

Office of the City Engineer

Los Angeles, CA

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

October 15, 2025

Honorable Members:

Council District No. 11

SUBJECT:

VACATION REQUEST - VAC- E1401445 - Council File No. 24-1499 – 96th Street from Sepulveda Boulevard to its Westerly Terminus, approximately 410-feet variable width strip of land westerly of Sepulveda Boulevard, and the portion of ramp Westerly of Sepulveda Boulevard northerly of 96th Street

RECOMMENDATIONS:

- A. That street vacation proceedings pursuant to the Public Streets, Highways and Service Easements Vacation Law be instituted for the vacation of the public right-of-way indicated below and shown colored blue on the attached Exhibit A.

96th Street from Sepulveda Boulevard to its Westerly Terminus, approximately 410-feet variable width strip of land westerly of Sepulveda Boulevard, and the portion of ramp Westerly of Sepulveda Boulevard northerly of 96th Street

- B. Review and consider the Los Angeles International Airport (LAX) Airfield and Terminal Modernization Project (ATMP) Notice of Preparation and Initial Study, dated April 4, 2019 (Transmittal No. 1), Environmental Impact Report (EIR) (consisting of the Draft and Final EIR), dated October 2020 and August 2021 (Transmittal No. 1), and Addendum to the ATMP EIR, dated December 2024 (State Clearinghouse No. 2019049020) (Transmittal No. 2), which was prepared by Los Angeles World Airports (LAWA) in compliance with the California Environmental Quality Act (CEQA).
- C. Find under CEQA Guidelines Section 15091, that changes or alterations have been required in, or incorporated into, the street vacation (Project) that mitigate or avoid significant effects on the environment as identified in the Final EIR and the ATMP Mitigation Monitoring and Reporting Program (MMRP) (Transmittal No. 3), dated August 2021, and as set forth in the CEQA Review Memo, dated October 2, 2025 (Transmittal No. 4). A Copy of Notice of Determination (Transmittal No. 5) which documents LAWA's certification of the ATMP EIR and adoption of the ATMP MMRP is attached and incorporated herein.

- D. Concur with the Board of Airport Commissioners' findings that the unavoidable significant adverse impacts associated with the proposed Project are acceptable in light of the economic, legal, social, technological, and other benefits the proposed Project will bring to the surrounding community and LAWA. These specific overriding considerations are described in the Statement of Overriding Considerations for the LAX ATMP, dated September 2021 (Transmittal No. 6), and is attached and incorporated herein.
- E. Find that no new information exists to show that the Project or circumstances of the Project have been changed to require additional environmental review, under the California Public Resources Code, Section 21166, and State CEQA Guidelines Section 15162, and therefore the existing environmental documents adequately describe the potential impacts for this street vacation.
- F. That the City Council finds that there is a public benefit to this street vacation. Upon vacation of the street, the City is relieved of its ongoing obligation to maintain the street. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved street easements.
- G. That, in conformance with Section 556 of the City Charter, the Council make the finding that the vacation is in substantial conformance with the purposes, intent and provisions of the General Plan.
- H. That, in conformance with Section 892 of the California Streets and Highways Code, the Council determine that the vacation area is not necessary for non-motorized transportation facilities.
- I. That, in conformance with Section 8324 of the California Streets and Highways Code, the Council determines that the vacation area is not necessary for present or prospective public use.
- J. That the Council adopts the City Engineer's report with the conditions contained therein.
- K. That Engineering be authorized to issue a revocable permit to the petitioner of this vacation request, or its representative, subject to satisfaction of the conditions for issuing such permit, to close, fence, occupy, demolish, excavate, grade, and construct in the public right-of-way of 96th Street from Sepulveda Boulevard to its Westerly Terminus, approximately 410-foot variable width strip of land westerly of Sepulveda Boulevard, and the portion of ramp Westerly of Sepulveda Boulevard northerly of 96th Street within the conditionally approved vacation area, prior to finalizing and recording the street vacation of a portion of this street.

FISCAL IMPACT STATEMENT:

The petitioner has paid a deposit of \$47,080.00 for the investigation of this request pursuant to Section 7.42 of the Administrative Code. Any deficit fee to recover the cost pursuant to Section 7.44 of the Administrative Code will be required of the petitioner.

Upon completion of the vacation request, maintenance of the public easement by City forces shall be eliminated.

NOTIFICATION:

To satisfy Sections 8320 through 8323 of the California Streets and Highways Code, the City Clerk shall schedule the vacation for public hearing at least 30 days after the Public Works (PW) Committee approval of this report, so the City Clerk and the Bureau of Engineering (Engineering) may process the required Public Notification.

Additionally, the City Clerk shall send notification of the time and place of the PW Committee and the City Council meetings to consider this request be sent to:

1. Los Angeles World Airport (LAWA)
Attn: Samantha Bricker
1 World Way, 8th Floor
Los Angeles, CA 90045
2. Los Angeles World Airport (LAWA)
6320 W 96th Street
Los Angeles, CA 90045
3. West Century LLC
60 State Street Ste 1200
Boston MA 02109

CONDITIONS:

The Conditions specified in this report are established as the requirements to be complied with by the petitioner for this vacation. Vacation proceedings in which the conditions have not been completed within two (2) years of the Council's action on the City Engineer's report shall be terminated, with no further Council action.

1. That any fee deficit under Work Order E1401445 be paid.
2. That a suitable map, delineating the limits, including bearings and distances, of the areas to be vacated, be submitted to the Permit Case Management Division (PCM) prior to the preparation of the Resolution to Vacate.
3. That a suitable legal description describing the area being vacated and all easements to be reserved, including copies of all necessary supporting documentation, be submitted to PCM prior to preparation of the Resolution.
4. That a title report indicating the vestee of the underlying fee title interest in the area to be vacated be submitted to the City Engineer.
5. That the following improvements be constructed adjoining the petitioner's property in a manner satisfactory to the City Engineer:
 - a. Sepulveda Boulevard: Sepulveda Boulevard is CALTRANS right of way. Improve Sepulveda Boulevard in accordance with Caltrans approved improvement plans.
 - b. That the petitioner complies with the requirements of the Airport Infrastructure Review Division (AIR) letter to the Bureau of Engineering dated February 26, 2025 to the satisfaction of AIR.
6. That the petitioner records a Covenant and Agreement agreeing to comply with mitigation measures pertaining specifically to the requested Vacation as described in the BOE Environmental Management Division memo dated October 2, 2025 (Transmittal No. 4).
7. That arrangements be made with all franchises and utilities agencies maintaining facilities in the area including but not limited to: Los Angeles Department of Water and Power, AT&T, Southern California Gas Company, Charter/Spectrum, Shell California Pipeline Company, Crown Castle, and MCI/Verizon for the removal of affected facilities or providing of easements or rights for the protection of affected facilities to remain in place.
8. That satisfactory arrangements be made with the City Engineer for the relocation or abandonment of the existing sewer and storm drain facilities located within the area to be vacated, unless easements are reserved from the vacation for their protection, maintenance, and rehabilitation.

9. That the petitioner complies with the requirements of the Wastewater Conveyance Engineering Division (WCED) letter to the Bureau of Engineering dated June 5, 2025. A clearance letter from WCED, Airport Infrastructure Review Division (AIR), Clean Water Division (CWD), and Los Angeles Sanitation and Environment (LASAN) will be required.
10. That upon the reviews of the title report identifying the underlying fee title interest of the vacation area, an agreement be recorded satisfactory to Engineering to hold the adjoining parcel of land, and its adjoining portion of the area to be vacated under the same ownership, as one parcel to preclude the creation of substandard or landlocked parcels. This is to remain effective until such time as a new subdivision map is recorded over said area, a parcel map exemption is permitted, or until released by the authority of the City of Los Angeles.
11. That street lighting facilities be installed, removed, upgraded, or relocated, as may be required by the Bureau of Street Lighting.
12. That street trees be planted and tree wells to be installed as may be required by the Urban Forestry Division of the Bureau of Street Services.
13. That the petitioner complies with the requirements of the Los Angeles Fire Department (LAFD) letter to the Bureau of Engineering dated May 21, 2025, to the satisfaction of LAFD. A clearance letter from LAFD to Engineering will be required.

TRANSMITTAL:

1. Environmental Documents for the Los Angeles International Airport (LAX) Airfield and Terminal Modernization Project (ATMP) including Notice of Preparation and Initial Study, Draft EIR, and Final EIR (State Clearinghouse No. 2019049020).
2. Addendum to the ATMP EIR, dated December 2024 (State Clearinghouse No. 2019049020)
3. ATMP Mitigation Monitoring and Reporting Program (MMRP) dated August 2021
4. California Environmental Quality Act Review Memo dated October 2, 2025, from Maria Martin, Environmental Management Division, BOE
5. Notice of Determination
6. Statement of Overriding Considerations for the LAX ATMP, dated September 2021
7. Application dated June 27, 2023, from Los Angeles World Airports (LAWA)
8. Exhibit A, location map

DISCUSSION:

Request: The petitioner, Los Angeles World Airports, owner of property shown outlined in yellow on Exhibit A, is requesting the vacation of the public street areas shown colored blue on Exhibit A. The purpose of the request is to make the vacation area part of an airfield at Los Angeles International Airport (LAX) as part of the Airfield and Terminal Modernization Project (ATMP). The purpose of the project is to enhance safety and operational management at Los Angeles International Airport (LAX). The overall scope of project includes the following improvements: Taxiway D Extension West; Runway 6L- 24R Exits; Concourse 0; Terminal 9; Removal and replacement of 15 of the 18 West Remote Gates; and Roadway System improvements.

This vacation procedure is being processed under procedures established by Council File No. 01-1459-S1 adopted by the Los Angeles City Council on January 31, 2017.

Resolution to Vacate: The Resolution to Vacate will be recorded upon compliance with the conditions established for this vacation.

Previous Council Action: The City Council on December 10, 2024, under Council File No. 24-1499, adopted a new initiation report to initiate the street vacation proceedings.

This street vacation request is one of three street vacation requests submitted in conjunction with Los Angeles World Airports Airfield and Terminal Modernization Project (ATMP). The three vacation cases are being considered under Council Files 24-0876, 24-1499, and 25-0095. Three separate street vacation requests are submitted in order to facilitate the different construction areas and phases of the same overall project. The overall ATMP was contemplated in the Environmental Impact Report (State Clearinghouse No. 2019049020).

Zoning and Land Use: The properties adjoining the vacation area to the north, east, west, and south are zoned Los Angeles International Airport Zone (LAX), and are developed by LAWA with airport and airfield improvements. The properties to the east are zoned Commercial (C2) and LAX, and have been developed with parking lots and infrastructure related to LAX access and services.

Description of Areas to be Vacated: The areas sought to be vacated is a 96th Street from Sepulveda Boulevard to its Westerly Terminus, approximately 410-foot variable width strip of land westerly of Sepulveda Boulevard, and the portion of ramp Westerly of Sepulveda Boulevard northerly of 96th Street. This section is improved with paved road, sidewalks, trees, landscaping, storm drain, sewer, street lighting, and public utilities.

Adjoining Street: Sepulveda Boulevard is a Boulevard I dedicated 115-feet wide to 139.5-feet wide with roadway, curbs, gutters, and sidewalk on both sides.

Surrounding Properties: The owners of lots adjoining the vacation area have been notified of the proposed vacation.

Effects of Vacation on Circulation and Access: The vacation of 96th Street from Sepulveda Boulevard to its Westerly Terminus, approximately 410-foot variable width strip of land westerly of Sepulveda Boulevard, and the portion of ramp Westerly of Sepulveda Boulevard northerly of 96th Street will have no adverse effects on access rights or circulation. The area only serves the adjoining properties that are owned by LAWA and are part of the Airfield and Terminal Modernization Project. There is sufficient right of way to provide the necessary roadway and sidewalk to serve this area.

The vacation area is not needed for the use of pedestrians, bicyclists or equestrians.

Objections to the vacation: There were no objections submitted for this request.

Reversionary Interest: No determinations of the underlying fee interest of the vacation area have been made as to title or reversionary interest.

Dedications and Improvements: It will be necessary that the petitioner provide for the improvements as outlined in the conditions of this report. There are no dedications required.

Sewers and Storm Drains: There are existing sewer and storm drain facilities within the areas proposed to be vacated.

Public Utilities: The Los Angeles Department of Water and Power, AT&T, Southern California Gas Company, Charter/Spectrum, Shell California Pipeline Company, Crown Castle, and MCI/Verizon maintain facilities in the area proposed to be vacated.

Tract Map: Since there are no dedications required and the necessary improvements can be constructed under separate permit processes, the requirement for the recordation of a new tract map could be waived. However, it will be necessary that the petitioner records an agreement satisfactory to Engineering to hold the adjoining parcels of land under the same ownership, and its adjoining portion of the area to be vacated, as one parcel to preclude the creation of substandard or landlocked parcels. This is to remain effective until such time as a new subdivision map is recorded over the area, a parcel map exemption is permitted, or until released by authority of the City.

City Department of Transportation: The Los Angeles Department of Transportation (LADOT) stated in its communication dated June 3, 2025 that LADOT does not oppose the requested street vacation of 96th St. from Sepulveda Blvd. to its westerly terminus plus partial curve westerly of Sepulveda Blvd. thereof & ramp westerly of Sepulveda Blvd. thereof as indicated by the area shaded in blue in the attached Exhibit A, provided that the proposed vacation would result in roadway and right-of-way dimensions that are consistent with the new street standards identified in the Mobility Element of the General Plan (The Mobility Element, also known as the Mobility Plan 2035, was adopted on August 11, 2015 and was amended on September 7, 2016 by the Los Angeles City Council).

Also, the applicant shall continue to work with our LADOT B-Permits Plan Review section for any required redesign for the reconfiguration of the Project area on 96th St. from Sepulveda Blvd. to its westerly terminus at approximately Sky Way.

Additionally, LAWA must adhere to any specific requirements deemed necessary by the LADOT B-Permit Plan Review section through the redesign process for any reconfiguration of the proposed vacation section of 96th St. westerly of Sepulveda Blvd. as required. The applicant should consult with LADOT's Permit Plan Review section to ensure that appropriate worksite traffic management plans and City guidelines are implemented.

Furthermore, that through the requirements of a tract map or by other means, provisions are made for (1) lot consolidation, (2) driveway and access approval by DOT and (3) any additional dedications and improvements necessary to bring all adjacent streets into conformance with the City's Mobility Element of the General Plan.

The Airfield and Terminal Modernization Project (ATMP) included consideration for the vacation of 96th St. west of Sepulveda Blvd. as contemplated in the approved Final Environmental Impact Report (FEIR) with state clearinghouse number: 2019049020.

City Fire Department: The Los Angeles Fire Department stated in its communication dated May 21, 2025, that all public fire hydrants within the proposed Street Vacation must be relocated at the petitioner's expense with the approval of the Department of Water and Power. Access to the existing structures located within the Street Vacation shall be maintained until such time that the buildings are demolished to accommodate the taxiway expansion.

Department of City Planning: The Department of City Planning stated in its communication dated February 18, 2025, that this request is generally consistent with the General Plan.

The requested street vacation is part of the larger Airfield and Terminal Modernization Project (ATMP), and has had an Environmental Impact Report prepared for the project [SCH No. 2019049020]. The street vacation will allow for that portion of the Airfield to be utilized for plane access to Terminal Gates for passengers to board and disembark from airplanes. The request for the street vacation is supported by the Los Angeles International Airport (LAX) Specific Plan and the Los Angeles International Airport (LAX) Plan, policies and regulations, which encourage improvement projects to expand safety, efficiency, and coordination with LAWA in the implementation of LAX improvement projects.

Conclusion: The vacation of the public street area as shown colored blue on attached Exhibit A could be conditionally approved based upon the following:

1. It is unnecessary for present or prospective public use.
2. It is not needed for vehicular circulation or access.
3. It is not needed for non-motorized transportation purposes.

Report prepared by:
PERMIT CASE MANAGEMENT DIVISION

Armenia Aguilar, P.E.
Acting Civil Engineer
(213) 808-8535

HMH/TC/AA;sm

Respectfully submitted,

Thein Crocker for
box SIGN 4PZRZYR-4W59K926

Hui M. Huang, P.E.
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering