

ATTACHMENT A

STAFF REPORT REGARDING THE NECESSITY FOR THE ACQUISITION OF A PERMANENT SUBSURFACE EASEMENT (“PROPERTY INTEREST”) REQUIRED FOR THE WESTSIDE PURPLE LINE EXTENSION SECTION 1 (“PROJECT”)

BACKGROUND

The Property Interest is required because infrastructure is to remain in place after construction of the Westside Purple Line Extension Section 1 ("Project"). The parcel address, record property owner, and nature of the Property Interest sought to be acquired for the Project are summarized as follows:

Assessor's Parcel	Parcel Address	Property Owner	Purpose of Acquisition	Property Interest(s)
5503-031-018	3839 Wilshire Blvd., Los Angeles, CA 90010	SUN DEK YANG, JINNEY DAO, and NANCY LIM, Trustees all as tenants in common	Shaft infrastructure	Permanent Subsurface Easement

Property Requirements:

Purpose of Acquisition is required because infrastructure is to remain in place after construction of the Project.

Property Interest Sought:

Acquisition of a permanent subsurface easement containing approximately 479 square feet in the property.

A written offer of Just Compensation was mailed to the Property Owner by letter dated December 22, 2025 for the acquisition of the Property Interest. The Property Owner has not accepted the offer of Just Compensation. Consequently, LACMTA is seeking a Resolution of Necessity in order to ensure compensation for the infrastructure left in place in connection with the Project.

A. The public interest and necessity require the Project.

The need for the Project is based on population and employment growth, the high number of major activity centers served by the Project, high existing transit usage, and severe traffic congestion. The Project area bisects 12 large population and employment centers, all of which are served by extremely congested road networks that will deteriorate further with the projected increase in population and jobs. This anticipated growth will further

affect transit travel speeds and reliability, even with a dedicated lane for express bus service on Wilshire Boulevard. The public interest and necessity require the Project for the following specific reasons:

1. The population and employment densities in the Project area are among the highest in the metropolitan region. Approximately five percent of the Los Angeles County population and 10 percent of the jobs are concentrated in the Project area.
2. Implementation of the Project will result in a reduction of vehicle miles per day and reduction of auto air pollutants.
3. The Project will relieve congestion on the already over capacity 1-405 San Diego and the 1-10 Santa Monica Freeways and surrounding major thoroughfares. In addition, it will reduce the parking demands in the Westside area by providing an alternative means of transportation, competitive in rush-hour travel times with the automobile.
4. The Project will be a major link in the existing county-wide rail transit system, and will thereby provide alternative means of transportation during fuel crises and increased future traffic congestion.
5. The Project will improve transportation equity by meeting the need for improved transit service of the significant transit-dependent population within the Project area.
6. The Project will help meet Regional Transit Objectives through the Southern California Association of Governments' (SCAG's) Performance Indicators of mobility, accessibility, reliability, and safety.

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.

An Alternatives Analysis (AA) Study was initiated in 2007 to identify all reasonable, fixed-guideway, alternative alignments and transit technologies within the proposed Project Area. The fixed-guideway alternative alignments studied and analyzed during the AA process were heavy rail transit (HRT), light rail transit (LRT), bus rapid transit (BRT), and monorail (MR). Due to its capacity to meet the anticipated ridership demand and limit the number of transfers, HRT was identified as the preferred technology for further study.

In January 2009, the Metro Board approved the AA Study and authorized preparation of a Draft Environmental Impact Statement/Draft Environmental Impact Report (DEIS/DEIR). A total of seven alternatives, including five heavy rail subway (HRT) Build Alternatives, a No Build Alternative, and a relatively low-cost Transportation System Management (TSM) Alternative, were presented in the DEIS/DEIR. The DEIS/DEIR was circulated and reviewed by interested and concerned parties, including private citizens, community groups, the business community, elected officials and public agencies. Public hearings were held to solicit citizen and agency comments.

In October 2010, the Board approved the DEIS/DEIR and the Wilshire Boulevard to Santa Monica HRT option was selected as the Locally Preferred Alternative (LPA) for further analysis in the FEIS/FEIR. The FEIS/FEIR was released in March 2012 for public review. On April 26, 2012, the Board certified the FEIS/FEIR, and in May 24, 2012, it approved the route and station locations for the Project. A Record of Decision was received from the Federal Transit Administration in August of 2012.

The approved LPA will extend HRT (as subway) approximately nine (9) miles from the existing Metro Purple Line terminus at the Wilshire/ Western Station to a new western terminus at the West Los Angeles Veterans Affairs Hospital (Westwood/ VA Hospital Station). The LPA will include seven new stations spaced in approximately one-mile intervals, as follows:

- Wilshire/La Brea
- Wilshire/Fairfax
- Wilshire/La Cienega
- Wilshire/Rodeo
- Century City
- Westwood/UCLA
- Westwood/VA Hospital

The Project will cause private injury, including the displacement or relocation of certain owners and users of private property. However, no other alternative locations for the Project provide greater public good with less private injury. Therefore, the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

Due to its bulk, the FEIS/FEIR is not physically included in the Board's agenda packet for this public hearing. However, the FEIS/FEIR documents should be considered in connection with this matter. 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 Interest is necessary for the Project.

The Property Interest is required because infrastructure is to remain in place. The Property Interest encumbers approximately 479 square feet in the Property. The Property Interest is described in Exhibit A and is depicted on the Plat Map attached as Exhibit B to the Resolution of Necessity. The Property was chosen based upon the approved FEIS/FEIR for the Project.

Staff recommends that the Board find the acquisition of the Property Interest is necessary for the Project.

D. An offer was 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, 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 be made to the Owner and 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. In addition, the agency is required to provide the Owner with a written statement 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 Interest:

1. Obtained appraisals to determine the fair market value of the Property, which included consideration of any immovable fixtures and equipment;
2. Reviewed and approved the appraisals, and established the amount it believes to be just compensation;
3. Determined the Owner of the Property by examining the county assessor's record, a preliminary title report, and occupancy of the Property;
4. Made a written offer to the Owner for the full amount of just compensation – which was not less than the approved appraised value;
5. Provided the Owner with a written statement of, and summary of the basis for, the amount established as just compensation with respect to the foregoing offer.

It is recommended that based on the above evidence, the Board find and determine that the offer required by Section 7267.2 of the California Government Code has been made to the Owner.

E. LACMTA has fulfilled the necessary statutory prerequisites.

LACMTA is authorized to acquire property interest 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 draft EIR/EIS was circulated for public review and comment. The FEIS/FEIR was released in March 2012 for public review. On April 26, 2012, the Board certified the FEIS/FEIR, and in May 24, 2012, it approved the route and station locations for the Project. A Record of Decision was received from the Federal Transit Administration in August of 2012. The FEIS/FEIR documents therefore comply with the California Environmental Quality Act. Since that time, none of the circumstances identified in CEQA

Guidelines Section 15162 have occurred which would require the preparation of a subsequent EIR. As set forth above, LACMTA has also fulfilled the statutory prerequisites under Code of Civil Procedure § 1240.030 and Government Code § 7267.2.

Accordingly, LACMTA has fulfilled the necessary statutory prerequisites to acquire the Property Interest by eminent domain.

CONCLUSION

Staff recommends that the Board adopt the Resolution of Necessity.

ATTACHMENTS

- 1 – Legal Description (“Exhibit A”)
- 2 – Plat Map (“Exhibit B”)

**EXHIBIT A
LEGAL DESCRIPTION**

The land referred to herein below is situated in the City of Los Angeles, county of Los Angeles, State of California, and is described as follows:

Being all that portion of Lots 15 and 16, Block "H" of Westminster Place, in the City of Los Angeles, as per map recorded in Book 9 of Maps, Page 61, in the Office of the County Recorder of Los Angeles County, California, described as follows:

COMMENCING at the southeast corner of said Lot 16; thence along the south line of said Lot 16, also being the north line of Wilshire Boulevard (50' foot half-width), North 89°46'40" West, 100.10 feet to the **POINT OF BEGINNING**; thence continuing along said north line, North 89°46'40" West, 4.00 feet; thence leaving said north line, North 01°11'08" East, 44.06 feet; thence South 89°45'10" East, 49.02 feet; thence South 00°08'04" East, 44.04 feet to said north line; thence along said north line, North 89°46'40" West, 3.55 feet; thence leaving said north line, North 00°08'04" West, 40.52 feet; thence North 89°45'10" West, 41.55 feet; thence South 01°11'08" West, 40.54 feet to the **POINT OF BEGINNING**.

The upper elevation limit of the subsurface easement herein described, is a horizontal plane with an elevation of +192.00 feet and the lower elevation limit of the subsurface easement herein described is a horizontal plane with an elevation of +120.00 feet, based on the NAVD-88 datum elevation of 198.35 feet for City of Los Angeles Benchmark No. 12-16091. The upper limit of this easement varies approximately 8 to 9 feet below finish grade (existing surface elevation in January of 2011), and the lower limit of this easement varies approximately 80 to 81 feet below finish grade (existing surface elevation in January of 2011). These elevations were determined from the Los Angeles County Metro Westside Purple Line Extension Project – Section 1 project definition drawings.

This description prepared by me or under my direction:


James L. Elliott, P.L.S. 6334

10-22-20
DATE



Affects APN: 5503-031-018

EXHIBIT B PLAT MAP

GRANTOR : Y. K. YANG AND S. D. YANG, AS TRUSTEES OF THE Y. K. YANG AND S. D. YANG FAMILY TRUST UNDER DECLARATION DATED OCTOBER 12, 2001		The data shown on this map and/or plat are compiled from public sources and are subject to field verification.	
DESCRIPTION : LOT 16, BLOCK H, WESTMINSTER PLACE, M.B. 9/61			
BENCH MARK :			
TITLE REPORT : FIDELITY NATIONAL TITLE NO. 11-725139028-RH	ADDRESS : 3839 WILSHIRE BLVD LOS ANGELES 90010		
ASSESSOR'S REF. : 5503-031-018	R.O.W. REFERENCE : R-001; W-0103-1		
	NO.	DATE	REVISION DESCRIPTION

EXHIBIT "B"

LINE SEGMENT	BEARING	DISTANCE
L1	N 89°48'40" W	4.00'
L2	N 89°48'40" W	3.55'

LOT 15
WESTMINSTER PLACE
BLOCK H
M.B. 9/61

LOT 16
49.02' N89°45'10"W
5503-031-018

MANHATTAN PL. 75'

-WILSHIRE BLVD. 100'

POB
N 89°48'40" W 100.10'
POC SE COR LOT 16
50'

PARCEL	TOTAL	W-0103-1
AREA - SQUARE FEET	22,457	479

	LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY	<h2 style="margin: 0;">PARCEL PLAT</h2> <p style="margin: 5px 0;">W-0103-1</p> <p style="margin: 5px 0;">SHEET 1 OF 1</p>	CONTRACT NO./DESIGN UNIT
	APPROVED BY:		SCALE
SUBMITTED	SEA PROJECT MANAGER	DATE	DATE
			10/23/2020
			DRAWN BY C. DAVIS
			CHECKED BY J. ELLIOTT
			REV. DATE
			REV. NO.