

March 12, 2025

Los Angeles City Council  
200 N. Spring Street  
Los Angeles, California 90012

Honorable Committee Members:

**Subject: Council File 22-1489**

**LAX**  
**Van Nuys**  
**City of Los Angeles**

Karen Bass  
Mayor

**Board of Airport  
Commissioners**

Karim Webb  
President

Matthew M. Johnson  
Vice President

Vanessa Aramayo  
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John Ackerman  
Chief Executive Officer

Los Angeles World Airports (LAWA) is pleased to submit this report in response to the motion on Council File 22-1489 that requests information related to development projects at Van Nuys Airport (VNY) since 2017.

Attached is a list of ten completed tenant development projects since 2017. For each development project, we identify the tenant lease, project name, location, description, completion date, and other pertinent information for this report. These development projects were done to fulfill an investment obligation under the lease agreement.

In addition to the tenant projects, LAWA completed three airfield construction projects since 2017:

- Taxiway B Rehabilitation 2018-2020, construction contract approved September 6, 2018, BOAC Resolution 26592.
- Taxiway A Rehabilitation 2020-2021, construction contract approved October 10, 2019, BOAC Resolution 26867.
- Runway 16L/34R Reconstruction and Runway 16R/34L Slurry Seal 2021-2022, construction contract approved August 12, 2021, BOAC Resolution 27318.

All projects were developed in accordance with the requirements of the Van Nuys Airport Plan (Airport Plan), including Ordinance 176,999, which was approved by the Los Angeles City Council in 2005, as well as the requirements of the individual tenant leases that commenced between 2006 and 2016.

Environmental review for the overall airport development program was completed through the certified Final Environmental Impact for the Airport Plan. Any additional environmental documents, prepared by individual tenants for their projects, are based on the scope of each project and described in the attachment.

The Van Nuys Airport Citizens Advisory Council (VNY CAC) is LAWA's principal means of public engagement and information for all airport development projects, and monthly project information is conveyed to the VNY CAC by the airport manager and, in some cases, the tenant-developer. Individual development projects often require additional public notices and hearings as part of the Department of City Planning and its entitlement process, which are also described in the attachment.



Going forward, LAWA is strongly committed to an update to the 2005 Airport Plan and is preparing a Memorandum of Understanding with City Planning to craft a new Specific Plan for VNY. LAWA has committed to providing staff and consultant resources needed for the development of that Specific Plan. The Specific Plan process will help define the nature of future stakeholder outreach for leases and development projects.

LAWA acknowledges that there may be a need to move forward with some tenant leases and development projects before completion of the Specific Plan. LAWA will work closely with Council offices on these projects and is committed to a robust and transparent community outreach and environmental review process for any future tenant lease and development project approvals. Detail on the nature of this public engagement will be tailored to the specific project and will be shared with the Council offices as soon as possible.

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Thank you for the opportunity to share this information related to recent development projects at VNY. Please reach out should you have any questions regarding this report.

Sincerely,

**Jacob Haik**

Digitally signed by Jacob  
Haik  
Date: 2025.03.13  
18:17:04 -07'00'

Jacob Haik  
Airport Manager III, Van Nuys

**Attachment**



## Attachment – VNY Tenant Development Projects Council File 22-1489

Master Tenant Name	Master Lease	Lease Commencement Date	Project Name	Project Location	Project Description	CEQA Clearance	Community Outreach / City Planning - Public Hearing	Project Completion Date
Clay Lacy	VNA-8761	3/1/13	New Office and Hangar Facility	7435 Valjean Ave. Van Nuys, CA 91406	The development of two new hangars (Hangar A & Hangar B) and associated site improvements. Hangars A and B include attached office space, along with new ramp area and parking.	A CEQA Notice of Determination was filed on 8/21/2014 following BOAC approval of the project and approval of a Negative Declaration. The CEQA Initial Study and Negative Declaration were recommended for approval by the VNY CAC on 1/7/14 (stated in the Negative Declaration Addendum documents).  The project was previously evaluated and adopted for environmental significance by Negative Declaration NG-10-404 AD, adopted by the Los Angeles City Council on 9/27/11, and was exempt from the requirements of the CEQA pursuant to Article II, Section 2.1 of the Los Angeles City CEQA Guidelines.	The project was subject to a Site Plan Review, which required the approval of City Planning through a public review process that included notifying adjacent property owners of a scheduled public hearing for their potential attendance and comments.	1/23/19
Pacific Aviation Development (Prop Park)	VNA-8597	10/5/11	VNY Prop Park - Building N	7900 Balboa Blvd, Van Nuys, CA 91406	The construction of a 20,500 sq ft hangar building.	The project was previously evaluated and adopted for environmental significance by Negative Declaration NG-10-404 AD, adopted by the Los Angeles City Council on 9/27/11, and was exempt from the requirements of the CEQA pursuant to Article II, Section 2.1 of the Los Angeles City CEQA Guidelines.	This project was subject to a Plot Plan Review, which required the approval from City Planning. A Notice of Public Hearing was also circulated among adjacent property owners for their potential attendance for public comments.	11/16/19
Jet Aviation	VNA-8905	6/15/16	FBO Terminal and Hangar Buildings	16644 Roscoe Blvd, Van Nuys, CA 91406	The development of new two hangars, completed with back shops and offices, including an FBO terminal and ramp parking. A new and expanded car parking and landscaping were also added to the site.	The project was previously evaluated and adopted for environmental significance through a Negative Declaration and adopted by BOAC on 11/16/17 (Reso. No. 26381), and was exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article II, Section 2.1 of the Los Angeles City CEQA Guidelines.	The project was subject to a Site Plan Review, which required the approval of City Planning through a public review process that included potential comments from adjacent property owners. In addition, City Planning, Zoning Administrator hearing was also required for a building height variance, which notified adjacent property owners of the project and gave them the opportunity to review and comments at a scheduled public hearing. Finally, tenant attended a CAC Meeting on 2-2-16 to discuss, along with LAWA staff, the proposed lease.	7/13/20
Signature 8433, LLC (East)	VNA-8433	12/14/07	East GSE Facility	16233 Vanowen St. Van Nuys, CA 91406	The construction of a new GSE facility for Signature Flight Support. - Building 1 was remodeled to encompass low bay garages and office space - Buildings 2 was converted into a low covered storage/work area - Buildings 3, 4, and 5 was demolished - A new building and truck wash were built.	Projects involving less than 15,000 s.f. of commercial, industrial, governmental or institutional floor space are exempt from the requirements of the CEQA as provided by Article III, Class 3(17) of the Los Angeles City CEQA Guidelines.	This project was subject to a Plot Plan Review, which required the approval from City Planning. A Notice of Public Hearing was also circulated among adjacent property owners for their potential attendance for public comments.	8/25/21
Signature 8390, LLC (Midfield)	VNA-8390	4/20/07	Signature Flight Support - VNY - Midfield Hangar Development	7525 Valjean Ave, Van Nuys, CA 91406	This project included three phases of development: - Phase 1: The construction of a hangar, attached office, adjacent parking area, and the ramp area to the west. - Phase 2: The construction additional ramp area. - Phase 3: The construction of an office building, parking lot, and adjacent ramp area.	The project was previously evaluated and adopted for environmental significance by AD 259-03, adopted by the Los Angeles City Council on 4/11/07 (Council File 07-0738) and was exempt from the requirements of the CEQA as provided by Article II, Section 2.1 of the Los Angeles City CEQA Guidelines.	The project was subject to a Site Plan Review, which required the approval of City Planning through a public review process that included notifying adjacent property owners of a scheduled public hearing for their potential attendance and comments.	3/21/22
Pacific Aviation Development (Prop Park)	VNA-8597	10/5/11	VNY Prop Park - Buildings B,C, & D	7900 Balboa Blvd, Van Nuys, CA 91406	The construction of new buildings in support of a propeller aircraft facility. Project consisted of following tenant improvements: Buildings B,C, & D.	The project was previously evaluated and adopted for environmental significance by Negative Declaration NG-10-404 AD, adopted by the Los Angeles City Council on 9/27/11, and was exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article II, Section 2.1 of the Los Angeles City CEQA Guidelines.	This project was subject to a Plot Plan Review, which required the approval from City Planning. A Notice of Public Hearing was also circulated among adjacent property owners for their potential attendance for public comments.	8/25/21
Pacific Aviation Development (Prop Park)	VNA-8597	10/5/11	VNY Prop Park - Building F	7900 Balboa Blvd, Van Nuys, CA 91406	The construction of a new building in support of a propeller aircraft facility.	The project was previously evaluated and adopted for environmental significance by Negative Declaration NG-10-404 AD, adopted by the Los Angeles City Council on 9/27/11, and was exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article II, Section 2.1 of the Los Angeles City CEQA Guidelines.	This project was subject to a Plot Plan Review, which required the approval from City Planning. A Notice of Public Hearing was also circulated among adjacent property owners for their potential attendance for public comments.	11/29/21
Pacific Aviation Development (Prop Park)	VNA-8597	10/5/11	VNY Prop Park - Terminal & Building E	7900 Balboa Blvd, Van Nuys, CA 91406	The construction of a Terminal Building, which consisted of a hangar with attached offices. In addition, a 6,300 sq ft hangar building with attached office space was constructed.	The project was previously evaluated and adopted for environmental significance by Negative Declaration NG-10-404 AD, adopted by the Los Angeles City Council on 9/27/11, and was exempt from the requirements of the CEQA pursuant to Article II, Section 2.1 of the Los Angeles City CEQA Guidelines.	This project was subject to a Plot Plan Review, which required the approval from City Planning. A Notice of Public Hearing was also circulated among adjacent property owners for their potential attendance for public comments.	11/15/21
Signature 8361, LLC (North)	VNA-8361	9/1/06	Signature Flight Support - VNY - North Development Project	16700 Roscoe Blvd, Van Nuys, CA 91406	The construction of two new hangar and office facilities, associated parking lot, and ramp space on the Signature 8361 Leasehold.	The project was previously evaluated and adopted for environmental significance in a Negative Declaration by the Board of Airport Commissioners (Case AD 149-04) and was adopted by the Los Angeles City Council on 8/18/06 along with the 35-year lease (Council File 06-1737) and was exempt from the requirements of the California Environmental Quality Act (CEQA) as provided by Article II, Section 2.1 of the Los Angeles City CEQA Guidelines.	A public hearing with the City Planning, Zoning Administrator was required to approve a building height variance.	2/1/22
Signature 8433, LLC (South)	VNA-8433	12/14/07	Signature Flight Support - VNY - New Aircre Storage Building	16233 Vanowen St. Van Nuys, CA 91406	The construction of a 2,500 SF addition to an existing GSE facility, with ADA upgrades.	The project was previously evaluated and adopted for environmental significance by AD 259-03, adopted by the Los Angeles City Council on 4/11/07 (Council File 07-0738) and was exempt from the requirements of the California Environmental Quality Act (CEQA) as provided by Article II, Section 2.1 of the Los Angeles City CEQA Guidelines.	Project has a floor area under 10,000 SF and no variance required, so permits were pulled from LABDS with concurrent City Planning approval and no public hearing. Tenant also secured an FAA non-objection 7460.	8/25/21