

2.7 LAND ACQUISITION – ALTERNATIVE D

Major infrastructure projects like the LAX Master Plan often require the purchase of property in order to construct new facilities. Every effort was made during the planning of Alternative D to limit property acquisition to the minimum area required to implement the plan. Alternative D would require a combination of full and partial parcel acquisitions, as well as easements across certain parcels in the project area.

The Master Plan alternatives would require various amounts of property acquisition to provide space for airport facilities and improvements. Various businesses and other properties would need to be acquired under Alternative D. The land acquisition and easement areas are depicted in **Figure 2.7-1** and summarized in **Table 2.7-1**. In addition, **Table 2.7-2** provides a more detailed description of each parcel. Figure 2.7-1 contains reference numbers for each parcel that are keyed to the map reference number appearing in the first column of Table 2.7-2.

The timely acquisition of property is a key element to the Master Plan Alternative D phasing schedule. All land acquisition identified within this section would need to be completed in the first five years after the Record of Decision for the EIR/EIS. Section 2.8 and Section 2.10 provide the sequence for acquisition activities to accommodate this schedule.

Under the existing Aircraft Noise Mitigation Program (ANMP), LAWA is in the process of acquiring the Airport/Belford and Manchester Square areas east of, and adjacent to, the airport. Residents in those areas approached the airport and requested that their properties be acquired rather than soundproofed. Should the ANMP land acquisition for the Airport/Belford and Manchester Square areas not be completed by the time the Master Plan is approved, the City of Los Angeles would use the most appropriate and practical measures available (e.g., voluntary acquisition, leasing, and/or public condemnation⁶), to ensure that the designated areas are vacated consistent with the Construction Sequencing Plan. Land purchases or LAWA terminated ground leases associated with Master Plan Alternative D are listed below.

- ◆ Approximately 77 acres of property.
- ◆ Institutional uses on approximately 6 acres including the former Community Aviation College (now Hollywood Cinema Production

⁶ These measures would be available to be used for all build alternatives to pursue any needed acquisition that cannot be obtained through negotiations.

Resources Training School) and the Westchester Neighborhood School.

- ◆ Acquired commercial property with approximately 36 businesses including light industrial, office, retail, and one hotel.
- ◆ Approximately 3,676 remote, off-airport parking spaces.
- ◆ Approximately 9 acres of rental car space.
- ◆ Approximately 147,000 square feet of freight/warehousing building space.

Easements would be required over property owned by the Atchison, Topeka and Santa Fe Railway and four private property owners.

Table 2.7-1

ALTERNATIVE D - SUMMARY STATISTICS OF ACQUISITION AREAS

Area	Total No. of Bus.	Parcel Acreage	Building (sf.)				No. of Hotel Rooms	Airport Parking Stalls
			Light Industry	Office	Retail	Residential		
B	19	52.46	0	145,581	16,550	0	0	3,456
C	0	0.60	0	0	0	0	0	0
D	10	6.79	1,722	0	104,888	0	154	0
E	9	16.63	225,298	95,026	0	0	0	220
F	0	0.38	16,748	0	0	0	0	0
Total	38	76.86	243,768	240,607	121,538	0	154	3,676

Note: Equivalent to Tables V-3.15, V-3.23, and V-3.31 in Chapter 5 of the Draft LAX Master Plan and Tables A-3, B-3, and C-3 in Appendix P of the Draft LAX Master Plan.

Table 2.7-2 (Part 1 of 2)

ALTERNATIVE D - PARCEL DETAIL OF ACQUISITION AREAS

Acquisition Area B - 98th Street				Total No. of Bus.	Parcel Acreage	Total Acreage	Bldg. Sq. Ft.			Parking Stalls	Hotel Rooms	Target Relocation Area
Map Ref Number	APN	Address	Primary Business				Light Ind.	Office	Retail			
1	4121-022	-002	6351 W. Century	Park One airport pkg (ArPk)	1	20.00	20.00					on-airport
3	4124-026	-002	9800 So. Sepulveda	Bank/ofc Bldg.	12	0.62	0.62	112,285			2,750	LAX Northside
4	4124-026	-900	9700 So. Sepulveda	Hollywood CPR /Valet ArPk	1	4.82	4.82	30,000				local market
5	4124-025	-049	9701 So. Sepulveda	Valet Airpark	1	1.47	1.47	1,296			475	on-airport
11	4124-027	-901	Vicksburg	power station	1	0.03	0.03					n/a
		-902	'	vacant		0.14						
		-903	'	vacant		0.14						
		-904	'	vacant		0.14						
		-905	'	vacant		0.01	0.46					
12	4124-027	-900	Vicksburg	pwr. sta./Valet ArPk	0	0.98	0.98					on-airport
13	4124-027	-008	6200 98th St	vacant parking	0	0.14						n/a
		-009	'	'		0.14						
		-016	'	'		0.01						
		-017	'	'		0.01						
		-029	'	'		1.00	1.31					
14	4124-027	-030	6150 98th St	empty RAC facility	0	5.02	5.02					n/a
15	4124-028	-041	6101 98th St	Ampco Exp Parking	1	9.39	9.39				231	on-airport
16	4124-029	-028	5965 W. 98th St	Budget RAC	1	1.21	1.21					on-airport
17	4124-029	-030	5945 W. 98th St	Budget RAC/Liq Str.	1	1.41	1.41			16,650		
18	4124-029	-031	9775 Airport	Budget RAC		3.40	3.40	2,000				
19	4124-029	-009	5928 W. 96th	Budget RAC		0.13						
		-010	5922 W. 96th	'		0.13						
		-011	5906 W. 96th	'		0.13						
		-012	5972 W. 96th	'		0.13						
		-013	no site address	'		0.01						
		-014	no site address	'		0.01						
		-015	no site address	'		0.01						
		-016	no site address	'		0.01						
		-017	no site address	'		0.01						
		-018	no site address	'		0.01						
		-019	no site address	'		0.01						
		-020	no site address	'		0.01						
		-021	no site address	'		0.01						
		-022	no site address	'		0.01						
		-023	5918 W. 96th	'		0.13						
		-024	5912 W. 96th	'		0.13						
		-025	no site address	'		0.01						
		-026	5900 W. 96th	'		0.22						
		-029	no site address	'		0.01						
		-032	5966 W. 96th	'		0.14						
		-033	5962 W. 96th	'		0.14						
		-034	5958 W. 96th	'		0.16						
		-035	5952 W. 96th	'		0.16						
		-036	5948 W. 96th	'		0.17						
		-037	5942 W. 96th	'		0.19						
		-038	5938 W. 96th	'		0.16						
		-039	5932 W. 96th	'		0.13						
Totals					19	52.46	52.46	0	145,581	16,650	3,456	0

* Total land acquisition may change as additional parcels are verified.

Note: Equivalent Tables A-3, B-3, and C-3 in Appendix P of the Draft LAX Master Plan

Table 2.7-2 (Part 2 of 2)

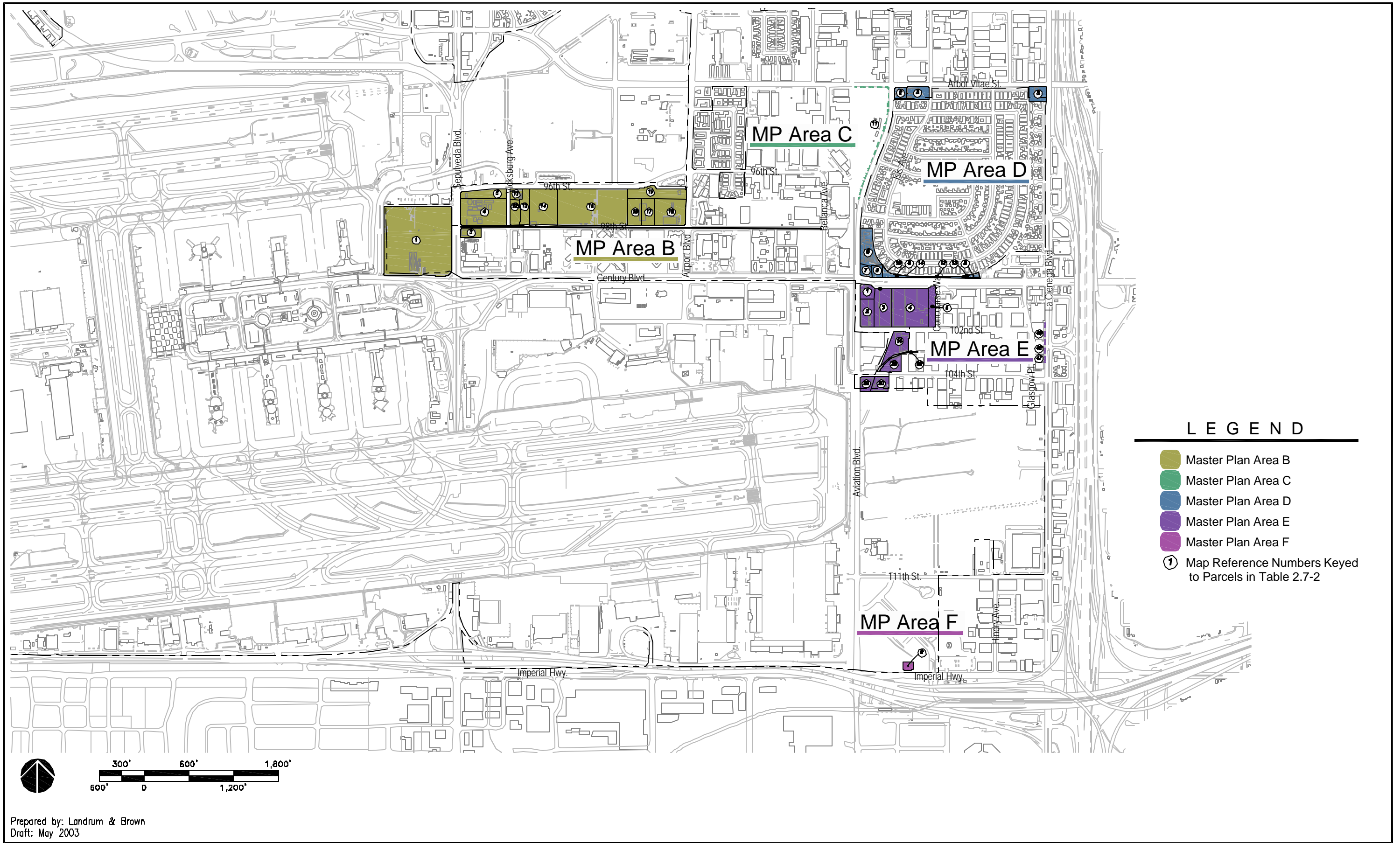
ALTERNATIVE D - PARCEL DETAIL OF ACQUISITION AREAS

Acquisition Area C - Airport Blvd.													
Map Ref Number	APN	Address	Primary Business	Total No. of Bus.	Parcel Acreage	Total Acreage	Bldg. Sq. Ft.			Parking Stalls	Hotel Rooms	Target Relocation Area	
							Light Ind.	Office	Retail				
11	4128-001	-008	9225 Aviation Blvd.	Hertz RAC storage	0	0.60	0.60					N/A	
Total					0	0.60	0.60	0	0	0	0		
Acquisition Area D - Aviation Blvd. East													
Map Ref Number	APN	Address	Primary Business	Total No. of Bus.	Parcel Acreage	Total Acreage	Bldg. Sq. Ft.			Parking Stalls	Hotel Rooms	Target Relocation Area	
							Light Ind.	Office	Retail				
2	4128-002	-015	9200 Arbor Vitae	gas sta. A.M./P.M.	2	0.58	0.58						
3	4128-002	-900	5520 Arbor Vitae	Westchester Neighborhood School	1	0.63						local market	
		-901	'	'		0.21						LAX Northside	
		-902	'	'		0.23	1.07						
5	4128-004	-002	5216 Arbor Vitae	parking	3	0.33						local market	
		-035	5200 Arbor Vitae	store		0.71	1.04					local market	
6	4128-024	-013	5447 W. Century	Travel Lodge	1	2.84	2.84				154	local market	
7	4128-024	-002	5551 W. Century	gas sta.	1	0.46	0.46	1,722				local market	
8	4128-024	-012	5535 W. Century	Denny's	1	0.50	0.50					LAX Northside	
9	4128-024	-011	5307 W. Century	Taco Bell	1	0.26	0.26					LAX Northside	
10	4128-024	-004	no site address	industrial	0	0.00	0.00					n/a	
12	4128-024	-005	no site address	industrial	0	0.02	0.02					n/a	
13	4128-024	-006	no site address	industrial	0	0.01	0.01					n/a	
14	4128-024	-900	no site address	public service	0	0.01	0.01					n/a	
Totals					10	6.79	6.79	1,722	0	104,888	0	154	
Acquisition Area E - South of Century													
Map Ref Number	APN	Address	Primary Business	Total No. of Bus.	Parcel Acreage	Total Acreage	Bldg. Sq. Ft.			Parking Stalls	Hotel Rooms	Target Relocation Area	
							Light Ind.	Office	Retail				
1	4129-029	-022	10000 Aviation	Circle K Gas and Minimart	1	0.50	0.50	3,143				local market	
2	4129-029	-023	10100 Aviation	Pilot Airfreight	1	0.25						local market	
		-013	'	'		1.40	1.65	35,100					
3	4129-029	-024	no site address	empty industrial bldg.	0	0.01						n/a	
		-015	5540 Century	'		1.51		39,000					
		-014	5535 102nd	'		1.47	2.99	36,000					
4	4129-029	-011	5440 and 5500 Century	Thrifty Car Rental/Emory Air Freight	2	5.70	5.70	75,000	75,000			on-airport/local market	
5	4129-029	-018	5430 Century	Concourse Airport Parking	1	0.58		288				on-airport	
		-021	5439 102nd	'		0.69	1.27			220			
14	4129-033	-013	5510 102nd	Danzas	1	1.41	1.41	13,360				local market	
28	4129-033	-006	5515 104th	Sea Dwelling Creatures	1	1.12	1.12	23,407				local market	
29	4129-034	-001	10400 Aviation	LNG vehicle refueling	1	0.61	0.61					on-airport	
30	4129-034	-011	5540 104th	Mayesh Wholesale Florist	1	0.87						local market	
		-002	'	'		0.09	0.96		20,026				
47	4129-031	-004	no site address	bldg frontage		0.02	0.02					n/a	
48	4129-031	-011	10300 Glasgow	Exotic City	0	0.01						n/a	
		-003	'	'		0.02	0.03						
49	4129-031	-017	10121 La Cenega	American Storage	0	0.02						n/a	
		-013	no site address	bldg frontage		0.02							
		-012	no site address	'		0.02	0.06						
99	4129-033	-803	no site address	utilities		0.31	0.31					n/a	
Totals					9	16.63	16.63	225,298	95,026	0	220	0	
Acquisition Area F - North of Imperial													
Map Ref Number	APN	Address	Primary Business	Total No. of Bus.	Parcel Acreage	Total Acreage	Bldg. Sq. Ft.			Parking Stalls	Hotel Rooms	Target Relocation Area	
							Light Ind.	Office	Retail				
9	4129-037	-902	No # Imperial Hwy.	Elec. Sub-Station	0	0.38	0.38	16,748	0	0	0	0	on-airport
Totals					0	0.38	0.38	16,748	0	0	0	0	
GRAND TOTALS					38¹⁾	76.86	76.86	243,768	240,607	121,538	3,676	154	

¹⁾includes 2 institutional facilities.

* Total land acquisition may change as additional parcels are verified.

Note: Equivalent Tables A-3, B-3, and C-3 in Appendix P of the Draft LAX Master Plan



Prepared by: Landrum & Brown
 Draft: May 2003

Los Angeles International Airport Master Plan

Alternative D Proposed Property Acquisition Areas

Figure
 2.7-1