

**Metro**

Los Angeles County  
Metropolitan Transportation Authority

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Los Angeles, CA 90012-2952

213.922.2000 Tel  
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**REGULAR BOARD MEETING  
SEPTEMBER 26, 2013**

**SUBJECT: CRENSHAW/LAX TRANSIT CORRIDOR PROJECT**

**ACTION: ADOPT RESOLUTION OF NECESSITY TO ACQUIRE PARCEL HS-2701**

**RECOMMENDATION**

- A. Hold a public hearing on the proposed Resolution of Necessity.
- B. Adopt the Resolution of Necessity authorizing the commencement of an eminent domain action to acquire Parcel HS-2701 (APN 4013-008-008), consisting of the real property and site improvements (hereinafter the "Property").

**RATIONALE**

Acquisition of the Property (See Attachment A) is required for the construction of and operation of a light rail transit alignment, roadway modifications, station and park & ride facilities, a traction power sub-station (TPSS), and related purposes for the Crenshaw/LAX Transit Corridor Project ("Project"). A written offer was presented to the Owner of Record ("Owner"), as required by California Government Code Section 7267.2. The Owner has rejected LACMTA's offer, and the parties have not been able to reach a negotiated settlement. Because the Property is necessary for construction of the Project, staff recommends the acquisition of the Property through eminent domain.

In accordance with the provisions of the California Eminent Domain law and Sections 30503, 30600, 130051.13, 130220.5 and 132610 of the California Public Utilities Code (which authorize the public acquisition of private property by eminent domain), the Los Angeles County Metropolitan Transportation Authority ("LACMTA") has prepared and mailed notice of this hearing to the Property Owner informing them of their right to appear at this hearing and be heard on the following issues: (1) whether the public interest and necessity require the Project; (2) whether the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury; (3) whether the Property is necessary for the Project; and (4) whether either the offer required by Section 7267.2 of the Government Code has been made to the Owner, or the offer has not been made because the Owner cannot be located with reasonable diligence.

After all of the testimony and other evidence has been received by the LACMTA from all interested parties, the LACMTA must make a determination as to whether to adopt the proposed Resolution of Necessity (Attachment C) to acquire the Property by eminent domain. In order to adopt the resolution, the LACMTA must, based upon all the evidence before it, and by a vote of two-thirds of all the members of its governing body, find and determine that the conditions stated above exist. Attached is evidence submitted by staff that supports adoption of the Resolution that has been approved by counsel, and which sets forth the required findings (Attachment B).

### **DETERMINATION OF SAFETY IMPACT**

This Board action will not have an impact on safety standards for Metro.

### **FINANCIAL IMPACT**

Funding for the acquisition of the Property is included in the approved fiscal year 2014 Project budget, under Measure R project 865512 (Crenshaw/LAX Transit Corridor Project), in cost center 8510, and account number 53103 (Acquisition of Land).

### **NEXT STEPS**

If this action is approved by the Board, the LACMTA's condemnation counsel will be instructed to take all steps necessary to commence legal proceedings in a court of competent jurisdiction to acquire the Property interest by eminent domain. Counsel will also be directed to seek and obtain an Order of Prejudgment Possession in accordance with the provisions of the eminent domain law.

### **ATTACHMENTS**

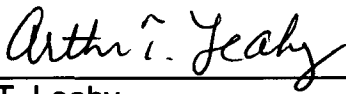
- A. Site Plan
- B. Staff Report
- C. Resolution of Necessity

Prepared by: Velma C. Marshall  
Deputy Executive Officer - Real Estate  
(213) 922-2415



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Roger S. Mollere  
Chief, Real Property Management and Development



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Arthur T. Leahy  
Chief Executive Officer



**C.T. Inc, et al**  
**HS-2701**



133 ft  
**LandVision**

**ATTACHMENT B**

**STAFF REPORT REGARDING THE NECESSITY FOR THE ACQUISITION OF PARCEL NO. SW-0003 (THE "PROPERTY") FOR THE CRENSHAW/LAX TRANSIT CORRIDOR PROJECT**

**BACKGROUND**

The Property is required for the construction and operation of the Crenshaw/LAX Transit Corridor Project ("Project"). The address, record Owner (as indicated by a title report prepared by Old Republic Title Company), physical description, and nature of the property interest sought to be acquired for the Project are summarized as follows:

<b>Assessor's Parcel Number</b>	<b>Parcel Address</b>	<b>Owner</b>	<b>Purpose of Acquisition</b>	<b>Property Interest(s) Sought</b>	<b>LACMTA Parcel #</b>
4013-008-008	Paved Parking on E Redondo Blvd, Inglewood, CA 90302	C.T. Inc., et al	Light Rail Transit Alignment, Roadway Modifications, Station and Park & Ride Facilities, a TPSS and related purposes	Fee simple interest	HS-2701

A written offer for the real property and site improvements comprising Parcel HS-2701 (the "Property") was presented to the Property Owner on August 7, 2013. To date, the offer has not been accepted, and negotiations have not resulted in a settlement agreement.

**A. The public interest and necessity require the Project.**

The public interest and necessity require the Project for the following reasons:

1. The existing population and employment density in the Crenshaw/LAX Transit Corridor ("Corridor") is extremely high and very transit dependent. The Corridor population and employment densities are four times higher than Los Angeles County as a whole. The Corridor has a high concentration of low-income, minority, transit-dependent residents. More than 49 percent of all Corridor households are designated as low income. In addition, 16 percent of all households in the Corridor do not have access to an automobile, compared to 8 percent in the County's urbanized area. Forecasts show a growing transit-dependent population, with a projected 55 percent increase in Corridor residents that rely on, or will rely on the area's transit system. The Project will provide significant improvements in transportation and attendant access to economic (employment) opportunities for low-income, elderly, transit-dependent persons living in the Crenshaw/LAX Transit Corridor 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 meet the need for improved transit service of the significant transit-dependent population within the Project area.

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.**

On September 11, 2009, a Draft Environmental Impact Statement/ Draft Environmental Impact Report (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. A total of four alternatives, including two build alternatives, were presented in the September 2009 DEIS/DEIR. On December 20, 2009 the Board adopted the Light Rail Transit (LRT) Alternative as the Locally Preferred Alternative (LPA), after review and consideration of the comments received from circulation of the 2009 DEIS/DEIR. The Board certified the FEIR on September 22, 2011. A Record of Decision was received from the Federal Transit Administration on December 30, 2011.

The Project is a LRT dual-track alignment, which will extend from the existing Metro Exposition Line at Crenshaw and Exposition Boulevards. The LRT line will travel 8.5 miles to the Metro Green Line Aviation/LAX Station and will serve the cities of Los Angeles, Inglewood, Hawthorne, and El Segundo, and portions of unincorporated Los Angeles County. The Project includes eight approved stations:

- Crenshaw/ Exposition
- Crenshaw/ Martin Luther King Jr. Bl.
- Crenshaw/Vernon (Leimert Park)
- Crenshaw/Slauson
- Florence/West
- Florence/La Brea
- Florence/Hindry
- Aviation/Century

The Corridor has some of the highest population and employment density in the Southern California region, as well as the highest proportion of transit ridership. No significant expansion of existing freeway and street networks is planned to accommodate this growth. During various community meetings, the residents of the Corridor area expressed their need for improved transit service because many are transit - dependent and need better access to the region's educational, employment, and cultural opportunities. The Locally Preferred Alternative (LPA) addresses those needs and moves more people in a way that is energy efficient and with the least environmental impact.

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 is necessary for the Project.**

The Property consists of a fee acquisition of the entire Project Parcel HS-2701, which contains 24,141 square feet as described in Exhibit A attached hereto, and is depicted on the Plat Map attached hereto as Exhibit B. The Property is needed for the construction and operation of a Light Rail Transit Alignment, Roadway Modifications, Station and Park & Ride Facilities, a TPSS and related purposes, in conjunction with the Project. The Property was chosen based upon the FEIS/FEIR for the Project.

Staff recommends that the Board find that the acquisition of the Property is 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, 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:

1. Obtained appraisals to determine the fair market value of the Property, which included consideration of the 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 and the title report;
4. Made a written offer to the Property Owner for the full amount of just compensation - which was not less than the approved appraised value;
5. With respect to those tenants on the Property that provided evidence of ownership of immovable fixtures and equipment, made written offers to the tenant and the Owner with respect to such immovable fixtures and equipment, which offers were not less than the approved appraised value of the immovable fixtures and equipment; and
6. Provided the Owner and the tenants with written statements of, and summaries of the basis for, the amounts established as just compensation with respect to each of the foregoing offers.

It is recommended that the 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.

### **CONCLUSION**

Staff recommends that the Board approve the Resolution of Necessity.

### **ATTACHMENTS**

- 1 - Legal Description (Exhibit "A")
- 2 - Plat Map (Exhibit "B")



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION FOR FEE PURPOSES**  
**PARCEL NUMBER HS-2701**

THAT PORTION OF LOT 6 IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF INGLEWOOD, AS SAID LOT IS SHOWN ON THE RANCHO SAUSAL REDONDO MAP FILED IN BOOK 507 PAGE 508, OF PATENT MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF LONG STREET, 50 FEET WIDE, AS SHOWN ON TRACT NO 4476, RECORDED IN BOOK 49, PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE SOUTHWESTERLY LINE OF REDONDO BOULEVARD, 65 FEET WIDE, SHOWN AS "LOS ANGELES STREET" ON SAID TRACT NO. 4476; THENCE ALONG SAID SOUTHEASTERLY PROLONGATION S29°11'34"E 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY RIGHT OF WAY, 50 FEET WIDE, SHOWN AS A.T.& S.F. RR ON SAID TRACT NO. 4476; THENCE ALONG SAID NORTHERLY LINE N60°48'26"E 468.62 FEET TO THE EASTERLY LINE OF WEST BOULEVARD, 67 FEET WIDE; THENCE ALONG SAID EASTERLY LINE N00°23'03"E 57.49 FEET TO THE SAID SOUTHWESTERLY LINE OF REDONDO BOULEVARD; THENCE ALONG SAID SOUTHWESTERLY LINE S60°48'26"W 497.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 24,141 SQUARE FEET.

**NOTE:**

THIS LEGAL DESCRIPTION WAS NOT PREPARED FOR ANY PURPOSE THAT WOULD BE IN VIOLATION OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT OR LOCAL ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

PREPARED BY:

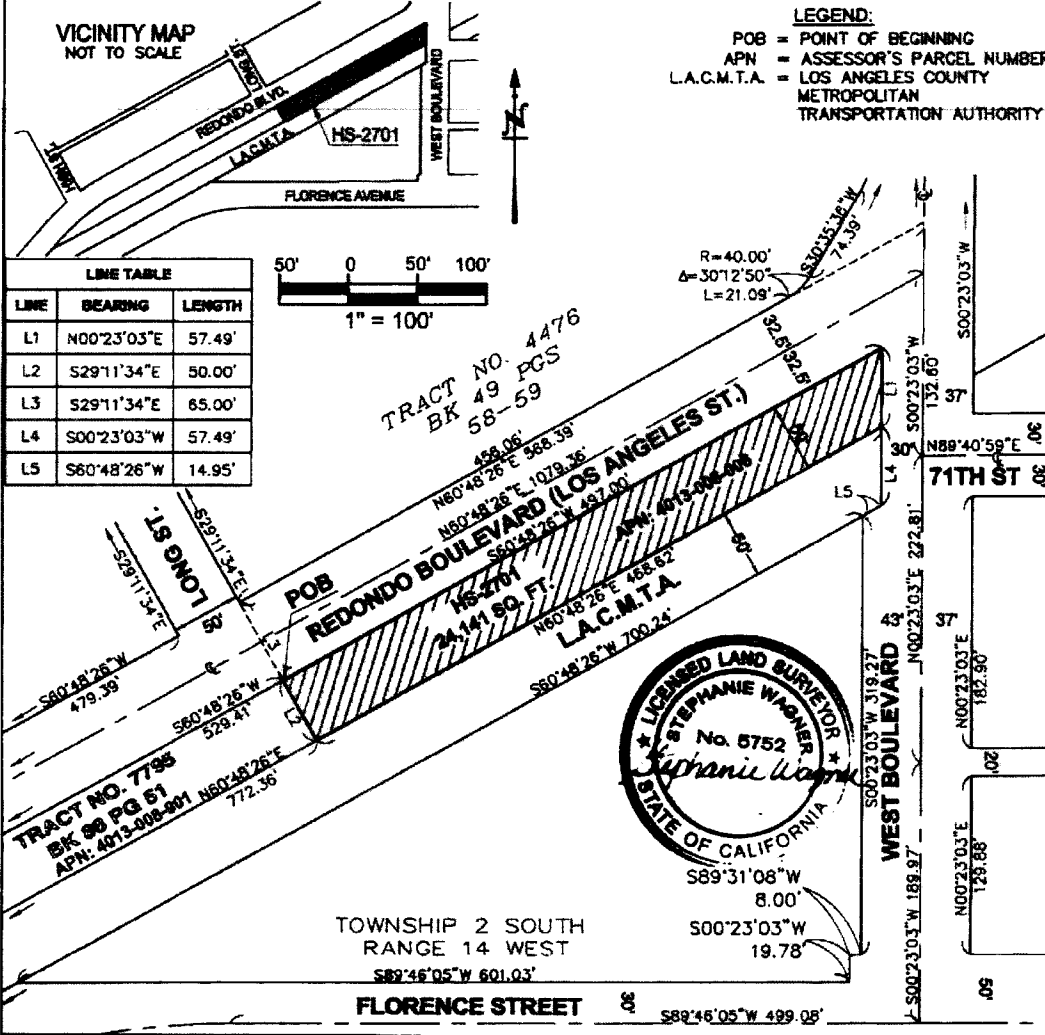
*Stephanie A. Wagner*  
STEPHANIE A. WAGNER, P.L.S. 5752

*July 27, 2011*  
DATE:



EXHIBIT "B"

Grantor: C.T. INC. (UNDIVIDED 608) AND THE E. REDONDO BLVD. TRUST U.D.T. (UNDIVIDED 403)		The data shown on this plan are based on field survey prepared by Stephanie Wagner & Survey, Inc. dated June 2011 - June 2012. Bearing and distances are based on California Coordinate System NAD 83 Zone 5 coordinates obtained from California NP/ALN.	
Description: POR. OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 14 WEST, IN CITY			
INGLEWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SAID SECTION IS SHOWN ON MAP FIELD IN CASE NO. 1108, SUPERIOR COURT OF SAID COUNTY ON JUNE 21, 1890.			
Title Report: OLD REPUBLIC TITLE COMPANY NO. 2478015637-52			
Assessor's Ref: 4013-008-008	ROW Ref: R-127	No.	Date
			Revision Description



VICINITY MAP  
NOT TO SCALE

LEGEND:  
POB = POINT OF BEGINNING  
APN = ASSESSOR'S PARCEL NUMBER  
L.A.C.M.T.A. = LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

LINE	BEARING	LENGTH
L1	N00°23'03"E	57.49'
L2	S29°11'34"E	50.00'
L3	S29°11'34"E	65.00'
L4	S00°23'03"W	57.49'
L5	S60°48'26"W	14.95'

50' 0 50' 100'  
1" = 100'

TOTAL AREA OR PROPERTY	HS-2701	REMAINDER PARCEL AREA	ESTATE
24,141 SQ. FT.	24,141 SQ. FT.	0 SQ. FT.	FEE

	APPROVED BY: <i>[Signature]</i> DATE: 07-27-2011	CRENSHAW/LAX TRANSIT CORRIDOR PROJECT CITY OF INGLEWOOD	SCALE: 1"=100'
	PREPARED BY: <i>[Signature]</i> CHECKED BY: <i>[Signature]</i> LS: 5752		REV. No. DATE: REV. No. DATE: PARCEL No. HS-2701

**RESOLUTION OF THE  
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY  
DECLARING CERTAIN REAL PROPERTY INTERESTS NECESSARY FOR PUBLIC  
PURPOSES AND AUTHORIZING THE ACQUISITION THEREOF  
(CRENSHAW/LAX PARCEL NO. HS-2701)**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

Section 1.

The LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY ("LACMTA") is a public entity organized and existing pursuant to Chapter 2 of Division 12 of the California Public Utilities Code (commencing with Section 130050).

Section 2.

The property interest described hereinafter is to be taken for public use, namely, for public transportation purposes and all uses necessary, incidental or convenient thereto, and for all public purposes pursuant to the authority conferred upon the Board to acquire property by eminent domain by California Public Utilities Code Sections 30000-33027, inclusive, and particularly Section 30503 and 30600, Sections 130000-132650, inclusive, and particularly Sections 130051.13 and 130220.5, Code of Civil Procedure Sections 1230.010-1273.050, inclusive, and particularly Sections 1240.510 and 1240.610, and Article I, Section 19 of the California Constitution.

Section 3.

The property interest consists of the acquisition of a fee interest, along with the immovable fixtures and equipment located thereon, as described more specifically in the legal description (Exhibit A) and depicted on the Plat Map (Exhibit B), attached hereto (hereinafter, the "Property"), all of which are incorporated herein by this reference. The MTA commits to working with neighboring government entities to provide replacement parking on both an interim and long-term basis to mitigate a loss of available parking that otherwise might occur due to the acquisition of the Property (Project Parcel HS-2701; APN 4013-008-008). Further, MTA will work in cooperation with the Property owner regarding the details of all such replacement parking.

#### Section 4

(a) The acquisition of the above-described Property is necessary for the development, construction, operation, and maintenance of the Crenshaw/LAX Transit Corridor Project ("Project");

(b) The environmental impacts of the Project were evaluated in the Final Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR) for this Project which was certified by the Board on September 22, 2011. The Board found that in accordance with the California Environmental Quality Act Guidelines, Section 15162, no subsequent or supplemental Environmental Impact Report is required for the Project; and

(c) The Board has reviewed and considered the FEIS/FEIR, before and as part of the process of determining whether to acquire the above-referenced Property.

#### Section 5.

The Board hereby declares that it has found and determined each of the following:

(a) The public interest and necessity require the proposed Project;

(b) 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;

(c) The Property sought to be acquired, which has been described herein, is necessary for the proposed Project; and

(d) The offer required by Section 7267.2 of the Government Code has been made to the Owner.

#### Section 6.

Pursuant to Sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that the Property is already devoted to a public use, the use to which the Property is to be put is a more necessary public use than the use to which the Property is already devoted, or, in the alternative, is a compatible public use which will not unreasonably interfere with or impair the continuance of the public use to which the Property is already devoted.

#### Section 7.

That notice of intention to adopt this resolution was given by first class mail to each person whose Property is to be acquired by eminent domain in accordance with Section 1245.235 of the Code of Civil Procedure and a hearing was conducted by the Board on the matters contained herein.

Section 8.

Legal Counsel is hereby authorized and directed to take all steps necessary to commence legal proceedings, in a court of competent jurisdiction, to acquire the Property described above by eminent domain. Counsel is also authorized and directed to seek and obtain an Order for Prejudgment Possession of said Property in accordance with the provisions of the eminent domain law and is directed that the total sum of probable just compensation be deposited with the State Treasurer or the Clerk of the Superior Court. Counsel may enter into stipulated Orders for Prejudgment Possession and/or Possession and Use Agreements, where such agreements constitute the functional equivalent of an Order for Prejudgment Possession. Counsel is further authorized to correct any errors or to make or agree to any non-material changes to the legal description of the real property that are deemed necessary for the conduct of the condemnation action or other proceedings or transactions required to acquire the Property.

Counsel is further authorized to compromise and settle such eminent domain proceedings, if such settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

I, MICHELLE JACKSON, Secretary of the Los Angeles County Metropolitan Transportation Authority, do hereby certify that the foregoing Resolution was duly and regularly adopted by a vote of two-thirds of all the members of the Board of the Metropolitan Transportation Authority at a meeting held on the 26<sup>th</sup> day of September, 2013.

\_\_\_\_\_  
MICHELLE JACKSON  
LACMTA Secretary

Date: \_\_\_\_\_

**ATTACHMENTS**

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- 2 - Plat Map (Exhibit "B")

**EXHIBIT "A"**  
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**LEGAL DESCRIPTION FOR FEE PURPOSES**  
**PARCEL NUMBER HS-2701**

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**PREPARED BY:**

*Stephanie A. Wagner*  
STEPHANIE A. WAGNER, P.L.S. 5752

*July 27, 2011*  
DATE:



EXHIBIT "B"

