

Figure 5-7: Alternative 1 Potentially Displaced Parcels—Wilshire/Rodeo Station Area



Figure 5-8: Alternative 1 Potentially Displaced Parcels – Century City Station (Santa Monica Boulevard) Area



Figure 5-9: Alternative 1 Permanent Underground Easements – Century City to the Westwood Base Route

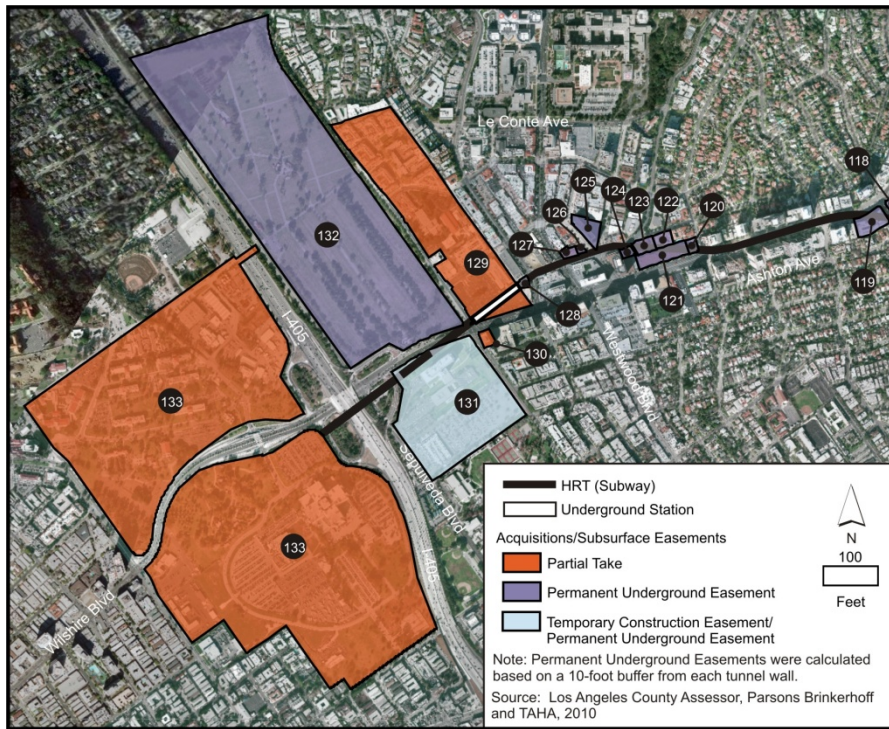


Figure 5-10: Alternative 1 Potentially Displaced Parcels – Westwood/UCLA Off-Street Station Area



5.3.1 Alternative 1: Full-Takes

Pursuant to Alternative 1 – Westwood/UCLA Extension, 40 parcels would be acquired in full. Table 5-2 lists the Assessor’s Parcel Numbers (APNs), addresses, and the current and intended uses of the properties that would be acquired. Table 5-2 also references the parcels’ location in Figures 5-1 through 5-7.

Table 5-2: Alternative 1: Full Takes

Figure #	#	APN	Address	Jurisdiction	Current Use	Intended Use
5-1	1	5093005006	3818 Wilshire Blvd	Los Angeles	Bridal Salon Retail Space	Construction Staging
5-1	2	5093005005	3820 Wilshire Blvd	Los Angeles	Elite Tailors Retail Space	Construction Staging
5-1	3	5093005004	3828 Wilshire Blvd	Los Angeles	Restaurant (Young Dong)	Construction Staging
5-1	4	5093005003	3832 Wilshire Blvd	Los Angeles	ECC Academy Retail Space	Construction Staging
5-1	5	5093005002	3846 Wilshire Blvd	Los Angeles	Wilshire State Bank Bldg Retail Spaces	Construction Staging
5-1	6	5093005009	3835 Ingraham St	Los Angeles	Residential Parking For Mercury Apartments	Construction Staging
5-1	7	5093005010	3841 Ingraham St	Los Angeles	Parking Lot Behind Wilshire Bank Bldg	Construction Staging
5-1	8	5093005011	3847 Ingraham St	Los Angeles	Parking Lot Behind Wilshire Bank Bldg	Construction Staging
5-2	9	5090032900	N/A	Los Angeles	Metro-Owned Vacant Lot/Parking	Potential Entrance/ Construction Staging
5-2	10	5090032005	675 Crenshaw Blvd	Los Angeles	Single-Family Residence	Entrance/Construction Staging
5-3	11	5507024010	5200 Wilshire Blvd	Los Angeles	Empty Lot Corner Of La Brea/Wilshire	Entrance
5-3	12	5507024009	5220 Wilshire Blvd	Los Angeles	Empty Lot Corner Of La Brea/Wilshire	Entrance
5-3	14	5089001027	711 S La Brea Ave	Los Angeles	Bank of America	Entrance/Construction Staging
5-3	15	5089001026	5318 Wilshire Blvd	Los Angeles	Retail Space	Entrance/Construction Staging
5-3	16	5089001025	729 S La Brea Ave	Los Angeles	Bank Parking	Construction Staging
5-3	17	5089001009	718 S Detroit St	Los Angeles	Parking Lot	Construction Staging
5-3	18	5089001008	722 S Detroit St	Los Angeles	Parking Lot	Construction Staging
5-3	19	5089001007	726 S Detroit St	Los Angeles	Parking Lot	Construction Staging



Table 5-2: Alternative 1: Full Takes

Figure #	#	APN	Address	Jurisdiction	Current Use	Intended Use
5-4	20	5086010004	6000 Wilshire Blvd	Los Angeles	Parking Lot For Retail Space	Construction Staging
5-4	21	5086010003	6010 Wilshire Blvd	Los Angeles	Retail Space	Construction Staging
5-4	22	5086010002	6018 Wilshire Blvd	Los Angeles	Retail Space Art Gallery	Construction Staging
5-4	23	5086010001	6030 Wilshire Blvd	Los Angeles	Retail Space Art Gallery	Construction Staging
5-4	26	5510027003	6111 Wilshire Blvd	Los Angeles	Marinello's Beauty School	Entrance
5-4	27	5510027040	6121 Wilshire Blvd	Los Angeles	99 Cent Store	Staging
5-4	28	5510027005	6133 Wilshire Blvd	Los Angeles	Offices	Staging
5-4	29	5510027006	6139 Wilshire Blvd	Los Angeles	Parking For Offices	Staging
5-4	30	5510027038	6155 Wilshire Blvd	Los Angeles	Commercial	Generator & Staging
5-4	31	5088002034	6120 Wilshire Blvd	Los Angeles	Commercial	Entrance & Staging
5-4	32	5088002035	6122 Wilshire Blvd	Los Angeles	Residential/Commercial	Entrance & Staging
5-4	33	5088002036	N/A	Los Angeles	Commercial	Entrance & Staging
5-4	34	5088002037	6130 Wilshire Blvd	Los Angeles	Commercial	Entrance & Staging
5-4	35	5088002038	6146 Wilshire Blvd	Los Angeles	Commercial	Entrance & Staging
5-5	36	4333029015	8400 Wilshire Blvd	Beverly Hills	Restaurant	Construction Staging/Generator
5-5	37	4333029016	8412 Wilshire Blvd	Beverly Hills	Parking Lot For Medical Group Company	Construction Staging/Generator
5-5	38	4333029017	8420 Wilshire Blvd	Beverly Hills	Medical Bldg	Construction Staging
5-5	39	4333029014	N/A	Beverly Hills	Parking Lot For Businesses	Construction Staging/Generator
5-5	42	4334021059	8471 Wilshire Blvd	Beverly Hills	Citibank	Entrance/Construction Staging
5-6	43	4334008021	8755 Wilshire Blvd	Beverly Hills	Under Construction	Connection Structure
5-6	44	4334008020	8767 Wilshire Blvd	Beverly Hills	Under Construction	Connection Structure
5-7	45	4331001045	9430 Wilshire Blvd	Beverly Hills	Ace BH Art Gallery	Entrance/Construction Staging

Source: TAHA, 2010



These full takes include 2 residential properties, comprised of 1 single-family house and a multi-family apartment building with 32 units.

Based on the type of use at each parcel, it was determined that acquisition of these parcels would result in the permanent loss of 302 jobs as many of the displaced businesses would not be expected to be relocated. Each business displaced as a result of the proposed project would be given advance written notice and would be informed of their eligibility for relocation assistance and payments under the Uniform Relocation Act. The full acquisition of these properties would result in adverse impacts associated with job loss.

5.3.2 Alternative 1: Partial Takes

To construct Alternative 1 – Westwood/UCLA Extension, five parcels would be acquired partially (Table 5-3).

Table 5-3: Alternative 1: Partial Takes

Figure #	#	APN	Address	Jurisdiction	Current Use	Intended Use
5-3	13	5508007900	5301 Wilshire Blvd	Los Angeles	Property owned by LACMTA	Potential Entrance/Staging
5-7	48	4328033001	9460 Wilshire Blvd	Beverly Hills	Union Bank Building	Potential Entrance/Construction Staging
5-10	129	4363026905	1100 Veteran Ave	Los Angeles	UCLA Property	Potential Entrance/Construction Staging/Generator
5-10	130	4324002027	10990 Wilshire Blvd	Los Angeles	Offices	Potential Entrance
5-10	143	4365008904	N/A	Los Angeles	VA Hospital	Vent Shaft

Source: TAHA, 2010

These partial takes would not result in permanent job loss. It is anticipated that most of the jobs at the parcels affected by partial displacement would be relocated. Therefore, there would be no net loss of jobs. However, approximately 365 parking spaces would be permanently removed from the University of California Los Angeles (UCLA) property. UCLA would be given advance written notice and would be informed of their eligibility for relocation assistance and payments for the displaced building and parking. Typically, privately-operated parking lots are considered transitional land uses that could be developed by the owners for higher and better uses. Additionally, there are several other privately-operated parking lots and structures in the vicinity. Nonetheless, loss of the current parking lot may cause an adverse impact. This potential impact to parking would be partially offset by the increased public transit access provided by the proposed project. However, adverse impacts would remain due to the partial displacement of this parcel.



5.3.3 Alternative 1: Permanent Easements

To construct Alternative 1 – Westwood/UCLA Extension, permanent easements would be required from 12 parcels (Table 5-4).

Table 5-4: Alternative 1: Permanent Easements

Figure #	#	APN	Address	Jurisdiction	Current Use	Intended Use
5-4	24	5508017007	6067 Wilshire Blvd	Los Angeles	LACMA	Potential Entrance
5-4	25	5510027035	6101 Wilshire Blvd	Los Angeles	Johnie's Coffee Shop	Potential Entrance
5-5	43	4334021060	8447 Wilshire Blvd	Beverly Hills	Offices	Potential Entrance
5-5	44	4333028015	8484 Wilshire Blvd	Beverly Hills	Flynt Publications	Potential Entrance
5-7	46	4343013028	9401 Wilshire Blvd	Beverly Hills	Citibank	Potential Entrance
5-7	47	4343013011	9429 Wilshire Blvd	Beverly Hills	Citibank/Sterling Bldg.	Potential Entrance
5-7	49	4343014022	9461 Wilshire Blvd	Beverly Hills	Bank of America Plaza	Potential Entrance
5-7	50	4343014023	9461 Wilshire Blvd	Beverly Hills	Offices	Potential Entrance
5-7	51	4343014024	9461 Wilshire Blvd	Beverly Hills	Offices	Potential Entrance
5-7	52	4343014025	9461 Wilshire Blvd	Beverly Hills	Offices	Potential Entrance
5-8	57	4319002046	1800 Avenue Of The Stars	Los Angeles	Plaza	Potential Entrance
5-8	58	4319003061	1801 Avenue Of The Stars	Los Angeles	Plaza	Potential Entrance

Source: TAHA, 2010

Under Alternative 1, permanent easements would be required for station entrances and staging on these parcels. The exact locations of the station entrances have not been determined, but they would not disrupt operations of the businesses or uses at these parcels. The owners and tenants of the parcels would be given advance written notice and would be informed of their eligibility for payments for use of their space for the station entrances. No adverse impacts are anticipated due to these permanent easements.

5.3.4 Alternative 1: Temporary Construction Easements

To construct Alternative 1 – Westwood/UCLA Extension, temporary construction easements would be required for two parcels (Table 5-5).



Table 5-5: Alternative 1: Temporary Construction Easements

Figure 5-10 #	APN	Address	Jurisdiction	Current Use	Intended Use
131	4324017903	11000 Wilshire Boulevard	Los Angeles	Federal Building	Cut & Cover
133	4365008904	11300 Wilshire Boulevard	County of Los Angeles	VA Hospital	Cut & Cover

Source: TAHA, 2010

- APN 4324017903 (11000 Wilshire Boulevard, Los Angeles; Figure 5-10 # 131) – This parcel is currently occupied with federal offices. Construction of the Alternative 1 – Westwood/UCLA Extension is anticipated to utilize part of the parcel for the cut and cover construction of the crossover tracks. Although no part of the building is anticipated to be impacted, part of the landscaped plaza would be disturbed and have restricted access during construction. However, access to the building would be maintained, as would security around the building. This easement would be temporary, and the site would be returned to pre-construction conditions once construction is completed. No adverse impacts are anticipated due to this temporary construction easement.
- APN 4365008904 (11300 Wilshire Boulevard, Los Angeles County; Figure 5-10 # 133) – This parcel is currently occupied by the Los Angeles County Veterans Affairs (VA) Hospital and grounds. Construction of the Alternative 1 – Westwood/UCLA Extension is anticipated to utilize part of the parcel for the cut and cover construction of the pocket tracks and potentially an access point for the Tunnel Boring Machines (TBMs). Although no part of the building is anticipated to be impacted, part of the landscaped area and parking lot would be disturbed and have restricted access during construction. However, access to the building would be maintained. This easement would be temporary, and the site would be returned to pre-construction conditions once construction is completed. No adverse impacts are anticipated due to this temporary construction easement.

5.3.5 Alternative 1: Permanent Underground Easements

To construct Alternative 1 – Westwood/UCLA Extension, permanent easements underneath 218 parcels would be required for tunneling of the alignment (Table 5-6, Figures 5-8, 5-9, and 5-10). These parcels include 672 residences - 49 single-family residences, 146 condominium residential units, and 477 units in multi-family apartment buildings. No structures on these parcels would be displaced or relocated as a result of these permanent underground easements.



Table 5-6: Alternative 1: Permanent Underground Easements

Figure #	#	APN	Address	Jurisdiction	Current Use	Residential Units
5-8	53	4328001001	9844 Wilshire Blvd	Beverly Hills	Retail Stores	0
5-8	54	4328001024	N/A	Beverly Hills	Vacant	0
5-8	55	4328001023	N/A	Beverly Hills	Vacant	0
5-8	56	4319003902	N/A	Beverly Hills	Utility	0
5-9	59	4327017016	N/A	Los Angeles	Parking Lot	0
5-9	60	4327017015	10323 Santa Monica Blvd	Los Angeles	Commercial	0
5-9	61	4327017014	10329 Santa Monica Blvd	Los Angeles	Commercial	0
5-9	62	4327017022	10333 Santa Monica Blvd	Los Angeles	Multi-Family Residences	13
5-9	63	4327017011	10349 Santa Monica Blvd	Los Angeles	Commercial	0
5-9	64	4327017010	1730 Comstock Ave	Los Angeles	Single-Family Residence	1
5-9	65	4327007001	1725 Comstock Ave	Los Angeles	Single-Family Residence	1
5-9	66	4327007002	10360 Eastborne Ave	Los Angeles	Single-Family Residence	1
5-9	67	4327007003	10364 Eastborne Ave	Los Angeles	Single-Family Residence	1
5-9	68	4327008008	10363 Eastborne Ave	Los Angeles	Single-Family Residence	1
5-9	69	4327008007	10369 Eastborne Ave	Los Angeles	Single-Family Residence	1
5-9	70	4327008006	10379 Eastborne Ave	Los Angeles	Single-Family Residence	1
5-9	71	4327008004	1622 S Beverly Glen Blvd	Los Angeles	Multi-Family Residences	11
5-9	72	4327008005	1636 S Beverly Glen Blvd	Los Angeles	Vacant	0
5-9	73	4327005069	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1
5-9	73	4327005070	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1



Table 5-6: Alternative 1: Permanent Underground Easements

Figure #	#	APN	Address	Jurisdiction	Current Use	Residential Units
5-9	73	4327005071	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1
5-9	73	4327005072	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1
5-9	73	4327005073	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1
5-9	73	4327005074	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1
5-9	73	4327005075	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1
5-9	73	4327005076	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1
5-9	73	4327005077	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1
5-9	73	4327005078	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1
5-9	73	4327005079	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1
5-9	73	4327005080	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1
5-9	73	4327005081	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1
5-9	73	4327005082	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1
5-9	73	4327005083	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1
5-9	73	4327005084	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1
5-9	73	4327005085	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1
5-9	73	4327005086	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1
5-9	73	4327005087	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1



Table 5-6: Alternative 1: Permanent Underground Easements

Figure #	#	APN	Address	Jurisdiction	Current Use	Residential Units
5-9	73	4327005088	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1
5-9	73	4327005089	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1
5-9	73	4327005090	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1
5-9	73	4327005091	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1
5-9	73	4327005092	1617 S Beverly Glen Blvd	Los Angeles	MFR- Condominium	1
5-9	74	4327005007	1604 Pandora Ave	Los Angeles	Single-Family Residence	1
5-9	75	4327005008	1608 Pandora Ave	Los Angeles	Single-Family Residence	1
5-9	76	4327005009	1616 Pandora Ave	Los Angeles	Single-Family Residence	1
5-9	77	4326030001	10436 Kinnard Ave	Los Angeles	Single-Family Residence	1
5-9	78	4326030002	10442 Kinnard Ave	Los Angeles	Single-Family Residence	1
5-9	79	4326019027	10437 Kinnard Ave	Los Angeles	Single-Family Residence	1
5-9	80	4326019026	10443 Kinnard Ave	Los Angeles	Single-Family Residence	1
5-9	81	4326019025	10447 Kinnard Ave	Los Angeles	Single-Family Residence	1
5-9	82	4326019024	10451 Kinnard Ave	Los Angeles	Single-Family Residence	1
5-9	83	4326019005	10458 Wilkins Ave	Los Angeles	Single-Family Residence	1
5-9	84	4326019006	10462 Wilkins Ave	Los Angeles	Single-Family Residence	1
5-9	85	4326019007	10466 Wilkins Ave	Los Angeles	Single-Family Residence	1



Table 5-6: Alternative 1: Permanent Underground Easements

Figure #	#	APN	Address	Jurisdiction	Current Use	Residential Units
5-9	86	4326019008	10470 Wilkins Ave	Los Angeles	Single-Family Residence	1
5-9	87	4326017013	10469 Wilkins Ave	Los Angeles	Single-Family Residence	1
5-9	88	4326017012	10473 Wilkins Ave	Los Angeles	Single-Family Residence	1
5-9	89	4326017011	10479 Wilkins Ave	Los Angeles	Single-Family Residence	1
5-9	90	4326017007	1434 Warner Ave	Los Angeles	Single-Family Residence	1
5-9	91	4326017008	1440 Warner Ave	Los Angeles	Single-Family Residence	1
5-9	92	4326017033	1427 Warner Ave	Los Angeles	Single-Family Residence	1
5-9	93	4326017032	1431 Warner Ave	Los Angeles	Single-Family Residence	1
5-9	94	4326017031	1441 Warner Ave	Los Angeles	Single-Family Residence	1
5-9	95	4326017026	1410 Thayer Ave	Los Angeles	Single-Family Residence	1
5-9	96	4326017027	1414 Thayer Ave	Los Angeles	Single-Family Residence	1
5-9	97	4326017028	1418 Thayer Ave	Los Angeles	Single-Family Residence	1
5-9	98	4326017029	1500 Thayer Ave	Los Angeles	Single-Family Residence	1
5-9	99	4326016015	1403 Thayer Ave	Los Angeles	Single-Family Residence	1
5-9	100	4326016014	1409 Thayer Ave	Los Angeles	Single-Family Residence	1
5-9	101	4326016013	1413 Thayer Ave	Los Angeles	Single-Family Residence	1
5-9	102	4326011030	1343 Thayer Ave	Los Angeles	Single-Family Residence	1



Table 5-6: Alternative 1: Permanent Underground Easements

Figure #	#	APN	Address	Jurisdiction	Current Use	Residential Units
5-9	103	4326011029	10511 Rochester Ave	Los Angeles	Single-Family Residence	1
5-9	104	4326011028	10515 Rochester Ave	Los Angeles	Single-Family Residence	1
5-9	105	4326011027	10521 Rochester Ave	Los Angeles	Single-Family Residence	1
5-9	106	4326011026	10527 Rochester Ave	Los Angeles	Single-Family Residence	1
5-9	107	4326011020	10534 Wellworth Ave	Los Angeles	Single-Family Residence	1
5-9	108	4326011021	10538 Wellworth Ave	Los Angeles	Single-Family Residence	1
5-9	109	4326011022	10544 Wellworth Ave	Los Angeles	Single-Family Residence	1
5-9	110	4326011023	10548 Wellworth Ave	Los Angeles	Single-Family Residence	1
5-9	111	4326008010	10543 Wellworth Ave	Los Angeles	Single-Family Residence	1
5-9	112	4326008030	10551 Wellworth Ave	Los Angeles	Single-Family Residence	1
5-9	113	4326008019	1251 Fairburn Ave	Los Angeles	Single-Family Residence	1
5-9	114	4326008020	10584 Ashton Ave	Los Angeles	Single-Family Residence	1
5-9	115	4326008021	10588 Ashton Ave	Los Angeles	Single-Family Residence	1
5-9	116	4326002161	10595 Ashton Ave	Los Angeles	MFR-Condominium	1
5-9	116	4326002162	10595 Ashton Ave	Los Angeles	MFR-Condominium	1
5-9	116	4326002163	10595 Ashton Ave	Los Angeles	MFR-Condominium	1
5-9	116	4326002164	10595 Ashton Ave	Los Angeles	MFR-Condominium	1



Table 5-6: Alternative 1: Permanent Underground Easements

Figure #	#	APN	Address	Jurisdiction	Current Use	Residential Units
5-9	116	4326002165	10595 Ashton Ave	Los Angeles	MFR- Condominium	1
5-9	116	4326002166	10595 Ashton Ave	Los Angeles	MFR- Condominium	1
5-9	116	4326002167	10595 Ashton Ave	Los Angeles	MFR- Condominium	1
5-9	116	4326002168	10595 Ashton Ave	Los Angeles	MFR- Condominium	1
5-9	116	4326002169	10595 Ashton Ave	Los Angeles	MFR- Condominium	1
5-9	116	4326002170	10595 Ashton Ave	Los Angeles	MFR- Condominium	1
5-9	117	4326002195	1230 Westholme Ave	Los Angeles	MFR- Condominium	1
5-9	117	4326002196	1230 S Westholme Ave	Los Angeles	MFR- Condominium	1
5-9	117	4326002197	1230 Westholme Ave	Los Angeles	MFR- Condominium	1
5-9	117	4326002198	1230 Westholme Ave	Los Angeles	MFR- Condominium	1
5-9	117	4326002199	1230 Westholme Ave	Los Angeles	MFR- Condominium	1
5-9	118	4326002022	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002023	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002024	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002025	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002026	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002027	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1



Table 5-6: Alternative 1: Permanent Underground Easements

Figure #	#	APN	Address	Jurisdiction	Current Use	Residential Units
5-9	118	4326002028	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002029	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002030	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002031	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002032	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002033	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002034	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002035	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002036	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002037	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002038	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002039	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002040	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002041	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002042	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002043	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002044	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1



Table 5-6: Alternative 1: Permanent Underground Easements

Figure #	#	APN	Address	Jurisdiction	Current Use	Residential Units
5-9	118	4326002045	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002046	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002047	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002048	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002049	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002050	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002051	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002052	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002053	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002054	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002055	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002056	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002057	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002058	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002059	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002060	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002061	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1



Table 5-6: Alternative 1: Permanent Underground Easements

Figure #	#	APN	Address	Jurisdiction	Current Use	Residential Units
5-9	118	4326002063	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002064	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002065	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002066	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002068	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002069	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002072	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002074	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002076	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002077	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002080	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002081	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002084	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002085	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002089	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002091	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002092	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1



Table 5-6: Alternative 1: Permanent Underground Easements

Figure #	#	APN	Address	Jurisdiction	Current Use	Residential Units
5-95-9	118	4326002094	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002096	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002097	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002100	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002101	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002102	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002103	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002104	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002105	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002106	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002107	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002140	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002141	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002142	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002143	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002144	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002145	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1



Table 5-6: Alternative 1: Permanent Underground Easements

Figure #	#	APN	Address	Jurisdiction	Current Use	Residential Units
5-9	118	4326002146	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002147	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002148	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002149	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002150	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002151	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002152	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002153	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002154	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002155	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	118	4326002156	10590 Wilshire Blvd	Los Angeles	MFR- Condominium	1
5-9	119	4326001217	10600 Wilshire Blvd	Los Angeles	Multi-Family Residences	180
5-10	120	4360003014	10801 Wilshire Blvd	Los Angeles	Institutional	0
5-10	121	4360003023	10833 Wilshire Blvd	Los Angeles	Multi-Family Residences	187
5-10	122	4360003003	10824 Lindbrook Dr	Los Angeles	Multi-Family Residences	86
5-10	123	4360003031	10830 Lindbrook Dr Unit1	Los Angeles	MFR- Condominium	1
5-10	123	4360003032	10830 Lindbrook Dr Unit2	Los Angeles	MFR- Condominium	1



Table 5-6: Alternative 1: Permanent Underground Easements

Figure #	#	APN	Address	Jurisdiction	Current Use	Residential Units
5-10	123	4360003033	10830 Lindbrook Dr Unit3	Los Angeles	MFR- Condominium	1
5-10	123	4360003034	10830 Lindbrook Dr Unit4	Los Angeles	MFR- Condominium	1
5-10	123	4360003035	10830 Lindbrook Dr Unit5	Los Angeles	MFR- Condominium	1
5-10	123	4360003036	10830 Lindbrook Dr Unit6	Los Angeles	MFR- Condominium	1
5-10	123	4360003037	10830 Lindbrook Dr Unit7	Los Angeles	MFR- Condominium	1
5-10	123	4360003038	10830 Lindbrook Dr Unit8	Los Angeles	MFR- Condominium	1
5-10	123	4360003039	10830 Lindbrook Dr Unit9	Los Angeles	MFR- Condominium	1
5-10	123	4360003040	10830 Lindbrook Dr Unit10	Los Angeles	MFR- Condominium	1
5-10	123	4360003041	10836 Lindbrook Dr Unit1	Los Angeles	MFR- Condominium	1
5-10	123	4360003042	10836 Lindbrook Dr Unit2	Los Angeles	MFR- Condominium	1
5-10	123	4360003043	10836 Lindbrook Dr Unit3	Los Angeles	MFR- Condominium	1
5-10	123	4360003044	10840 Lindbrook Dr Unit1	Los Angeles	MFR- Condominium	1
5-10	123	4360003045	10840 Lindbrook Dr Unit2	Los Angeles	MFR- Condominium	1
5-10	123	4360003046	10840 Lindbrook Dr Unit3	Los Angeles	MFR- Condominium	1
5-10	123	4360003047	10840 Lindbrook Dr Unit4	Los Angeles	MFR- Condominium	1
5-10	123	4360003048	10840 Lindbrook Dr Unit5	Los Angeles	MFR- Condominium	1
5-10	123	4360003049	10840 Lindbrook Dr Unit6	Los Angeles	MFR- Condominium	1



Table 5-6: Alternative 1: Permanent Underground Easements

Figure #	#	APN	Address	Jurisdiction	Current Use	Residential Units
5-10	123	4360003050	10840 Lindbrook Dr Unit7	Los Angeles	MFR- Condominium	1
5-10	123	4360003051	10840 Lindbrook Dr Unit8	Los Angeles	MFR- Condominium	1
5-10	123	4360003052	10840 Lindbrook Dr Unit9	Los Angeles	MFR- Condominium	1
5-10	124	4360003028	N/A	Los Angeles	Under Construction	0
5-10	125	4363021018	1100 Glendon Ave	Los Angeles	Offices	0
5-10	126	4363022010	1139 Glendon Ave	Los Angeles	Commercial	0
5-10	127	4363022009	1142 Westwood Blvd	Los Angeles	Commercial	0
5-10	128	4363023037	N/A	Los Angeles	Vacant	0
5-10	130	4324002027	10990 Wilshire Blvd	Los Angeles	Offices	0
5-10	131	4324017903	11000 Wilshire Boulevard	Los Angeles	Federal Building	0
5-10	132	4363027901	N/A	Los Angeles	National Cemetery	0

Source: TAHA, 2010

5.3.6 Alternative 1: Mitigation Measures

Metro would provide relocation assistance and compensation for all displaced businesses and residences as required by both the Uniform Act and the California Act. The details of these laws regarding relocation assistance and compensation for property acquisitions are described in Sections 3.1 and 3.2. Where acquisition and relocation are unavoidable, Federal Transit Authority (FTA) and Metro would follow the provisions of both Acts, as amended. All real property acquired by Metro would be appraised to determine its fair market value. Just compensation, which shall not be less than the approved appraisal would be made to each property owner. Each business and residence displaced as a result of the project would be given advance written notice and would be informed of their eligibility for relocation assistance and payments under the Uniform Relocation Act. It is anticipated that there will be businesses that would be relocated, and, under this condition, most of the jobs would be relocated and would not be permanently displaced. However, there are permanent job losses anticipated. Metro shall coordinate with the appropriate jurisdictions regarding business relocation. In addition Metro shall consider joint-use agreements for the land it will take for station entrances and construction



staging to induce job creation in the areas where permanent job loss is anticipated. If this is not pursued, adverse impacts would remain.

For easements, Metro would appraise each property to determine the fair market value of the portion that would be utilized either temporarily during construction or permanently above and below ground. Just compensation, which shall not be less than the approved appraisal, would be made to each property owner.

5.4 Alternative 2 – Westwood/VA Hospital Extension

Alternative 2 – Westwood/VA Hospital Extension would follow the same alignment as Alternative 1 – Westwood/UCLA Extension but would include one additional station at the VA Hospital.

Although the alignment of Alternative 2 – Westwood/VA Hospital Extension would be located below ground and the stations and accessory structures would be primarily be located so as to maximize the public ROW, the following acquisitions and easements are anticipated:

- 40 Full Takes
- 5 Partial Takes
- 12 Permanent Easements
- 2 Temporary Construction Easements
- 219 Permanent Underground Easements

These parcels would be utilized for construction staging, below grade tunneling, station locations, generator locations, and vent locations. Some station plans have multiple entrance options, though not all of them would be constructed. In these cases, all potential takings and easements for station entrances are evaluated.



Figure 5-11: Alternative 2 Potentially Displaced Parcel –Wilshire/VA Hospital Station Area

**5.4.1 Alternative 2: Full-Takes**

To construct Alternative 2 – Westwood/VA Hospital Extension, the same parcels that would be acquired in full under Alternative 1 – Westwood/UCLA Extension would be acquired. No additional full takes are anticipated under Alternative 2 – Westwood/VA Hospital Extension. For the analysis regarding the full take of these parcels, refer to section 5.3.1.

5.4.2 Alternative 2: Partial Takes

To construct Alternative 2 – Westwood/VA Hospital Extension, five parcels would be partially acquired. These parcels (were already identified as partial takes under Alternative 1 – Westwood/ UCLA Extension in section 5.3.2. For the analysis regarding the partial take of these parcels, refer to section 5.3.2.

5.4.3 Alternative 2: Permanent Easements

To construct Alternative 2 – Westwood/VA Hospital Extension, permanent easements would be required for 12 parcels. These 12 parcels are the same permanent easements identified as under Alternative 1 – Westwood/UCLA Extension. No additional permanent easements are anticipated under Alternative 2 – Westwood/VA Hospital Extension. For the analysis regarding the permanent easements of these parcels, refer to section 5.3.3.

5.4.4 Alternative 2: Temporary Construction Easements

To construct Alternative 2 – Westwood/VA Hospital Extension, temporary construction easements would be required for two parcels (APN 4324017903 and APN 4365008904). Both parcels were identified under Alternative 1 – Westwood/UCLA Extension in section 5.3.4. For the analysis regarding the temporary construction easements of parcels, refer to section 5.3.4.

5.4.5 Alternative 2: Permanent Underground Easements

To construct Alternative 2 – Westwood/VA Hospital Extension, the same permanent easements underneath 218 parcels as Alternative 1 would be required, as well as one additional permanent underground easement (APN 4365008904), for tunneling of the alignment (Table 5-6, Figures 5-8, 5-9, and 5-10). These parcels include 672 residences, specifically 49 single-family residences and 146 condominium residential units, and 477 units in multi-family residential apartment buildings. The additional permanent underground easement under Alternative 2 does not contain residences, but is the parcel that contains the VA Hospital. No structures on these parcels would be displaced or relocated as a result of these permanent underground easements.

5.4.6 Alternative 2: Mitigation Measures

The same mitigation measures identified under Alternative 1 – Westwood/UCLA Extension would apply under Alternative 2 – Westwood/VA Hospital Extension. Refer to section 5.3.6 for mitigation measures.