



Metro

Los Angeles County
Metropolitan Transportation Authority

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APRIL 25, 2014

TO: BOARD OF DIRECTORS

THROUGH: ARTHUR T. LEAHY *AL*
CHIEF EXECUTIVE OFFICER

FROM: MARTHA WELBORNE, FAIA *MW*
CHIEF PLANNING OFFICER

**SUBJECT: BOARD MOTION #44 ON MARCH 27, 2014 MEETING:
RESOLUTION OF NECESSITY ON PARCEL W-1201, PURPLE
LINE WESTSIDE SUBWAY EXTENSION PROJECT**

ISSUE

On March 27, 2014 the Board approved a Resolution of Necessity for a full take of Parcel W-1201 (APN 5508-007-024) ("Property") for the Purple Line Westside Subway Extension Project ("Project"). The Property is located at 665 South La Brea, Los Angeles (see Attachment A). However, the Board requested that staff report back to the Board prior to filing a complaint. This request was pursuant to the owner's attorney requesting that staff reconsider a full take and explore the possibility of relocating certain permanent facilities that are planned on the site which includes a Vista switch, generator and ancillary equipment ("Permanent Facilities"). The owner expressed a desire to retain as much of the Property as possible for future development. Board directed staff to engage in discussion regarding the possible changes.

DISCUSSION

In response to Board's request, staff met with the owner's attorney, outside counsel and project staff to determine the specific request of the owner. The owner's attorney presented some preliminary development plans that the owner had for future development of the Property which includes additional land north of the Property. He requested that we reconsider the location of the Permanent Facilities by moving them south of the current location. By so doing, this would allow the owner to retain a greater portion of the Property for use in his future development.

Project staff committed in the meeting to review the current plans and make a determination as to whether the Permanent Facilities could be moved and, if so, what would the consequences be to the Project.

NEXT STEPS

Project staff has completed the preliminary re-design of the Permanent Facilities. As soon as the final design is completed, staff will meet with the owner for further discussions. That meeting is expected to take place no later than May 15, 2014. Staff will report back to the Board once a final decision is made.

ATTACHMENT

- A. Plat Map W-1201

ATTACHMENT A

GRANTOR : MOURAFSHAN, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY		The data shown on this map and/or plot are compiled from public sources and are subject to field verification.	
DESCRIPTION : LOTS 48 & 49, TRACT NO. 5273, M.B. 55/52			
BENCH MARK : N/A			
TITLE REPORT : FIDELITY NATIONAL TITLE NO. 11-725139030, O.R.	ADDRESS : 665 S. LA BREA AVE. LOS ANGELES 90035		
ASSESSOR'S REF. : 5508-007-024	R.O.W. REFERENCE : R-0121 W-1201	NO.	DATE
		REVISION DESCRIPTION	

PARCEL	W-1201		
AREA - SQUARE FEET	9.977		

<p>LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY</p>	APPROVED BY:	<p>PARCEL PLAT</p> <p>W-1201</p> <p>SHEET 1 OF 1</p>	CONTRACT NO./DESIGN UNIT
	<p>SUBMITTED BY: L.S. 4249</p>		<p>DATE</p>