

CATEGORICAL EXEMPTION and TRADE, TRAVEL AND TOURISM COMMITTEE REPORT relative to awarding a lease to Balboa Brick and Supply Corporation for an off-airport property located at 16755 Roscoe Boulevard at Van Nuys Airport.

Recommendations for Council action:

1. CONCUR with the determination by the Board of Airport Commissioners (BOAC) that this action is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Class 1(18)(c) of the Los Angeles City CEQA Guidelines.
2. APPROVE Los Angeles World Airports (LAWA) proposed Resolution No. 28201 authorizing a proposed 10-year Lease with Balboa Brick & Supply Corporation, for an off-airport property located at 16755 Roscoe Boulevard near the Van Nuys Airport that will generate an estimated \$219,432 in the first year and approximately \$2,200,000, not including rental adjustments, over the 10-year term.
3. AUTHORIZE the LAWA Chief Executive Officer, or designee, to execute the proposed lease upon approval by the Council and approval as to form by the City Attorney.

Fiscal Impact Statement: The City Administrative Officer reports that approval of the proposed lease with Balboa Brick & Supply Corporation, for off-airport property located at 16755 Roscoe Boulevard will have no impact on the City's General Fund. Revenue in the amount of at least \$2,200,000, not including rate adjustments, is anticipated to be collected over the 10-year term of the lease. The total amount includes an estimated \$219,432 in revenue during the first year. Revenues collected during the lease term will be allocated to the Los Angeles World Airports Revenue Fund. The recommendations in this report comply with the Los Angeles World Airports' adopted Financial Policies.

Community Impact Statement: None submitted

SUMMARY

At the meeting held on October 14, 2025, your Trade, Travel and Tourism Committee considered a BOAC report relative to awarding a lease to Balboa Brick and Supply Corporation for an off-airport property located at 16755 Roscoe Boulevard at Van Nuys Airport.

After an opportunity for public comment, the Committee moved to approve the recommendations stated in the BOAC report, as detailed above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

Trade, Travel and Tourism Committee

<u>Member</u>	<u>VOTE</u>
PARK:	YES
McOSKER:	YES
RODRIGUEZ:	YES

HR 10.22.25

-NOT OFFICIAL UNTIL COUNCIL ACTS-