be just compensation. The amount must not be less than the agency's approved appraisal of the fair market value of the Property Interests being acquired. In addition, the agency is required to provide the Owner with a written description of and summary of the basis for, the amount it established as just compensation.

Staff has taken the following actions as required by California law for the acquisition of the Property Interests:

1. Obtained independent appraisals for real property to determine the fair market value of the Property Interests, including consideration of the existing use of the parcels, the highest and best use of the parcels, and, if applicable, impact to the remainder properties;
2. Reviewed and approved the appraisals, and established the amounts believed to be just compensation for the acquisition of the Property Interests;
3. Determined the owners of the Property Interests by examining the County Assessor's record and preliminary title reports, and determined the tenants of the parcels;
4. Made written offers to the Owners, as applicable, for the full amount of just compensation for the acquisition of the Property Interests, which was not less than the approved appraised value of the Property Interests;
5. Provided the Owners with a written statement of, and summary of the basis for, the amount established as just compensation with respect to the foregoing offer; and
6. Provided an informational pamphlet concerning eminent domain in California to the Owners as required by the Eminent Domain Law.

It is recommended that based on the above Evidence, the Board find and determine that the offers required by Section 7267.2 of the California Government Code has been made to each of the Owners and tenants.

E. LACMTA has fulfilled the necessary statutory prerequisites.

LACMTA is authorized to acquire property by eminent domain for the purposes contemplated by the Project under Public Utilities Code §§ 30503, 30600, 130051.13, and 130220.5; Code of Civil Procedure §§ 1230.010-1273.050; and Article I, § 19 of the California Constitution.

F. LACMTA has complied with the California Environmental Quality Act.

A Notice of Exemption under California Environmental Quality Act (CEQA) was approved on March 14, 2019 followed by an approved Caltrans CEQA exemption on October 14, 2024 to environmentally clear the project.

CONCLUSION

Staff recommends that the Board approve the Resolutions of Necessity.

ATTACHMENTS

Exhibit A-1 – Legal Description – Partial Fee Interest (Parcel DI-05)
Exhibit B-1 – Plat Map – Partial Fee Interest (Parcel DI-05)
Exhibit A-2 – Legal Description – Permanent Easement (Parcel DI-06)
Exhibit B-2 – Plat Map – Permanent Easement (Parcel DI-06)
Exhibit A-3 – Legal Description – Temporary Construction Easement (Parcel DI-07)
Exhibit B-3 – Plat Map – Temporary Construction Easement (Parcel DI-07)
Exhibit A-4 – Legal Description – Temporary Construction Easement (Parcel DI-04)
Exhibit B-4 – Plat Map – Temporary Construction Easement (Parcel DI-04)

Exhibit A-1

Legal Description

Partial Fee Interest

Project Parcel DI-05

A PARTIAL ACQUISITION OVER THAT PORTION OF THE REPLAT OF BLOCKS 43 TO 52 INCLUSIVE AND THE PARK AND DEPOT GROUNDS OF WEST GLENDALE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 42, PAGE 75 OF MISCELLANEOUS RECORDS, BEING A PORTION OF LAND DESCRIBED IN DEED RECORDED DECEMBER 2, 1994 AS INSTRUMENT NO. 94-2153109, IN OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHEASTERLY CORNER OF SAID LAND DESCRIBED IN INSTRUMENT NO. 94-2153109, SAID CORNER BEING AT THE WESTERLY RIGHT OF WAY LINE OF SAN FERNANDO ROAD WEST, 50.00 FEET WIDE, AS SHOWN ON PARCEL MAP-L.A. NO. 731, FILED IN BOOK 11, PAGE 83 OF PARCEL MAPS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE,

1. NORTH 23°00'00" WEST, A DISTANCE OF 53.07 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 295.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 67°00'00" EAST, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND NORTHWESTERLY ALONG SAID CURVE,
2. THROUGH A CENTRAL ANGLE OF 18°18'15", AN ARC LENGTH OF 94.24 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF DORAN STREET BEING 33.00 FEET WIDE, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT-OF-WAY LINE,
3. THROUGH A CENTRAL ANGLE OF 67°00'50", AN ARC LENGTH OF 35.09 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE,
4. SOUTH 23°00'00" EAST, A DISTANCE OF 66.71 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 343.50 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

Affects APN 5593-005-001

Exhibit B-1

Plat Map

Partial Fee Interest

Project Parcel DI-05

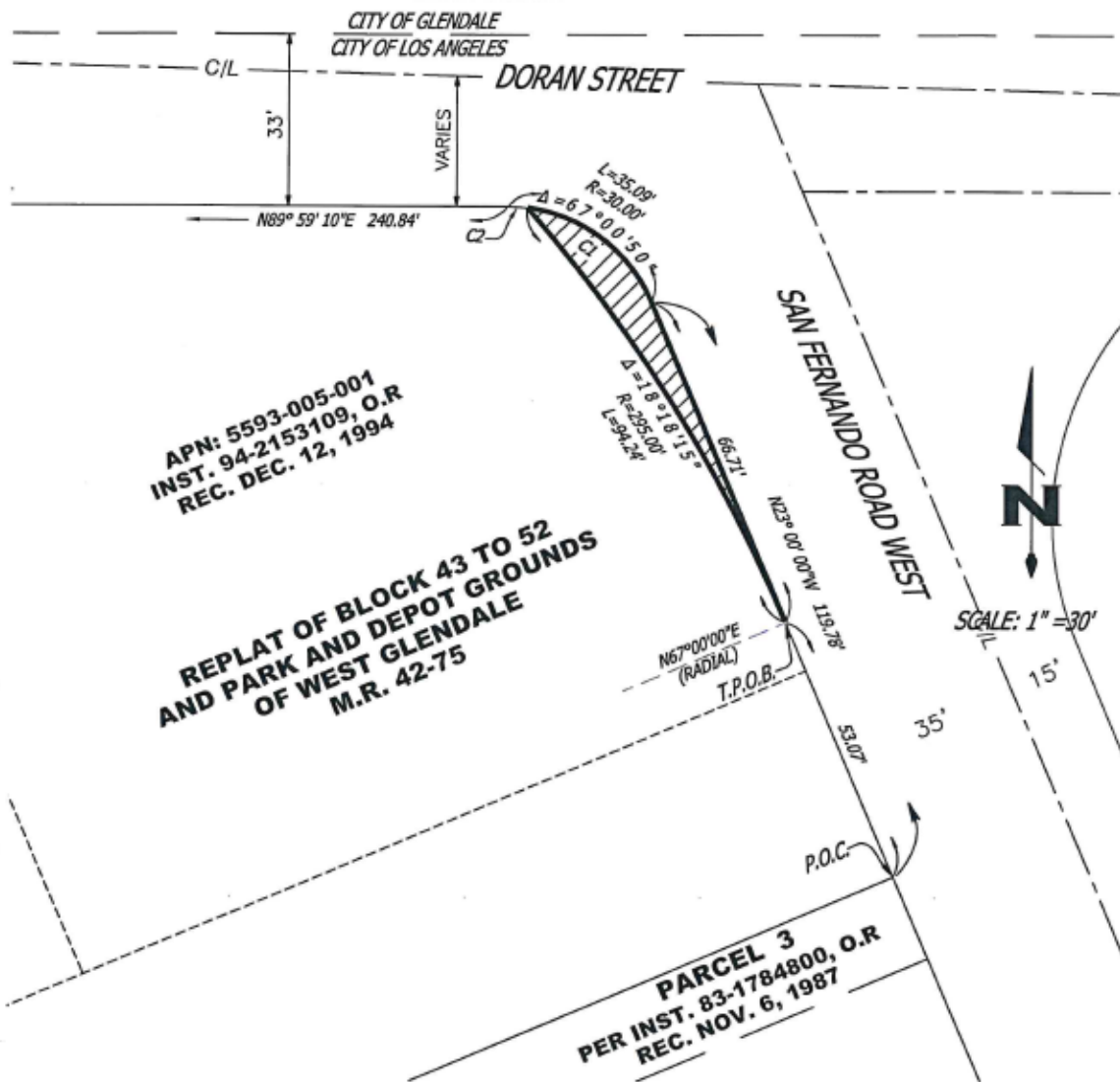
P.O.C. POINT OF COMMENCEMENT

T.P.O.B. TRUE POINT OF BEGINNING

R/W RIGHT OF WAY

C/L CENTERLINE

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	59° 50' 13"	30.00'	31.33'
C2	7° 10' 37"	30.00'	3.76'



Affects APN 5593-005-001

Exhibit A-2

Legal Description

Permanent Easement

Project Parcel DI-06

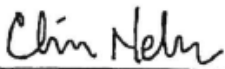
A VARIABLE WIDTH EASEMENT OVER THAT PORTION OF THE REPLAT OF BLOCKS 43 TO 52 INCLUSIVE AND THE PARK AND DEPOT GROUNDS OF WEST GLENDALE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 42, PAGE 75 OF MISCELLANEOUS RECORDS, BEING A PORTION OF LAND DESCRIBED IN DEED RECORDED DECEMBER 2, 1994 AS INSTRUMENT NO. 94-2153109, IN OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF SAID LAND DESCRIBED IN INSTRUMENT NO. 94-2153109, SAID CORNER BEING AT THE SOUTHERLY RIGHT OF WAY LINE OF DORAN STREET, 33.00 FEET WIDE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE,

1. NORTH 89°59'10" EAST, A DISTANCE OF 104.21 FEET TO THE **TRUE POINT OF BEGINNING**;
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE,
2. SOUTH 88°38'30" EAST, A DISTANCE OF 20.15 FEET, TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 128.00 FEET; THENCE EASTERLY ALONG SAID CURVE,
3. THROUGH A CENTRAL ANGLE OF 06°32'06", AN ARC LENGTH OF 14.60 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE,
4. SOUTH 89°59'10" WEST, A DISTANCE OF 34.73 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 10.4 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY:
CHIRS NELSON & ASSOCIATES, INC.



CHRIS NELSON, PLS 6385
DATED: FEBRUARY 12, 2024



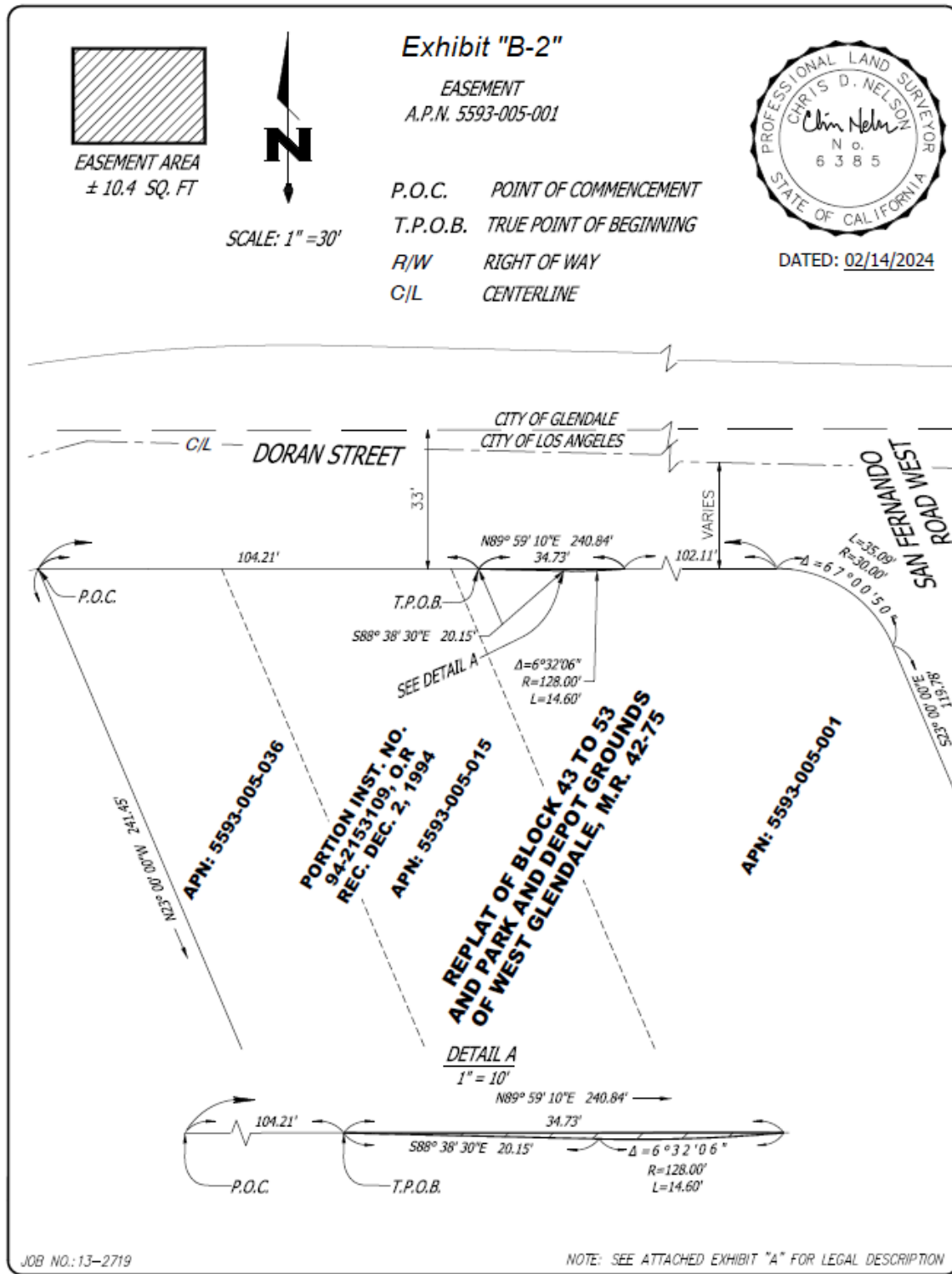
Affects APN: 5593-005-001

Exhibit B-2

Plat Map

Permanent Easement

Project Parcel DI-05



Affects APN: 5593-005-001

Exhibit A-3

Legal Description

Temporary Construction Easement

Project Parcel DI-07 (page 1 of 2)

A TEMPORARY CONSTRUCTION EASEMENT OVER THAT PORTION OF THE REPLAT OF BLOCKS 43 TO 52 INCLUSIVE AND THE PARK AND DEPOT GROUNDS OF WEST GLENDALE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 42, PAGE 75 OF MISCELLANEOUS RECORDS, BEING A PORTION OF LAND DESCRIBED IN DEED RECORDED DECEMBER 2, 1994 AS INSTRUMENT NO. 94-2153109, OF OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF LAND DESCRIBED IN SAID INSTRUMENT NO. 94-2153109, SAID CORNER BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAN FERNANDO ROAD WEST, 50.00 FEET WIDE, AS SHOWN ON PARCEL MAP-L.A. NO. 731, FILED IN BOOK 11, PAGE 83 OF PARCEL MAPS; THENCE, ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE,

1. NORTH 23°00'00" WEST, A DISTANCE OF 53.07 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 295.00 FEET; THENCE, LEAVING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SAN FERNANDO ROAD WEST AND CONTINUING NORTHWESTERLY ALONG SAID CURVE,
2. THROUGH A CENTRAL ANGLE OF 18°18'15", AN ARC LENGTH OF 94.24 FEET TO A POINT OF NON-TANGENT CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIAL BEARING OF NORTH 07°09'47" EAST AND A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG SAID CURVE,
3. THROUGH A CENTRAL ANGLE OF 07°10'37", AN ARC DISTANCE OF 3.76 FEET, THE WESTERLY END OF CURVATURE BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF DORAN STREET, BEING 33.00 FEET WIDE; THENCE, WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE,
4. SOUTH 89°59'10" WEST, A DISTANCE OF 101.90 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF SOUTH 05°10'36" EAST TO SAID CURVE AND A RADIUS OF 128.00 FEET; THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND CONTINUING WESTERLY ALONG SAID CURVE,
5. THROUGH A CENTRAL ANGLE OF 06°32'06", AN ARC DISTANCE OF 14.60 FEET; THENCE,
6. NORTH 88°38'30" WEST, A DISTANCE OF 20.15 FEET, TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF DORAN STREET; THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE,
7. SOUTH 89°59'10" WEST, A DISTANCE OF 43.98 FEET; THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE,
8. SOUTH 00°00'50" EAST, A DISTANCE OF 5.00 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 5.00 SOUTHERLY FEET FROM SAID SOUTHERLY RIGHT-OF-WAY LINE OF DORAN STREET, THENCE, ALONG SAID PARALLEL LINE,

Exhibit A-3

Legal Description

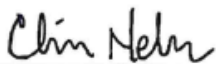
Temporary Construction Easement

Project Parcel DI-07 (page 2 of 2)

9. NORTH 89°59'10" EAST, A DISTANCE OF 39.65 FEET; THENCE,
10. SOUTH 23°00'00" EAST, A DISTANCE OF 4.89 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 9.50 FEET SOUTHERLY, FROM SAID SOUTHERLY RIGHT-OF-WAY LINE OF DORAN STREET, THENCE, ALONG SAID PARALLEL LINE,
11. NORTH 89°59'10" EAST, A DISTANCE OF 144.13 FEET, TO A CURVE THAT IS CONCENTRIC WITH AND DISTANT 5.00 FEET SOUTHWESTERLY FROM SAID CURVE HAVING A RADIUS OF 295.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CONCENTRIC CURVE,
12. THROUGH A CENTRAL ANGLE OF 16°45'13", AN ARC DISTANCE OF 84.80 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 5.00 FEET WESTERLY FROM SAID WESTERLY RIGHT-OF-WAY LINE OF SAID SAN FERNANDO ROAD WEST; THENCE, ALONG SAID PARALLEL LINE,
13. SOUTH 23°00'00" EAST, A DISTANCE OF 53.07 FEET; THENCE,
14. NORTH 67°00'00" EAST, A DISTANCE OF 5.00 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 2,277.3 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY:
CHIRS NELSON AND ASSOCIATES, INC.



CHRIS NELSON, PLS 6385
DATED: MARCH 06, 2024



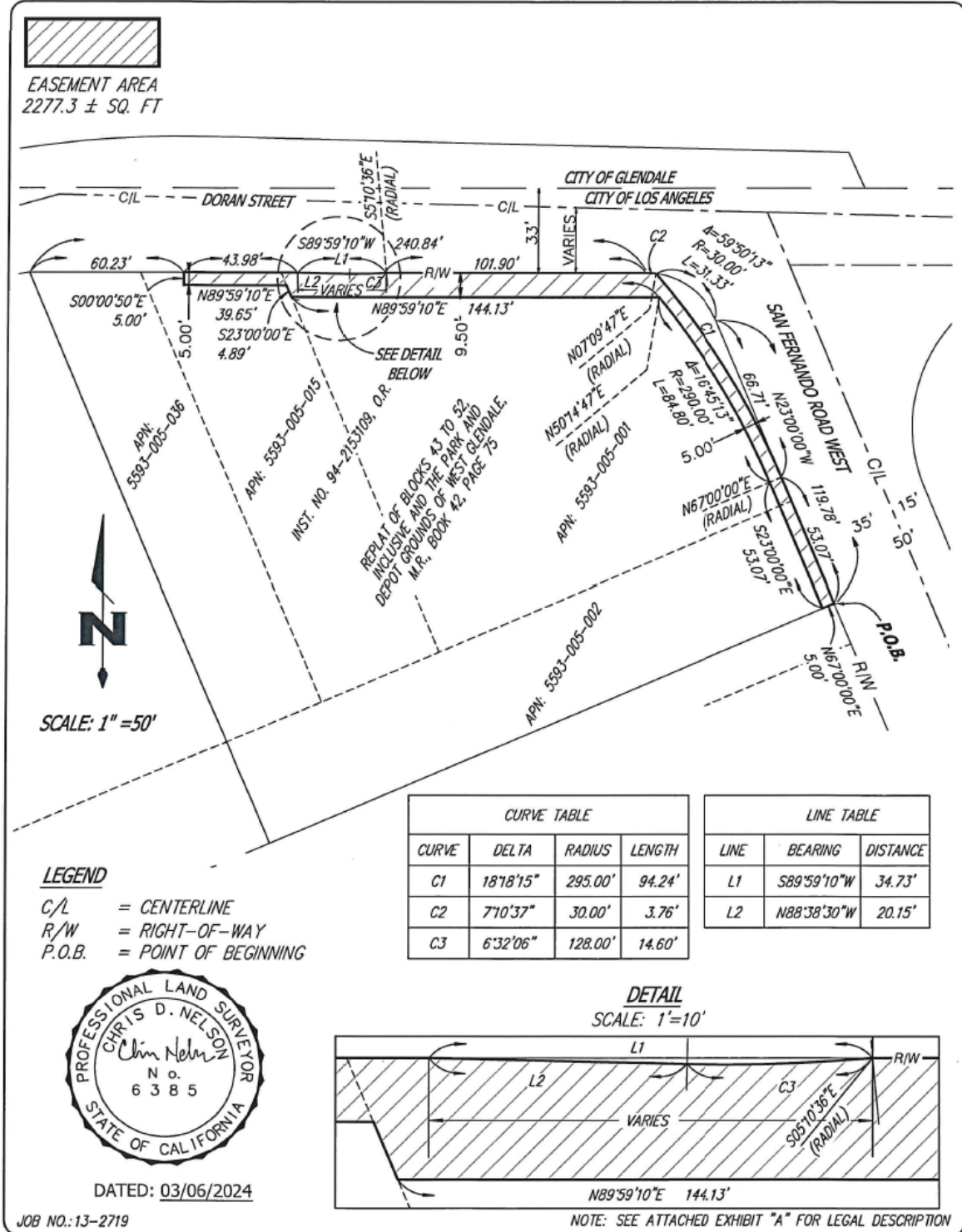
Affects APN: 5593-005-001, 5593-005-002, and 5593-005-015,

Exhibit B-3

Plat Map

Temporary Construction Easement

Project Parcel DI-07



Affects APN: 5593-005-001, 5593-005-002, and 5593-005-015,

Exhibit A-4

Legal Description

Temporary Construction Easement

Project Parcel DI-04

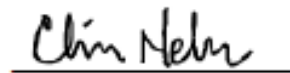
AN EASEMENT 5.00 FEET IN WIDTH FOR TEMPORARY CONSTRUCTION PURPOSES OVER THAT PORTION OF REPLAT OF BLOCKS 43 TO 52 INCLUSIVE AND THE PARK AND DEPOT GROUNDS OF WEST GLENDALE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 42, PAGE 75 OF MISCELLANEOUS RECORDS, BEING A PORTION OF PARCELS 1 AND 3 OF DEED RECORDED NOVEMBER 6, 1987 AS INSTRUMENT NO. 87-1784800, IN OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 3, SAID CORNER BEING AT THE WESTERLY RIGHT OF WAY LINE OF SAN FERNANDO ROAD WEST, 50.00 FEET WIDE, AS SHOWN ON PARCEL MAP-L.A. NO. 731, FILED IN BOOK 11, PAGE 83 OF PARCEL MAPS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE,

1. SOUTH 23°00'00" EAST, A DISTANCE OF 38.34 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE,
2. SOUTH 67°00'00" WEST, A DISTANCE OF 5.00 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 5.00 FEET WESTERLY FROM SAID WESTERLY RIGHT-OF-WAY LINE; THENCE, ALONG SAID PARALELL LINE,
3. NORTH 23°00'00" WEST, A DISTANCE OF 38.34 FEET, TO THE NORTHERLY LINE OF SAID PARCEL 3; THENCE ALONG SAID NORTHERLY LINE,
4. NORTH 67°00'00" EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 192.00 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY:
CHIRS NELSON AND ASSOCIATES, INC.



CHRIS NELSON, PLS 6385
DATED: JANUARY 03, 2024

Affects APN: 5593-005-027



Exhibit B-4

Plat Map

Temporary Construction Easement

Project Parcel DI-04

