



Office of the Los Angeles City Attorney
Hydee Feldstein Soto

REPORT NO. R25-0323
June 23, 2025

REPORT RE:

**DRAFT ORDINANCE FINDING THAT THE PUBLIC INTEREST AND
NECESSITY REQUIRE THE ACQUISITION BY EMINENT DOMAIN OF
PORTIONS OF PROPERTY LOCATED AT 9860 SOUTH SEPULVEDA BOULEVARD
AND 6225 WEST CENTURY BOULEVARD**

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, CA 90012

Honorable Members:

This Office has prepared and now transmits for your consideration the enclosed draft ordinance, approved as to form and legality, approving a Resolution of Necessity making statutory findings and authorizing the acquisition by eminent domain of property located at 9860 South Sepulveda Boulevard and 6225 West Century Boulevard, Assessor's Parcel Number 4124 026 011, (Subject Property), as described in the draft ordinance. The public use for which the Subject Property is being considered is implementation of the projects under the Los Angeles International Airport (LAX) Airfield and Terminal Modernization Project (ATMP or Project).

Adoption of the draft ordinance requires an affirmative vote of at least two-thirds of the members of the full City Council.

Background

Los Angeles World Airports (LAWA) is modernizing LAX to improve passenger quality of service and provide world-class facilities for its customers. The Project

supports the ongoing modernization of LAX by: (1) enhancing the safety and operational management of the airfield, particularly as related to runway exits; (2) providing a new concourse and terminal to improve the quality of the passenger experience and efficiency of passenger processing; and (3) improving the roadway system to better route airport-related traffic away from the public roads that serve the community. LAWA is acquiring the Subject Property to implement roadway system improvements as part of ATMP.

Negotiations with Owners

From February to April 2025, LAWA made written offers for not less than the fair market value to the owner of record of the Subject Property. To date, the owner of record of the Subject Property has not accepted LAWA's offers. LAWA remains willing to negotiate a voluntary purchase of the Subject Property, but LAWA requests authorization to initiate the eminent domain process to acquire the Subject Property.

Notice and Opportunity to Be Heard

Pursuant to Code of Civil Procedure Section 1245.235, the City Council is required to provide written notice of the right to a hearing on the resolution of necessity to the persons whose properties are to be acquired. The owners of the properties then have 15 days to request that hearing. The required notice and any requested hearing will be provided in compliance with state law.

Summary of Ordinance Provisions

Charter Section 632(c) provides that the Board of Airport Commissioners (Board) shall have the power to purchase, lease, acquire, condemn, design, erect, maintain, improve, repair, and operate all property, improvements, utilities, equipment, supplies, or facilities as it may deem necessary or convenient for departmental purposes. The power of condemnation shall only be exercised with approval of the City Council. The draft ordinance makes the findings required under California Eminent Domain Law and approves LAWA's use of eminent domain to acquire the Subject Property. The draft ordinance also authorizes this Office to take all actions necessary to commence, prosecute, and settle the legal proceedings, and to obtain pre-judgment possession of the Subject Property.

California Environmental Quality Act Findings

The environmental impacts of the ATMP were evaluated in the ATMP Environmental Impact Report (EIR) (State Clearing House Number 2019049020), certified by the Board on October 7, 2021 (Resolution 27351). Subsequent to approval of the ATMP the design of the approved roadway system advanced, resulting in the need for refinements to the proposed use of the Subject Property. The December 2024 Addendum to the LAX ATMP EIR documents that none of the conditions calling for preparation of a subsequent EIR have occurred.

If you have any questions regarding this matter, please contact Deputy City Attorney Cynthia Alexander at (424) 646-5196. A member of this Office will be available when you consider this matter to answer any questions you may have.

Sincerely,

HYDEE FELDSTEIN SOTO, City Attorney

By



MICHAEL J. DUNDAS
Senior Assistant City Attorney

MJD:CAA
Transmittal