

ADMINISTRATIVE EXEMPTION, TRADE, TRAVEL, AND TOURISM COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to the acquisition by eminent domain portions of the property located at 9800 South La Cienega Boulevard, Inglewood for the Los Angeles International Airport (LAX) Landside Access Modernization Program (LAMP).

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. ADOPT the determination by the Board of Airport Commissioners (BOAC) that:
 - a. Any activity (approval of bids, execution of contracts, allocation of funds, etc.) for which the underlying project has previously been evaluated for environmental significance and processed according to the requirements of the California Environmental Quality Act (CEQA) is administratively exempt from further review pursuant to Article II, Section 2.i of the Los Angeles City CEQA Guidelines, whereas the LAX LAMP Environmental Impact Report (EIR) [ENV-2016-3391-EIR] was certified by the BOAC for the project on March 2, 2017 (Resolution No. 26185), and certified and adopted by Council on June 7, 2017, and the action requested here is within the scope of that certified EIR and does not include any changes to the LAX LAMP project that would require further review under CEQA pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162.
 - b. The taking of the subject property is authorized by, inter alia, Section 19, Article I of the California Constitution, Sections 37350.5 and 40404(f) of the California Government Code, Public Utilities Code Section 21661.6, the Los Angeles City Charter Section 632(c), Section 1230.010 et seq. and Sections 1240.050 and 1240.125 of the California Code of Civil Procedure, and all other applicable law as set forth in the accompanying Resolution.
2. ADOPT the accompanying Resolution of Necessity No. 27125, as adopted by the BOAC on October 15, 2020, making all necessary findings and requesting that Council authorize commencement of eminent domain proceedings to acquire portions of the subject property located at 9800 South La Cienega Boulevard, Inglewood, California (Assessor's Parcel No. 4128026-015), for the LAX LAMP.
3. PRESENT and ADOPT the accompanying ORDINANCE dated October 29, 2020, finding that the public interest and necessity require the acquisition by eminent domain of a portion of the property located at 9800 South La Cienega Boulevard, Inglewood, California 90301 and bearing Assessor's Parcel No. 4128026-015.

Fiscal Impact Statement: The BOAC reports that this action will not impact the General Fund.

Community Impact Statement: None submitted.

SUMMARY

In a report to BOAC dated October 15, 2020, LAWA requests authority to acquire, by eminent domain, portions of the property located at 9800 South La Cienega Boulevard, Inglewood for the

LAX LAMP. The property is needed for roadway improvements as part of the project. On August 4, 2020, LAWA made a written offer to the owner for not less than the approved appraisal of the fair market value for the subject property. To date, a purchase agreement has not been reached. LAWA remains willing to negotiate a voluntary purchase of the property, but the Department requests authorization to initiate the eminent domain process to acquire the property if an agreement cannot be reached. On October 15, 2020, BOAC approved the LAWA's request and related actions.

Accompanying the report to Council dated October 29, 2020, the City Attorney presents the Ordinance approving a Resolution of Necessity making the necessary statutory findings and authorizing the acquisition by eminent domain the subject property. The Ordinance also authorizes the City Attorney to take all actions necessary to commence, prosecute, and settle the legal proceedings, and to obtain pre-judgment possession of the property.

At its meeting held January 26, 2021, the Trade, Travel, and Tourism Committee recommended that Council authorize LAWA to proceed with eminent domain proceedings for the acquisition of the subject property, as recommended by BOAC.

Respectfully Submitted,

TRADE, TRAVEL, AND TOURISM COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
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BUSCAINO:	YES
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BONIN:	YES
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LEE:	YES
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-NOT OFFICIAL UNTIL COUNCIL ACTS-