



## Board Report

File #: 2025-0845, File Type: Resolution

Agenda Number: 32.

### REGULAR BOARD MEETING DECEMBER 4, 2025

**SUBJECT: PUBLIC HEARING ON RESOLUTIONS OF NECESSITY FOR DORAN STREET  
CROSSING GRADE SEPARATION PROJECT**

**ACTION: APPROVE RECOMMENDATION**

#### **RECOMMENDATION**

ADOPT the proposed Resolutions of Necessity authorizing the commencement of eminent domain actions to acquire a Fee Simple Interest ("Fee"), Permanent Easement ("PE") and two 44 month Temporary Construction Easements ("TCE") for the properties identified in Attachment A and described as follows:

1. 5487 San Fernando Road West, Los Angeles, Los Angeles County, California 90039 (APN 5593-005-001, -002, -015, and -036)
2. 5471 San Fernando Road West, Los Angeles, Los Angeles County, California 90039 (APN 5593-005-027)

The interests being acquired in the above listed properties are referred to herein as the "Property Interests."

(REQUIRES TWO-THIRDS VOTE OF THE FULL BOARD)

#### **ISSUE**

Acquisition of the Property Interests is required for the construction and operation of the Doran Street Crossing Grade Separation Project ("Project"). After testimony and evidence has been received from all interested parties at the hearings, Los Angeles County Metropolitan Transportation Authority ("LACMTA"), by a vote of two-thirds of its Board of Directors ("Board"), must make a determination as to whether to adopt the proposed Resolutions of Necessity (Attachments B) to acquire the Property Interests by eminent domain. Attached is evidence submitted by staff that supports the adoption of the resolutions, and which sets forth the required findings (Attachment A).

#### **BACKGROUND**

The Project extends San Fernando Road West to the north under the SR-134 and connects to the Fairmont Avenue bridge over the Verdugo Wash. Once the new access road is operational, this will enable the closure of the Doran Street at-grade railroad crossing, which currently crosses the railroad that is used by Metrolink, Amtrak, and other rail operators. A Notice of Exemption under California Environmental Quality Act (CEQA) was approved on March 14, 2019 followed by an approved Caltrans CEQA exemption on October 14, 2024 to environmentally clear the project.

The Project will improve safety and mobility in the area by:

- Eliminating one of the most hazardous at-grade rail crossings in Los Angeles County mandated by California Public Utilities Commission for closure since 2012.44% reduction in adjacent intersection vehicle collisions.
- Reduction in 9.7 million passenger rail hours of delay avoided over 30 years.
- Significant noise reduction for local businesses and residents
- 700,000 vehicle hours of emergency operations response saved by eliminating train-crossing delays over 30 years.

Acquisition of the Property Interests is required for the Project.

## **DISCUSSION**

As required by California Government Code Section 7267.2, written offer of Just Compensation to purchase the Property Interests was delivered to the Owners of Record ("Owners") on February 12, 2025. The Owners have not accepted the offers of Just Compensation made by the LACMTA, and the parties have not at this time reached negotiated settlements for the acquisition of the Property Interests. Because the Property Interests are necessary for the construction and operation of the Project, staff recommends the acquisition of the Property Interests through eminent domain to obtain possession in order to maintain the Project's schedule and to construct the grade separation and close the Doran Street at-grade crossing.

In accordance with provisions of the California Eminent Domain Law and Sections 30503, 30600, 130051.13, 130220.5 and 132610 of the California Public Utilities Code, (which authorizes the public acquisition of private property by eminent domain/n), LACMTA has prepared and mailed notice of this hearing to the owners, 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 Interests are necessary for the Project; (4) whether either the offers required by Section 7267.2 of the Government Code has been made to the owner(s) of the Property Interests, or the offers have not been made because the owner(s) cannot be located with reasonable diligence; (5) whether any environmental review of the Project, as may be necessary, pursuant to the California Environmental Quality Act (CEQA), has occurred and (6) whether LACMTA has given the notice(s) and followed the procedures that are a prerequisite to the exercise of the power of eminent domain. In order to adopt the Resolutions, LACMTA must, based on the evidence before it, and by a vote of two-thirds of its Board, find and determine that the conditions stated in items 1 - 6 above exist.

Acquisition of these Property Interests will not require relocation of residential or non-residential occupants.

Attached is the Staff Report prepared by staff and legal counsel setting forth the required findings for acquiring the Property Interests through the use of eminent domain (Attachment A). Staff recommends the acquisition of the Property Interests through eminent domain in order to maintain the Project's schedule.

### **DETERMINATION OF SAFETY IMPACT**

The Board action will not have an impact on LACMTA's safety standards.

### **FINANCIAL IMPACT**

The funds required to support the acquisition, relocation activities, and the recommended right of way action for the Property Interests are included in the adopted Project's budget under Cost Center 2415, Project number 460091, Doran Street and Broadway/Brazil Grade Separation Project.

#### **Impact to Budget**

The sources of funds for the recommended action are Measure R 3%. These funds are not operations-eligible for bus and rail operations.

### **EQUITY PLATFORM**

The Doran Street Crossing Grade Separation project operates on the Metrolink Antelope Valley and Ventura Lines. The capital project will improve line reliability, network integration, on-time performance and lead to more frequent commuter rail service. This capital project is within and indirectly supports Equity Focus Communities (EFC) by providing more frequent service and better transit options through the Metrolink SCORE program that proposes 30-minute bi-directional service throughout the day and evening along the lines. For the Doran capital project, communities located in the vicinity of the project are comprised of 48.1% to 75.1% low-income households, 4.7% to 14.9% households with no access to a car, and up to 99.9% Black, Indigenous, and other People of Color (BIPOC) residents. Implementing the Doran Street Grade Separation Project will significantly improve safety for all transportation modes by enabling closure of the intersection and replacing it with a fully grade separated improvement as the new access point. This grade separation is anticipated to reduce fatalities at this crossing by 73%, or 0.73 fatalities per year.

Offers of Just Compensation were made to the Owner for the Property Interests based on appraisals of fair market value. Fair market value is defined as "the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available." Metro staff has been negotiating with the Owner, but no agreement has been reached. Approving this action will allow staff to continue

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negotiations for the remaining acquisitions while maintaining the project schedule.

No displacements of occupants or personal property will occur as a result of this acquisition.

### **VEHICLE MILES TRAVELED OUTCOME**

VMT and VMT per capita in Los Angeles County are lower than national averages, the lowest in the SCAG region, and on the lower end of VMT per capita statewide, with these declining VMT trends due in part to Metro's significant investment in rail and bus transit\* Metro's Board-adopted VMT reduction targets align with California's statewide climate goals, including achieving carbon neutrality by 2045. To ensure continued progress, all Board items are assessed for their potential impact on VMT.

As part of these ongoing efforts, this item is expected to contribute to further reductions in VMT. The Doran Street Crossing Grade Separation Project will improve the volume of passenger and freight rail vehicles using the Antelope Valley and Ventura Line corridors, enhance vehicle level of service and emergency vehicle access, and reduce greenhouse gas emissions by closing the Doran Street at-grade Crossing. Approximately 700,000 total vehicle hours of travel time will be saved by eliminating train-crossing delays over the life of this project. The increase in passenger volume along the Antelope Valley and Ventura corridors over the next twenty years will continue to reduce VMT on the adjacent highway corridors, Interstate 5 and State Route 14, as some passengers choose to use passenger rail.

\*Based on population estimates from the United States Census and VMT estimates from Caltrans' Highway Performance Monitoring System (HPMS) data between 2001-2019.

### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

The Project is consistent with the following Metro Vision 2028 Strategic Plan Goals:

- Goal 1: Provide high-quality mobility options that enable people to spend less time traveling.
- Goal 2: Deliver outstanding trip experiences for all users of the transportation system.
- Goal 3: Enhance communities and lives through mobility and access to opportunity.

### **ALTERNATIVES CONSIDERED**

The Board may choose not to approve the recommendation. This is not recommended as it would result in significant delays and cost increases for the Project. Furthermore, delay to the Project will have a detrimental effect on the available Federal and State Grant funding dollars.

### **NEXT STEPS**

If this action is approved by the Board, 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 Interests by eminent domain and to conclude those proceedings either by settlement or jury

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trial. Counsel will also be directed to seek and obtain Orders of Prejudgment Possession in accordance with the provisions of the Eminent Domain Law. Staff will continue to negotiate with the property owners with the goal of reaching voluntary settlements while concurrently pursuing the eminent domain process to preserve the project schedule.

**ATTACHMENTS**

Attachment A - Staff Report

Attachment B-1 - Resolution of Necessity

Attachment B-2 - Resolution of Necessity

Prepared by: Brian Balderrama, Deputy Executive Officer, Program Management, (213) 418-3177  
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Reviewed by: Ray Sosa, Chief Planning Officer, (213) 922-2920

  
Stephanie Wiggins  
Chief Executive Officer

## ATTACHMENT A

### STAFF REPORT REGARDING THE NECESSITY FOR THE ACQUISITION OF THE PROPERTIES REQUIRED FOR THE DORAN STREET CROSSING GRADE SEPARATION (“PROJECT”); PROJECT PARCELS DI-04, DI-05, DI-06, and DI-07

#### **BACKGROUND**

The property interests are required for the construction and operation of the Doran Street Crossing Grade Separation Project (“Project”). The project parcel number, assessor parcel number, address, record property owner, and nature of the property interests sought to be acquired for the Project are summarized in the table below:

Summary Table 1

Project Parcel Number	Property Interest(s) Sought	Assessor's Parcel Number	Parcel Address	Property Owner
DI-05	Partial Fee 343.5 SqFt	5593-005-001	5487 San Fernando Road West, 5475 San Fernando Road West, and 4510 Doran Street, Los Angeles, CA 90039	Glendale Metals and Recycling, Inc., a California Corporation
DI-06	PE 10.4 SqFt	5593-005-001		
DI-07	TCE 2,277.3 SqFt 44 months	5593-005-001 5593-005-002 5593-005-015		
DI-4	TCE 192 SqFt 44 months	5593-005-027	5471 San Fernando Road West, Los Angeles, California 90039	Vahik M. Sarkissian and Edward M. Sarkissian *

\* The title is vested in: Vahik M. Sarkissian, a married man as his sole and separate property, a one-half undivided interest and Edward M. Sarkissian, a single man as his sole and separate property, a one-half undivided interest as tenant-in-common

#### **Property Requirements:**

Purpose of the acquisitions is for the construction and operation of the Project.

#### **Property Interests Sought:**

As identified in the table above, LACMTA seeks to acquire a Partial Fee Interest, a Permanent Easement, and two 44-month Temporary Construction Easements hereafter referred to as Property Interests.

As required by California Government Code Section 7267.2, written offers of Just Compensation to purchase the Property Interests were delivered to the Owners of Record (“Owners”) on February 12, 2025.

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

The Project is a vital public transit infrastructure investment that will adhere to a 2012 California Public Utilities Commission (CPUC) mandate to close the Doran Street at-grade crossing. The Doran Street at-grade crossing is one of the most hazardous at-grade rail crossings in Los Angeles County.

The Project will improve safety and mobility in the area by:

- Eliminating one of the most hazardous at-grade rail crossings in Los Angeles County mandated by California Public Utilities Commission for closure since 2012.
- 44% reduction in adjacent intersection vehicle collisions.
- Reduction in 9.7 million passenger rail hours of delay avoided over 30 years.
- Significant noise reduction for local businesses and residents
- 700,000 vehicle hours of emergency operations response saved by eliminating train-crossing delays over 30 years.

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.**

The Project started development of a conceptual plan in 2012. Over the next seven years, this capital project studied various grade separation configurations and northerly points of access from the Atwater Village community of Los Angeles. The Locally Preferred Alternative for grade separation provided the best results for level of service to the local streets and direct connection between the Cities of Los Angeles and Glendale. A Notice of Exemption under California Environmental Quality Act (CEQA) was approved on March 14, 2019 followed by an approved Caltrans CEQA exemption on October 14, 2024 to environmentally clear the project.

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 Interests are necessary for the Project.**

The Property Interests are specifically needed for the proper realignment of the San Fernando Road West and Doran Street intersection in order for the local road to avoid impacting the State Route 134 freeway columns. The realignment of the local street has also required the start of a street vacation process with the City of Los Angeles. At project completion, this street vacation will enable more square footage to the frontage of the

Property owned by Glendale Metals and Recycling, Inc., resulting in a gain of square footage larger than the easement requested through this action.

Staff recommends that the Board find that the acquisition of the Property Interests are 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 of the interest being acquired, 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 to purchase be made to the owner(s) 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 Interests being acquired. In addition, the agency is required to provide the Owner with a written description 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 Interests:

1. Obtained independent appraisals for real property to determine the fair market value of the Property Interests, including consideration of the existing use of the parcels, the highest and best use of the parcels, and, if applicable, impact to the remainder properties;
2. Reviewed and approved the appraisals, and established the amounts believed to be just compensation for the acquisition of the Property Interests;
3. Determined the owners of the Property Interests by examining the County Assessor's record and preliminary title reports, and determined the tenants of the parcels;
4. Made written offers to the Owners, as applicable, for the full amount of just compensation for the acquisition of the Property Interests, which was not less than the approved appraised value of the Property Interests;
5. Provided the Owners with a written statement of, and summary of the basis for, the amount established as just compensation with respect to the foregoing offer; and
6. Provided an informational pamphlet concerning eminent domain in California to the Owners as required by the Eminent Domain Law.



It is recommended that based on the above Evidence, the Board find and determine that the offers required by Section 7267.2 of the California Government Code has been made to each of the Owners and tenants.

**E. LACMTA has fulfilled the necessary statutory prerequisites.**

LACMTA is authorized to acquire property by eminent domain for the purposes contemplated by the Project under Public Utilities Code §§ 30503, 30600, 130051.13, and 130220.5; Code of Civil Procedure §§ 1230.010-1273.050; and Article I, § 19 of the California Constitution.

**F. LACMTA has complied with the California Environmental Quality Act.**

A Notice of Exemption under California Environmental Quality Act (CEQA) was approved on March 14, 2019 followed by an approved Caltrans CEQA exemption on October 14, 2024 to environmentally clear the project.

**CONCLUSION**

Staff recommends that the Board approve the Resolutions of Necessity.

**ATTACHMENTS**

Exhibit A-1 – Legal Description – Partial Fee Interest (Parcel DI-05)  
Exhibit B-1 – Plat Map – Partial Fee Interest (Parcel DI-05)  
Exhibit A-2 – Legal Description – Permanent Easement (Parcel DI-06)  
Exhibit B-2 – Plat Map – Permanent Easement (Parcel DI-06)  
Exhibit A-3 – Legal Description – Temporary Construction Easement (Parcel DI-07)  
Exhibit B-3 – Plat Map – Temporary Construction Easement (Parcel DI-07)  
Exhibit A-4 – Legal Description – Temporary Construction Easement (Parcel DI-04)  
Exhibit B-4 – Plat Map – Temporary Construction Easement (Parcel DI-04)

## Exhibit A-1

Legal Description

Partial Fee Interest

Project Parcel DI-05

A PARTIAL ACQUISITION OVER THAT PORTION OF THE REPLAT OF BLOCKS 43 TO 52 INCLUSIVE AND THE PARK AND DEPOT GROUNDS OF WEST GLENDALE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 42, PAGE 75 OF MISCELLANEOUS RECORDS, BEING A PORTION OF LAND DESCRIBED IN DEED RECORDED DECEMBER 2, 1994 AS INSTRUMENT NO. 94-2153109, IN OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE MOST SOUTHEASTERLY CORNER OF SAID LAND DESCRIBED IN INSTRUMENT NO. 94-2153109, SAID CORNER BEING AT THE WESTERLY RIGHT OF WAY LINE OF SAN FERNANDO ROAD WEST, 50.00 FEET WIDE, AS SHOWN ON PARCEL MAP-L.A. NO. 731, FILED IN BOOK 11, PAGE 83 OF PARCEL MAPS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE,

1. NORTH 23°00'00" WEST, A DISTANCE OF 53.07 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 295.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 67°00'00" EAST, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND NORTHWESTERLY ALONG SAID CURVE,
2. THROUGH A CENTRAL ANGLE OF 18°18'15", AN ARC LENGTH OF 94.24 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF DORAN STREET BEING 33.00 FEET WIDE, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT-OF-WAY LINE,
3. THROUGH A CENTRAL ANGLE OF 67°00'50", AN ARC LENGTH OF 35.09 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE,
4. SOUTH 23°00'00" EAST, A DISTANCE OF 66.71 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 343.50 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

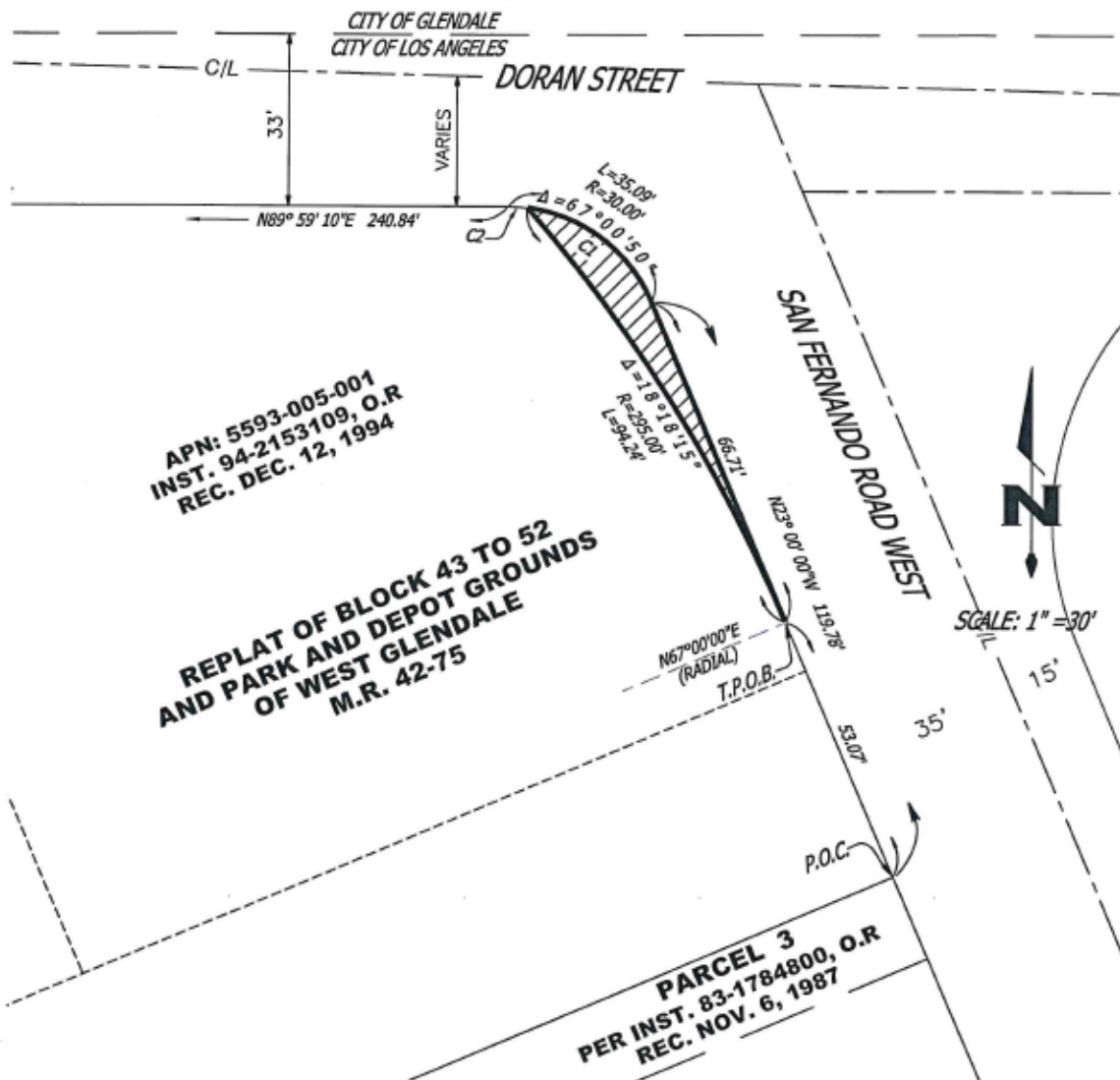
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Affects APN 5593-005-001

Project Parcel DI-05

P.O.C. POINT OF COMMENCEMENT  
T.P.O.B. TRUE POINT OF BEGINNING  
R/W RIGHT OF WAY  
C/L CENTERLINE

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	59° 50' 13"	30.00'	31.33'
C2	7° 10' 37"	30.00'	3.76'



Affects APN 5593-005-001

## Exhibit A-2

Legal Description

Permanent Easement

Project Parcel DI-06

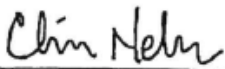
A VARIABLE WIDTH EASEMENT OVER THAT PORTION OF THE REPLAT OF BLOCKS 43 TO 52 INCLUSIVE AND THE PARK AND DEPOT GROUNDS OF WEST GLENDALE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 42, PAGE 75 OF MISCELLANEOUS RECORDS, BEING A PORTION OF LAND DESCRIBED IN DEED RECORDED DECEMBER 2, 1994 AS INSTRUMENT NO. 94-2153109, IN OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE MOST NORTHWESTERLY CORNER OF SAID LAND DESCRIBED IN INSTRUMENT NO. 94-2153109, SAID CORNER BEING AT THE SOUTHERLY RIGHT OF WAY LINE OF DORAN STREET, 33.00 FEET WIDE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE,

1. NORTH 89°59'10" EAST, A DISTANCE OF 104.21 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE,
2. SOUTH 88°38'30" EAST, A DISTANCE OF 20.15 FEET, TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 128.00 FEET; THENCE EASTERLY ALONG SAID CURVE,
3. THROUGH A CENTRAL ANGLE OF 06°32'06", AN ARC LENGTH OF 14.60 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE,
4. SOUTH 89°59'10" WEST, A DISTANCE OF 34.73 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 10.4 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY:  
CHIRS NELSON & ASSOCIATES, INC.



CHRIS NELSON, PLS 6385  
DATED: FEBRUARY 12, 2024



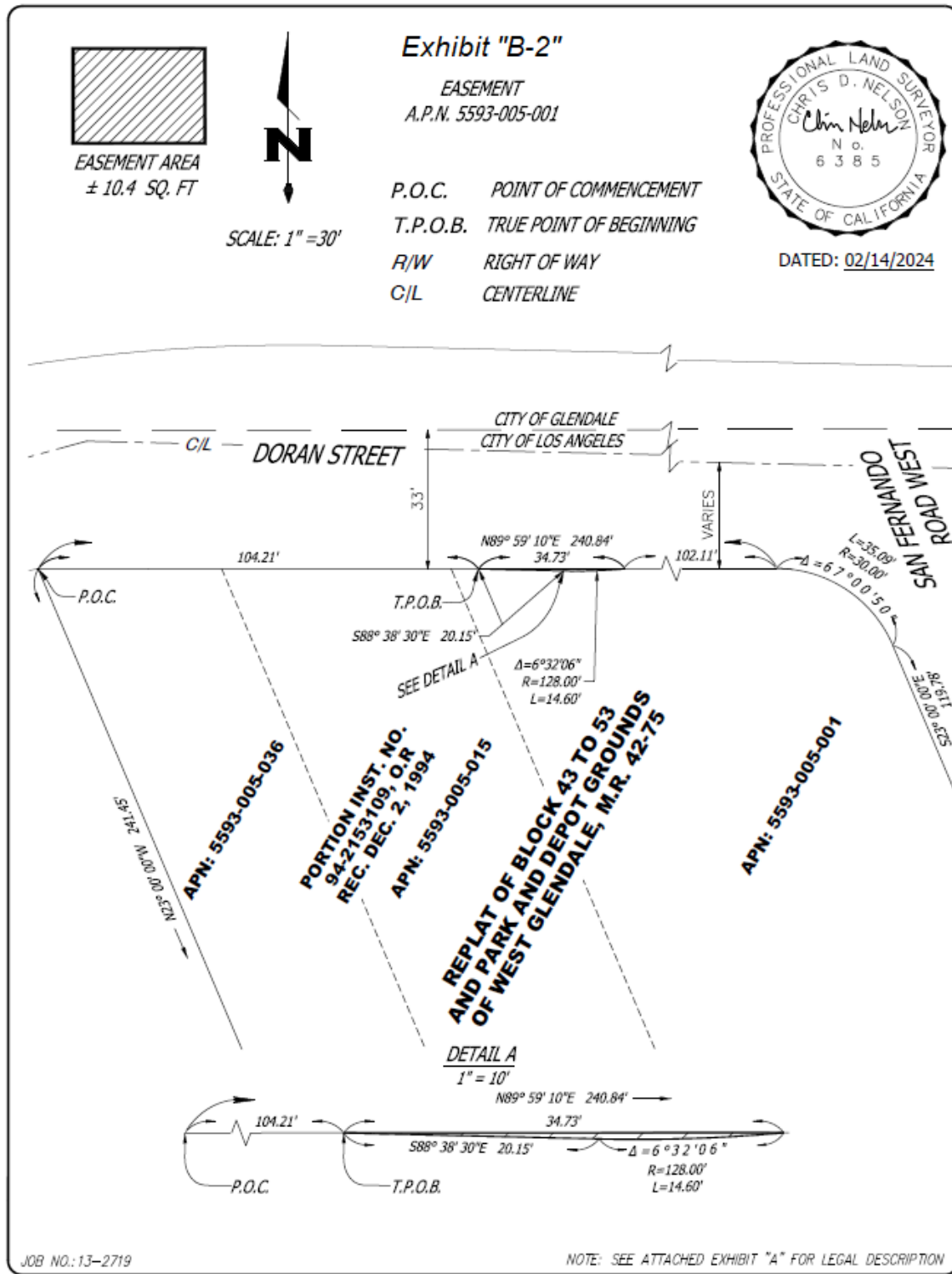
Affects APN: 5593-005-001

## Exhibit B-2

Plat Map

Permanent Easement

Project Parcel DI-05



Affects APN: 5593-005-001

### Exhibit A-3

#### Legal Description

#### Temporary Construction Easement

#### Project Parcel DI-07 (page 1 of 2)

A TEMPORARY CONSTRUCTION EASEMENT OVER THAT PORTION OF THE REPLAT OF BLOCKS 43 TO 52 INCLUSIVE AND THE PARK AND DEPOT GROUNDS OF WEST GLENDALE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 42, PAGE 75 OF MISCELLANEOUS RECORDS, BEING A PORTION OF LAND DESCRIBED IN DEED RECORDED DECEMBER 2, 1994 AS INSTRUMENT NO. 94-2153109, OF OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST SOUTHEASTERLY CORNER OF LAND DESCRIBED IN SAID INSTRUMENT NO. 94-2153109, SAID CORNER BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAN FERNANDO ROAD WEST, 50.00 FEET WIDE, AS SHOWN ON PARCEL MAP-L.A. NO. 731, FILED IN BOOK 11, PAGE 83 OF PARCEL MAPS; THENCE, ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE,

1. NORTH 23°00'00" WEST, A DISTANCE OF 53.07 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 295.00 FEET; THENCE, LEAVING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SAN FERNANDO ROAD WEST AND CONTINUING NORTHWESTERLY ALONG SAID CURVE,
2. THROUGH A CENTRAL ANGLE OF 18°18'15", AN ARC LENGTH OF 94.24 FEET TO A POINT OF NON-TANGENT CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIAL BEARING OF NORTH 07°09'47" EAST AND A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG SAID CURVE,
3. THROUGH A CENTRAL ANGLE OF 07°10'37", AN ARC DISTANCE OF 3.76 FEET, THE WESTERLY END OF CURVATURE BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF DORAN STREET, BEING 33.00 FEET WIDE; THENCE, WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE,
4. SOUTH 89°59'10" WEST, A DISTANCE OF 101.90 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF SOUTH 05°10'36" EAST TO SAID CURVE AND A RADIUS OF 128.00 FEET; THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND CONTINUING WESTERLY ALONG SAID CURVE,
5. THROUGH A CENTRAL ANGLE OF 06°32'06", AN ARC DISTANCE OF 14.60 FEET; THENCE,
6. NORTH 88°38'30" WEST, A DISTANCE OF 20.15 FEET, TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF DORAN STREET; THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE,
7. SOUTH 89°59'10" WEST, A DISTANCE OF 43.98 FEET; THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE,
8. SOUTH 00°00'50" EAST, A DISTANCE OF 5.00 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 5.00 SOUTHERLY FEET FROM SAID SOUTHERLY RIGHT-OF-WAY LINE OF DORAN STREET, THENCE, ALONG SAID PARALLEL LINE,

### Exhibit A-3

#### Legal Description

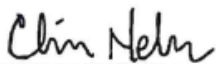
#### Temporary Construction Easement

Project Parcel DI-07 (page 2 of 2)

9. NORTH 89°59'10" EAST, A DISTANCE OF 39.65 FEET; THENCE,
10. SOUTH 23°00'00" EAST, A DISTANCE OF 4.89 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 9.50 FEET SOUTHERLY, FROM SAID SOUTHERLY RIGHT-OF-WAY LINE OF DORAN STREET, THENCE, ALONG SAID PARALLEL LINE,
11. NORTH 89°59'10" EAST, A DISTANCE OF 144.13 FEET, TO A CURVE THAT IS CONCENTRIC WITH AND DISTANT 5.00 FEET SOUTHWESTERLY FROM SAID CURVE HAVING A RADIUS OF 295.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CONCENTRIC CURVE,
12. THROUGH A CENTRAL ANGLE OF 16°45'13", AN ARC DISTANCE OF 84.80 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 5.00 FEET WESTERLY FROM SAID WESTERLY RIGHT-OF-WAY LINE OF SAID SAN FERNANDO ROAD WEST; THENCE, ALONG SAID PARALLEL LINE,
13. SOUTH 23°00'00" EAST, A DISTANCE OF 53.07 FEET; THENCE,
14. NORTH 67°00'00" EAST, A DISTANCE OF 5.00 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 2,277.3 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY:  
CHIRS NELSON AND ASSOCIATES, INC.



CHRIS NELSON, PLS 6385  
DATED: MARCH 06, 2024



Affects APN: 5593-005-001, 5593-005-002, and 5593-005-015,

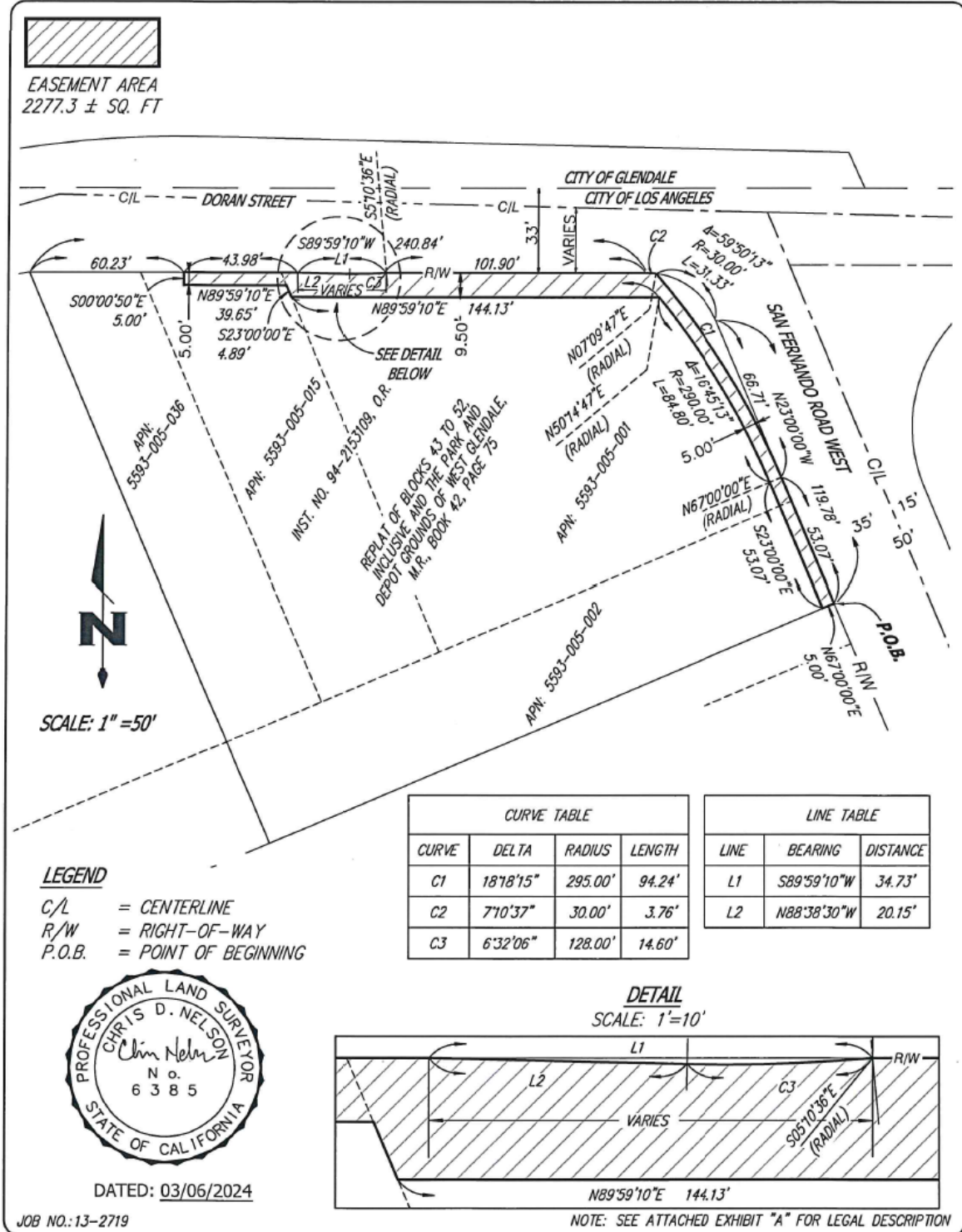


# Exhibit B-3

## Plat Map

### Temporary Construction Easement

#### Project Parcel DI-07



Affects APN: 5593-005-001, 5593-005-002, and 5593-005-015,



## Exhibit A-4

### Legal Description

#### Temporary Construction Easement

##### Project Parcel DI-04


AN EASEMENT 5.00 FEET IN WIDTH FOR TEMPORARY CONSTRUCTION PURPOSES OVER THAT PORTION OF REPLAT OF BLOCKS 43 TO 52 INCLUSIVE AND THE PARK AND DEPOT GROUNDS OF WEST GLENDALE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 42, PAGE 75 OF MISCELLANEOUS RECORDS, BEING A PORTION OF PARCELS 1 AND 3 OF DEED RECORDED NOVEMBER 6, 1987 AS INSTRUMENT NO. 87-1784800, IN OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 3, SAID CORNER BEING AT THE WESTERLY RIGHT OF WAY LINE OF SAN FERNANDO ROAD WEST, 50.00 FEET WIDE, AS SHOWN ON PARCEL MAP-L.A. NO. 731, FILED IN BOOK 11, PAGE 83 OF PARCEL MAPS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE,

1. SOUTH 23°00'00" EAST, A DISTANCE OF 38.34 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE,
2. SOUTH 67°00'00" WEST, A DISTANCE OF 5.00 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 5.00 FEET WESTERLY FROM SAID WESTERLY RIGHT-OF-WAY LINE; THENCE, ALONG SAID PARALELL LINE,
3. NORTH 23°00'00" WEST, A DISTANCE OF 38.34 FEET, TO THE NORTHERLY LINE OF SAID PARCEL 3; THENCE ALONG SAID NORTHERLY LINE,
4. NORTH 67°00'00" EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 192.00 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY:  
CHIRS NELSON AND ASSOCIATES, INC.



CHRIS NELSON, PLS 6385  
DATED: JANUARY 03, 2024

Affects APN: 5593-005-027

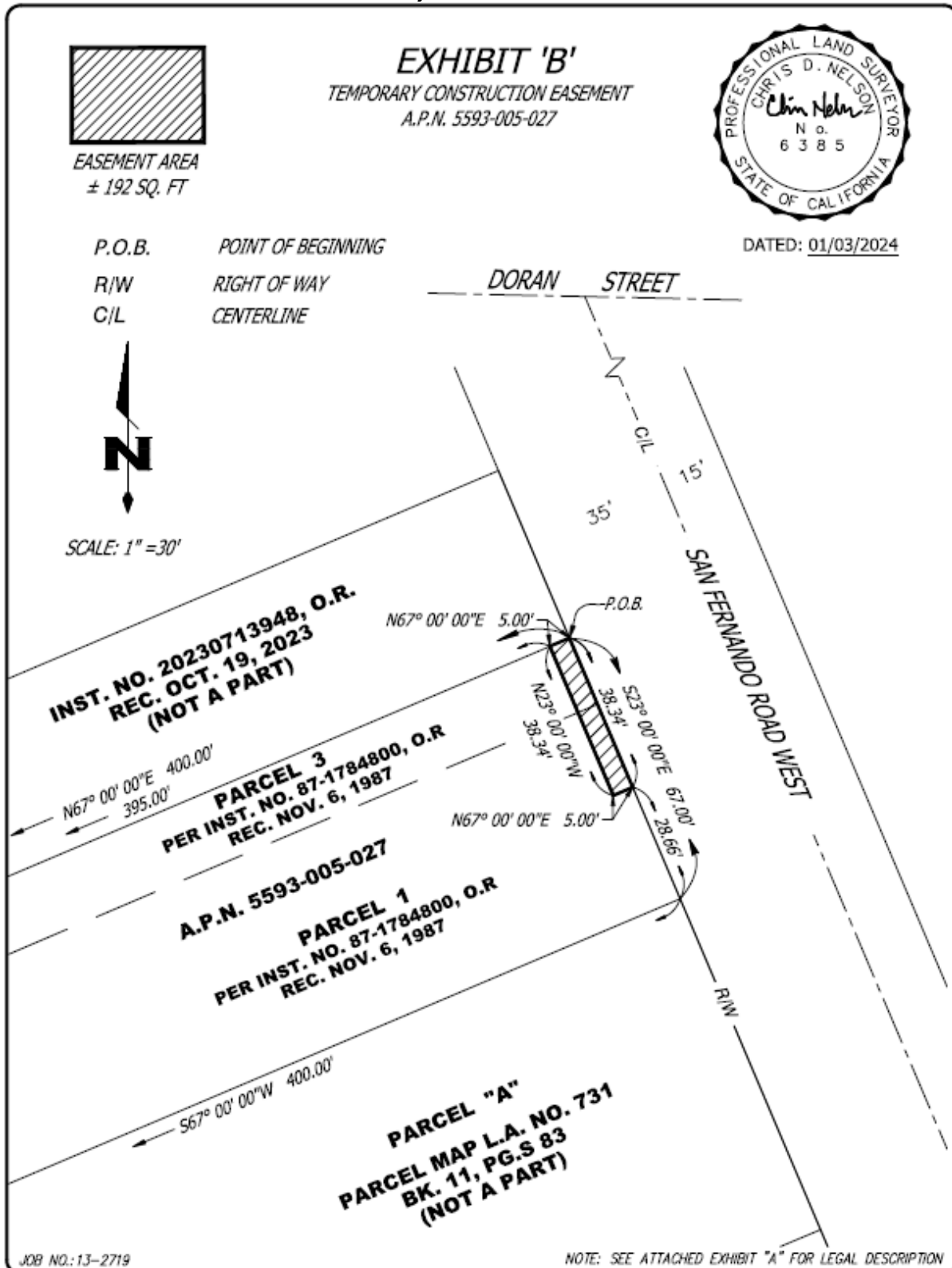


Exhibit B-4

Plat Map

Temporary Construction Easement

Project Parcel DI-04



**RESOLUTION OF THE LOS ANGELES COUNTY METROPOLITAN  
TRANSPORTATION AUTHORITY DECLARING CERTAIN REAL PROPERTY  
INTERESTS NECESSARY FOR PUBLIC PURPOSES AND AUTHORIZING THE  
ACQUISITION THEREOF THROUGH THE EXERCISE OF EMINENT DOMAIN FOR  
DORAN STREET CROSSING GRADE SEPARATION PROJECT  
APN:5593-005-001, 5593-005-002, and 5593-005-015;  
Project Parcels DI-05, DI-06 and DI-07**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY BOARD OF DIRECTORS ("BOARD") 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 interests described hereinafter are 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 interests to be acquired consist of: (i) the partial fee interest in the real property described in the legal description attached hereto as Exhibit "A-1" and depicted in the plat map attached hereto as Exhibit "B-1" ("Partial Fee Interest"), Permanent Easement in the real property described in the legal description attached hereto as Exhibit "A-2" and depicted in the plat map attached hereto as Exhibit "B-2" ("Permanent Easement"), and a 44-month Temporary Construction Easement described in the legal description attached hereto as Exhibit "A-3" ("TCE"), (hereinafter the Fee Interest, Permanent Easement, and TCE are collectively referred to as the "Property Interests"). Exhibits "A-1", "B-1", "A-2", "B-2", "A-3", and "B-3" are incorporated herein by reference.

Section 4.

(a) The acquisition of the Property Interests is necessary for the development, construction, operation, and maintenance of the Doran Street Crossing Grade Separation Project ("Project");

(b) A Notice of Exemption under California Environmental Quality Act (CEQA) was approved on March 14, 2019 followed by an approved Caltrans CEQA exemption on October 14, 2024 to environmentally clear the project. Accordingly, LACMTA has fulfilled the necessary statutory prerequisites to acquire the Property Interests by eminent domain.

#### Section 5.

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

(a) 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 the least private injury;

(c) The Property Interests sought to be acquired, which have been described herein, are necessary for the Project;

(d) The offer required by Section 7267.2 of the Government Code has been made to the owners of the Property Interests. Said offer was accompanied by a written statement of, and summary of the basis for, the amount established and offered as just compensation. The statement/summary complied with Government Code Section 7267.2, in form and in substance, including by containing the required factual disclosures.

#### Section 6.

Pursuant to Sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that the Property Interests are already devoted to a public use, the use to which the Property Interests are to be put is a more necessary public use than the use to which the Property Interests are 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 Interests are already devoted.

#### Section 7.

That notice of intention to adopt this resolution was given by first class mail to the owners of the Property Interests 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 and each person whose Property Interests are to be acquired by eminent domain was given an opportunity to be heard.

## 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 Interests described above by eminent domain. Counsel is also authorized and directed to seek and obtain an Order for Prejudgment Possession of said Property Interests 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 Interest, and, with the concurrence and approval of LACMTA Staff, to make minor adjustments to the scopes and descriptions of the Property Interests to be acquired in order to ameliorate any claims for severance damages.

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 actions to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. If settlement cannot be reached, Counsel is authorized to proceed to resolve the proceedings by means of jury trial. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

## Section 9.

If, after adoption of this Resolution, LACMTA acquires all of the Property Interests by negotiated acquisition without the commencement of an eminent domain proceeding authorized by this Resolution, then, upon the execution and delivery of the instrument(s) transferring interest in all of the Property Interests to LACMTA, this Resolution as to those Property Interests so acquired shall be automatically rescinded and extinguished, without further notice or additional action by this Board.

I, COLLETTE LANGSTON, Board Clerk 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 Los Angeles County Metropolitan Transportation Authority at a meeting held on the 4-th day of December, 2025.

\_\_\_\_\_  
COLLETTE LANGSTON  
LACMTA Board Clerk

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

## **ATTACHMENTS**

Exhibits A-1, B-1; A-2, B-2; and A-3, B-3.

Exhibit A-1

Legal Description

Partial Fee Interest

Project Parcel DI-05

A PARTIAL ACQUISITION OVER THAT PORTION OF THE REPLAT OF BLOCKS 43 TO 52 INCLUSIVE AND THE PARK AND DEPOT GROUNDS OF WEST GLENDALE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 42, PAGE 75 OF MISCELLANEOUS RECORDS, BEING A PORTION OF LAND DESCRIBED IN DEED RECORDED DECEMBER 2, 1994 AS INSTRUMENT NO. 94-2153109, IN OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE MOST SOUTHEASTERLY CORNER OF SAID LAND DESCRIBED IN INSTRUMENT NO. 94-2153109, SAID CORNER BEING AT THE WESTERLY RIGHT OF WAY LINE OF SAN FERNANDO ROAD WEST, 50.00 FEET WIDE, AS SHOWN ON PARCEL MAP-L.A. NO. 731, FILED IN BOOK 11, PAGE 83 OF PARCEL MAPS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE,

1. NORTH 23°00'00" WEST, A DISTANCE OF 53.07 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 295.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 67°00'00" EAST, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND NORTHWESTERLY ALONG SAID CURVE,
2. THROUGH A CENTRAL ANGLE OF 18°18'15", AN ARC LENGTH OF 94.24 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF DORAN STREET BEING 33.00 FEET WIDE, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT-OF-WAY LINE,
3. THROUGH A CENTRAL ANGLE OF 67°00'50", AN ARC LENGTH OF 35.09 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE,
4. SOUTH 23°00'00" EAST, A DISTANCE OF 66.71 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 343.50 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

---

Affects APN 5593-005-001

# Exhibit B-1

Plat Map

Partial Fee Interest

Project Parcel DI-05

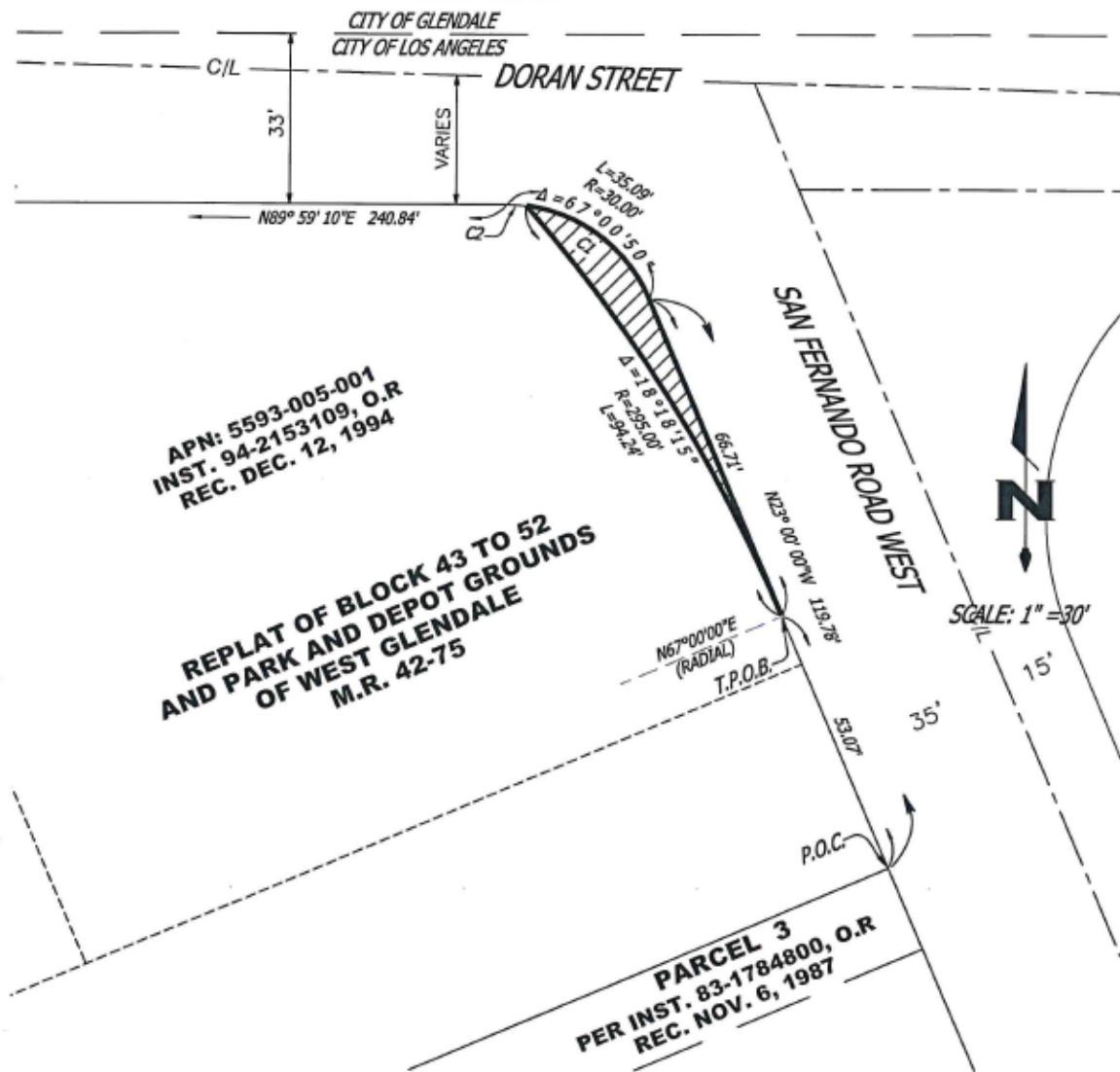
P.O.C. POINT OF COMMENCEMENT

T.P.O.B. TRUE POINT OF BEGINNING

R/W RIGHT OF WAY

C/L CENTERLINE

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	59° 50' 13"	30.00'	31.33'
C2	7° 10' 37"	30.00'	3.76'



Affects APN 5593-005-001

## Exhibit A-2

### Legal Description

### Permanent Easement

### Project Parcel DI-06

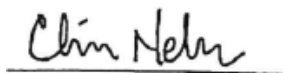
A VARIABLE WIDTH EASEMENT OVER THAT PORTION OF THE REPLAT OF BLOCKS 43 TO 52 INCLUSIVE AND THE PARK AND DEPOT GROUNDS OF WEST GLENDALE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 42, PAGE 75 OF MISCELLANEOUS RECORDS, BEING A PORTION OF LAND DESCRIBED IN DEED RECORDED DECEMBER 2, 1994 AS INSTRUMENT NO. 94-2153109, IN OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE MOST NORTHWESTERLY CORNER OF SAID LAND DESCRIBED IN INSTRUMENT NO. 94-2153109, SAID CORNER BEING AT THE SOUTHERLY RIGHT OF WAY LINE OF DORAN STREET, 33.00 FEET WIDE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE,

1. NORTH 89°59'10" EAST, A DISTANCE OF 104.21 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE,
2. SOUTH 88°38'30" EAST, A DISTANCE OF 20.15 FEET, TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 128.00 FEET; THENCE EASTERLY ALONG SAID CURVE,
3. THROUGH A CENTRAL ANGLE OF 06°32'06", AN ARC LENGTH OF 14.60 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE,
4. SOUTH 89°59'10" WEST, A DISTANCE OF 34.73 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 10.4 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY:  
CHIRS NELSON & ASSOCIATES, INC.



CHRIS NELSON, PLS 6385  
DATED: FEBRUARY 12, 2024



Affects APN: 5593-005-001





### Exhibit A-3

#### Legal Description

#### Temporary Construction Easement

#### Project Parcel DI-07 (page 1 of 2)

A TEMPORARY CONSTRUCTION EASEMENT OVER THAT PORTION OF THE REPLAT OF BLOCKS 43 TO 52 INCLUSIVE AND THE PARK AND DEPOT GROUNDS OF WEST GLENDALE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 42, PAGE 75 OF MISCELLANEOUS RECORDS, BEING A PORTION OF LAND DESCRIBED IN DEED RECORDED DECEMBER 2, 1994 AS INSTRUMENT NO. 94-2153109, OF OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST SOUTHEASTERLY CORNER OF LAND DESCRIBED IN SAID INSTRUMENT NO. 94-2153109, SAID CORNER BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAN FERNANDO ROAD WEST, 50.00 FEET WIDE, AS SHOWN ON PARCEL MAP-L.A. NO. 731, FILED IN BOOK 11, PAGE 83 OF PARCEL MAPS; THENCE, ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE,

1. NORTH 23°00'00" WEST, A DISTANCE OF 53.07 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 295.00 FEET; THENCE, LEAVING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SAN FERNANDO ROAD WEST AND CONTINUING NORTHWESTERLY ALONG SAID CURVE,
2. THROUGH A CENTRAL ANGLE OF 18°18'15", AN ARC LENGTH OF 94.24 FEET TO A POINT OF NON-TANGENT CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIAL BEARING OF NORTH 07°09'47" EAST AND A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG SAID CURVE,
3. THROUGH A CENTRAL ANGLE OF 07°10'37", AN ARC DISTANCE OF 3.76 FEET, THE WESTERLY END OF CURVATURE BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF DORAN STREET, BEING 33.00 FEET WIDE; THENCE, WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE,
4. SOUTH 89°59'10" WEST, A DISTANCE OF 101.90 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF SOUTH 05°10'36" EAST TO SAID CURVE AND A RADIUS OF 128.00 FEET; THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND CONTINUING WESTERLY ALONG SAID CURVE,
5. THROUGH A CENTRAL ANGLE OF 06°32'06", AN ARC DISTANCE OF 14.60 FEET; THENCE,
6. NORTH 88°38'30" WEST, A DISTANCE OF 20.15 FEET, TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF DORAN STREET; THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE,
7. SOUTH 89°59'10" WEST, A DISTANCE OF 43.98 FEET; THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE,
8. SOUTH 00°00'50" EAST, A DISTANCE OF 5.00 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 5.00 SOUTHERLY FEET FROM SAID SOUTHERLY RIGHT-OF-WAY LINE OF DORAN STREET, THENCE, ALONG SAID PARALLEL LINE,

### Exhibit A-3

#### Legal Description

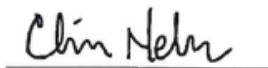
#### Temporary Construction Easement

Project Parcel DI-07 (page 2 of 2)

9. NORTH 89°59'10" EAST, A DISTANCE OF 39.65 FEET; THENCE,
10. SOUTH 23°00'00" EAST, A DISTANCE OF 4.89 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 9.50 FEET SOUTHERLY, FROM SAID SOUTHERLY RIGHT-OF-WAY LINE OF DORAN STREET, THENCE, ALONG SAID PARALLEL LINE,
11. NORTH 89°59'10" EAST, A DISTANCE OF 144.13 FEET, TO A CURVE THAT IS CONCENTRIC WITH AND DISTANT 5.00 FEET SOUTHWESTERLY FROM SAID CURVE HAVING A RADIUS OF 295.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CONCENTRIC CURVE,
12. THROUGH A CENTRAL ANGLE OF 16°45'13", AN ARC DISTANCE OF 84.80 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 5.00 FEET WESTERLY FROM SAID WESTERLY RIGHT-OF-WAY LINE OF SAID SAN FERNANDO ROAD WEST; THENCE, ALONG SAID PARALLEL LINE,
13. SOUTH 23°00'00" EAST, A DISTANCE OF 53.07 FEET; THENCE,
14. NORTH 67°00'00" EAST, A DISTANCE OF 5.00 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 2,277.3 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY:  
CHIRS NELSON AND ASSOCIATES, INC.



CHRIS NELSON, PLS 6385  
DATED: MARCH 06, 2024



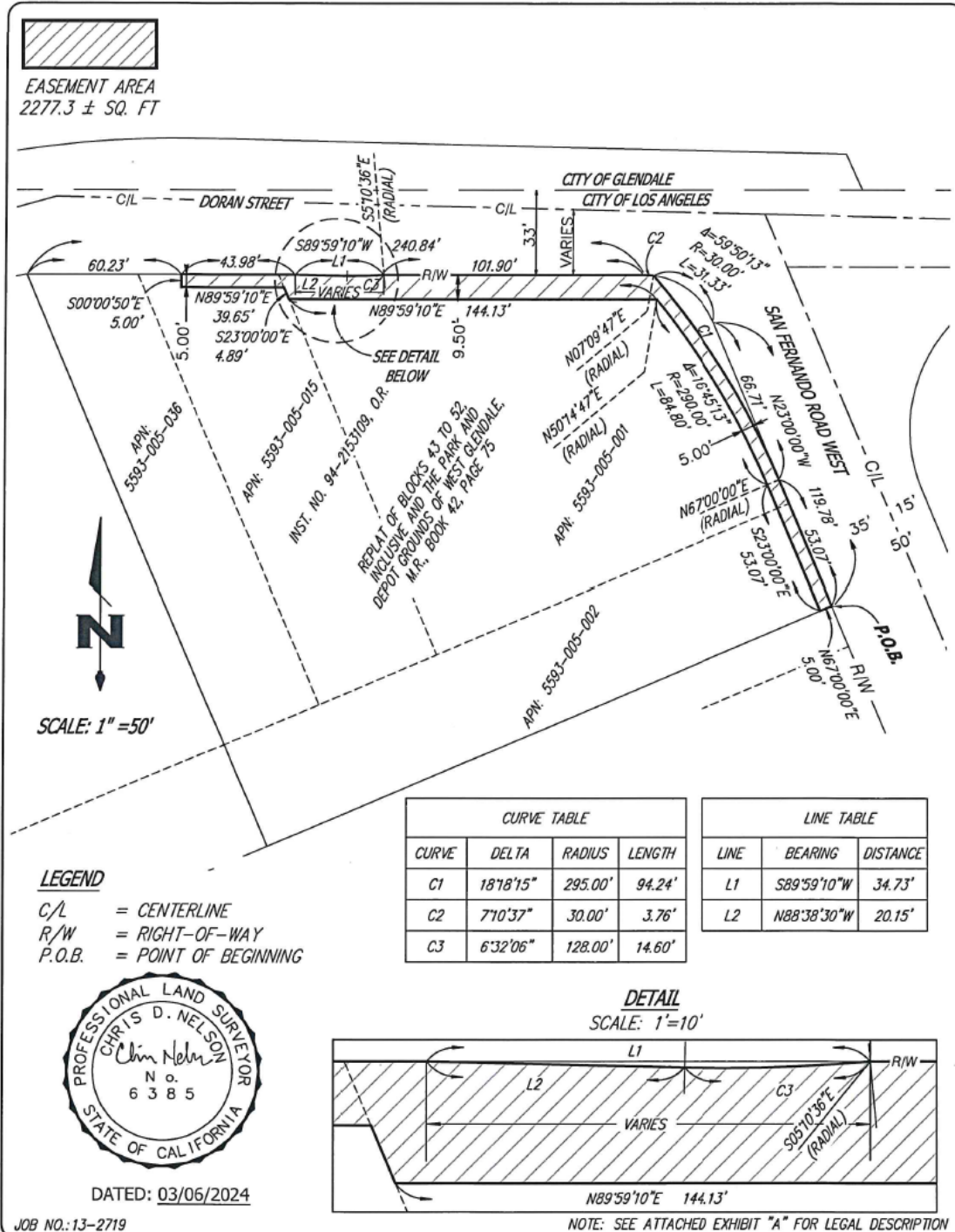
Affects APN: 5593-005-001, 5593-005-002, and 5593-005-015,

# Exhibit B-3

## Plat Map

### Temporary Construction Easement

#### Project Parcel DI-07



Affects APN: 5593-005-001, 5593-005-002, and 5593-005-015,

**RESOLUTION OF THE LOS ANGELES COUNTY METROPOLITAN  
TRANSPORTATION AUTHORITY DECLARING CERTAIN REAL PROPERTY  
INTEREST NECESSARY FOR PUBLIC PURPOSES AND AUTHORIZING THE  
ACQUISITION THEREOF THROUGH THE EXERCISE OF EMINENT DOMAIN FOR  
DORAN STREET GRADE SEPARATION PROJECT  
APN:5593-005-027; Project Parcel DI-04**

THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY BOARD OF DIRECTORS ("BOARD") 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 are 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 to be acquired consists of 44-month Temporary Construction Easement in the real property described in the legal description attached hereto as Exhibit "A-1" and depicted in the plat map attached hereto as Exhibit "B-1" (hereinafter referred to as the "Property Interest"). Exhibits "A-1" and "B-1" are incorporated herein by reference.

Section 4.

(a) The acquisition of the Property Interest is necessary for the development, construction, operation, and maintenance of the Doran Street Grade Separation Project ("Project");

(b) A Notice of Exemption under California Environmental Quality Act (CEQA) was approved on March 14, 2019 followed by an approved Caltrans CEQA exemption on October 14, 2024 to environmentally clear the project. Accordingly, LACMTA has fulfilled the necessary statutory prerequisites to acquire the Property Interest by eminent domain.

#### Section 5.

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

- (a) 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 the least private injury;
- (c) The Property Interest sought to be acquired, which has been described herein, is necessary for the Project;
- (d) The offer required by Section 7267.2 of the Government Code has been made to the owners of the Property Interest. Said offer was accompanied by a written statement of, and summary of the basis for, the amount established and offered as just compensation. The statement/summary complied with Government Code Section 7267.2, in form and in substance, including by containing the required factual disclosures.

#### Section 6.

Pursuant to Sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that the Property Interest is already devoted to a public use, the use to which the Property Interest is to be put is a more necessary public use than the use to which the Property Interest 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 Interest is already devoted.

#### Section 7.

That notice of intention to adopt this resolution was given by first class mail to the owners of the Property Interest 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 and each person whose Property Interest is to be acquired by eminent domain was given an opportunity to be heard.

## 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 Interest described above by eminent domain. Counsel is also authorized and directed to seek and obtain an Order for Prejudgment Possession of said Property Interest 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 a Order for Prejudgment Possession and/or Possession and Use Agreement, where such agreement constitutes 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 Interest, and, with the concurrence and approval of LACMTA Staff, to make minor adjustments to the scopes and descriptions of the Property Interest to be acquired in order to ameliorate any claims for severance damages.

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 actions to complete the acquisition, including stipulations as to judgment and other matters, and causing all payments to be made. If settlement cannot be reached, Counsel is authorized to proceed to resolve the proceedings by means of jury trial. Counsel is further authorized to associate with, at its election, a private law firm for the preparation and prosecution of said proceedings.

## Section 9.

If, after adoption of this Resolution, LACMTA acquires the Property Interest by negotiated acquisition without the commencement of an eminent domain proceeding authorized by this Resolution, then, upon the execution and delivery of the instrument(s) transferring interest in the Property Interest to LACMTA, this Resolution as to the Property Interest so acquired shall be automatically rescinded and extinguished, without further notice or additional action by this Board.

I, COLLETTE LANGSTON, Board Clerk 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 Los Angeles County Metropolitan Transportation Authority at a meeting held on the 4-th day of December, 2025.

\_\_\_\_\_  
COLLETTE LANGSTON  
LACMTA Board Clerk

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

## **ATTACHMENTS**

Exhibits A-1 and B-1.

Exhibit A-1

Legal Description

Temporary Construction Easement

Project Parcel DI-04


AN EASEMENT 5.00 FEET IN WIDTH FOR TEMPORARY CONSTRUCTION PURPOSES OVER THAT PORTION OF REPLAT OF BLOCKS 43 TO 52 INCLUSIVE AND THE PARK AND DEPOT GROUNDS OF WEST GLENDALE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 42, PAGE 75 OF MISCELLANEOUS RECORDS, BEING A PORTION OF PARCELS 1 AND 3 OF DEED RECORDED NOVEMBER 6, 1987 AS INSTRUMENT NO. 87-1784800, IN OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 3, SAID CORNER BEING AT THE WESTERLY RIGHT OF WAY LINE OF SAN FERNANDO ROAD WEST, 50.00 FEET WIDE, AS SHOWN ON PARCEL MAP-L.A. NO. 731, FILED IN BOOK 11, PAGE 83 OF PARCEL MAPS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE,

1. SOUTH 23°00'00" EAST, A DISTANCE OF 38.34 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE,
2. SOUTH 67°00'00" WEST, A DISTANCE OF 5.00 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 5.00 FEET WESTERLY FROM SAID WESTERLY RIGHT-OF-WAY LINE; THENCE, ALONG SAID PARALLEL LINE,
3. NORTH 23°00'00" WEST, A DISTANCE OF 38.34 FEET, TO THE NORTHERLY LINE OF SAID PARCEL 3; THENCE ALONG SAID NORTHERLY LINE,
4. NORTH 67°00'00" EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 192.00 SQUARE FEET, MORE OR LESS, ALL AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY:  
CHIRS NELSON AND ASSOCIATES, INC.



CHRIS NELSON, PLS 6385  
DATED: JANUARY 03, 2024

Affects APN: 5593-005-027



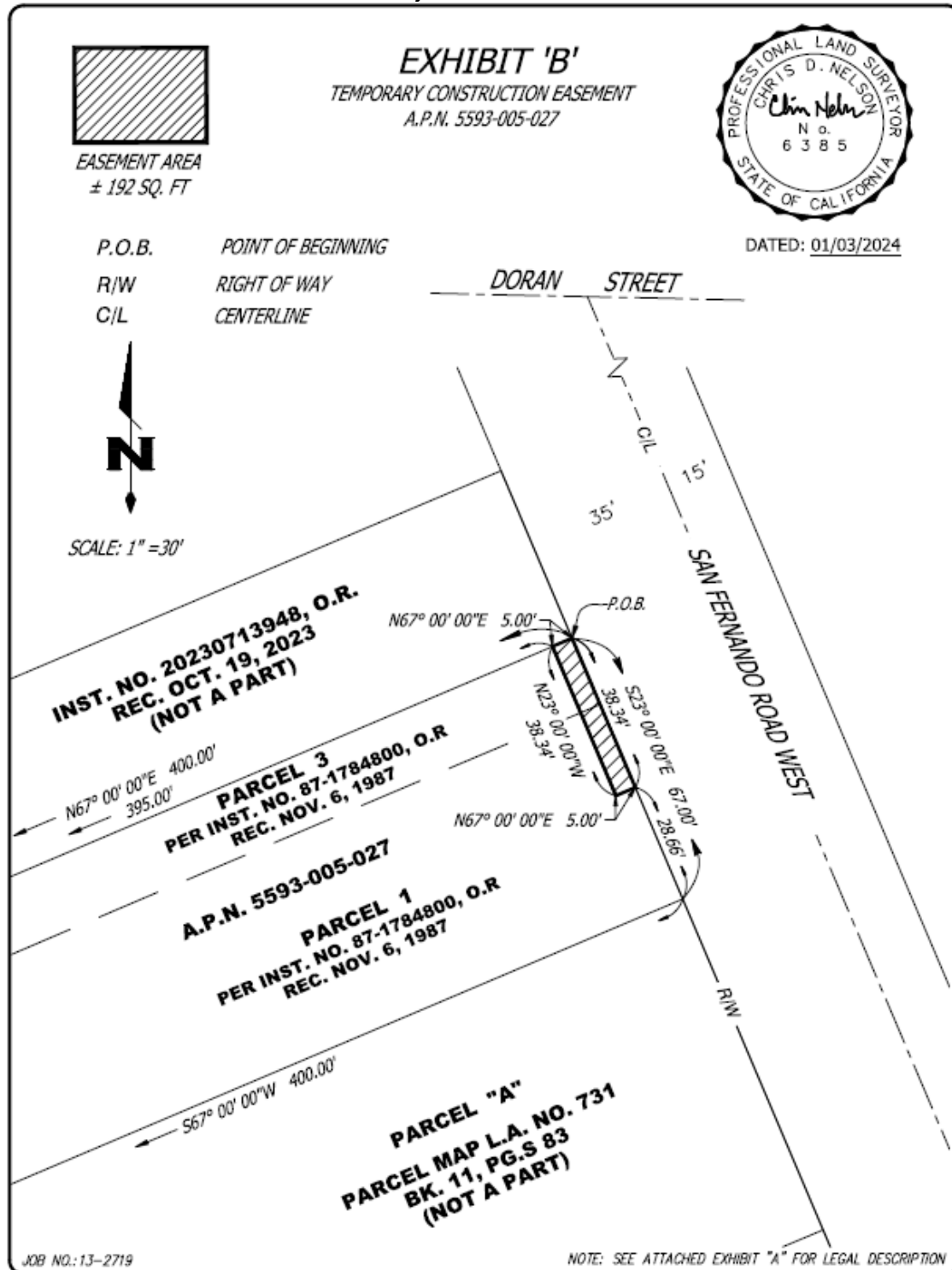


Exhibit B-1

Plat Map

Temporary Construction Easement

Project Parcel DI-04





# **Hearing to Adopt Resolutions of Necessity**

## **Doran Street Grade Separation Project**

### **Agenda Item # 2025-0845**

## Hearing to Adopt Resolutions of Necessity Doran Street ... Project

**Project:** The Project will eliminate a dangerous at-grade rail crossing on the region's most heavily-trafficked rail corridor where mainline passenger and freight tracks intersect with highway and pedestrian rights-of-way at West Doran Street. The project will allow the uninterrupted movement of multi-modal traffic through the Project area and also meet local community requirements to have two emergency responder points of access into the Atwater Village neighborhood. Project will construct a grade separation structure linking Los Angeles and Glendale.

**Property Locations:** Los Angeles, CA 90039

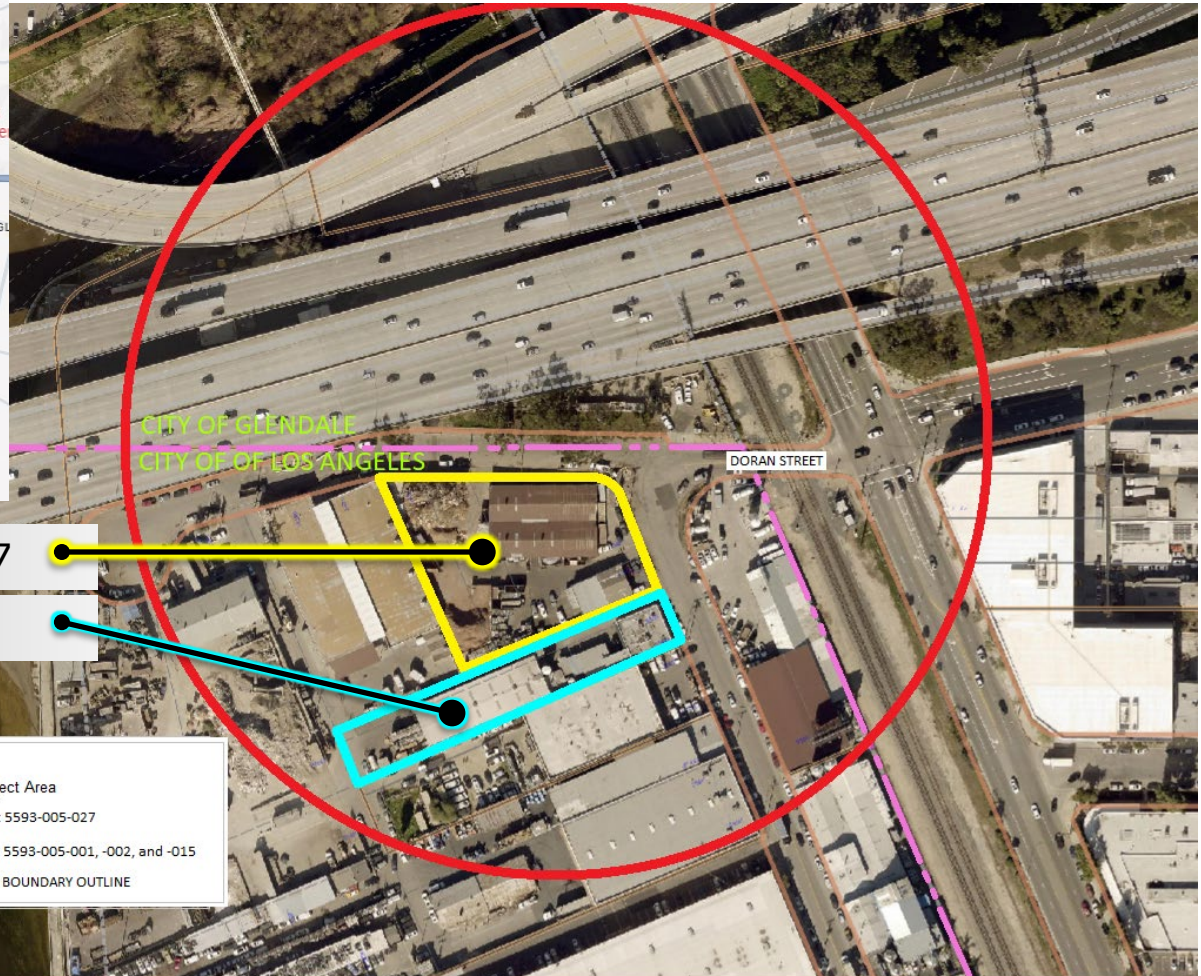
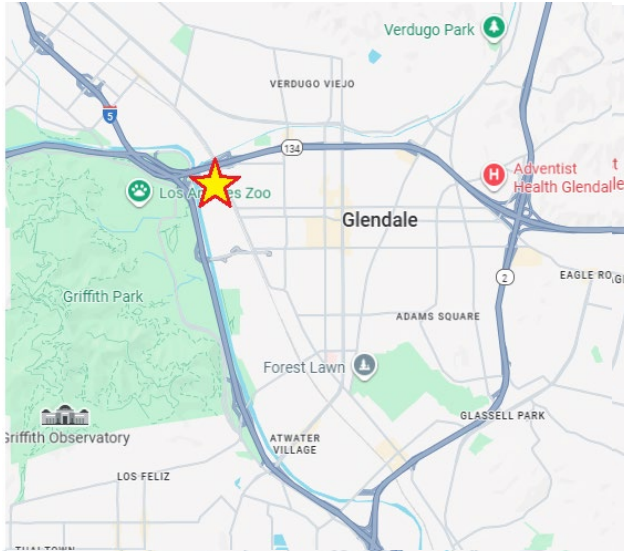
**Property Impacts:** Partial Fee Interest (Fee), Permanent Street Easement (PE), two 44-Month Temporary Construction Easements (TCE).

**Relocation Impacts:** Project impacts do not cause displacement.



# Hearing to Adopt Resolutions of Necessity Doran Street ... Project

## PARCELS OVERVIEW



**Parcels DI-05, DI-06, DI-07**

**Parcel DI-04**



**Metro**

# Hearing to Adopt Resolutions of Necessity Hearing to Adopt Resolutions of Necessity Doran Street ... Project

## PARCELS OVERVIEW

Project Parcel Number	Property Interest(s) Sought	Assessor's Parcel Number	Parcel Address	Purpose of Acquisition
DI-05	Fee 344 SqFt	5593-005-001	5487 N San Fernando Road West, Los Angeles, CA 90039	Construction of new ADA-compliant sidewalk and driveway along West San Fernando Road.
DI-06	Permanent Easement 11 SqFt	5593-005-001	5487 N San Fernando Road West, Los Angeles, CA 90039	Construction of new ADA-compliant sidewalk and driveway along West San Fernando Road.
DI-07	TCE 2,274 SqFt 44 months	5593-005-001 5593-005-002 5593-005-015	5487 San Fernando Road West, 5475 San Fernando Road West, and 4510 Doran Street, Los Angeles, CA 90039	Construction of new ADA-compliant sidewalk, four concrete driveways, chain link fence and gate, wrought iron fence and gate, and grading.
DI-04	TCE 192 SqFt 44 months	5593-005-027	5469 N San Fernando Road West, and 5471 N San Fernando Road West, Los Angeles, CA 90039	Construction of new ADA-compliant sidewalk and concrete driveway.

## Hearing to Adopt Resolutions of Necessity Doran Street ... Project

Staff recommends the Board make the below findings and adopt the Resolutions of Necessity:

- The public interest and necessity require the proposed Project;
- 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;
- The Properties sought to be acquired, which have been described herein, are necessary for the proposed Project;
- The offers required by Section 7267.2 of the Government Code have been made to the Owners; and
- Whether the statutory requirements necessary to acquire the properties or property interests by eminent domain have been complied with by LACMTA.





Thank you



Metro