
Memorandum

TO: Michael Enwedo
Senior Environmental Scientist (Supervisory)

DATE: March 18, 2024

FROM: Norman Mundy
Environmental Supervisor
City of Los Angeles Department of Public Works
Bureau of Engineering, Environmental Management Division

FILES: STPL-5006(821), LAF7205

**SUBJECT: Alameda Street Widening from Anaheim Street to 300 feet South of PCH
Draft Relocation Impact Memorandum**

It has been determined that for the Alameda Street Widening from Anaheim Street to 300 feet South of PCH project, there will be no significant impact to owners, tenants, businesses, or persons in possession of real property to be acquired who would qualify for relocation assistance benefits or entitlements under the Uniform Relocation Assistance and Real Property Act of 1970, as amended.

Project Description:

The City of Los Angeles is proposing to widen both sides of Alameda Street from Anaheim Street to 300 feet south of Pacific Coast Highway (or where Mauretania Street intersects with Alameda Street (a distance of approximately 0.68 mile). See Figure 1 in Attachment A for the regional location of the project and Figure 2 in Attachment A for the project vicinity. The project would reconstruct Alameda Street in conformance to its Boulevard II street classification and in accordance with the Bureau of Engineering's Standard Plan S-470-0. Specifically, the proposed widening will transform Alameda Street from an existing roadway with two lanes in each direction to having three continuous through lanes in each direction and a median turning lane, within a minimum right-of-way (ROW) width of 109 feet.

The proposed street improvements will include integral concrete curb and gutters sidewalks, driveways, asphalt concrete pavement, catch basins, street lighting, traffic signals and signage, and street trees, in addition to the following:

- a. Denni Street/Henry Ford Avenue/Alameda Street: The current triangular-shaped street intersection would be replaced with a single T-intersection at a newly configured intersection of Henry Ford Avenue and Alameda Street.
- b. Grant Street/Alameda Street/Cristobal Avenue: Cristobal Avenue (near Grant Street) will be redesigned for one-way northbound traffic feeding into Grant Street (an east-west street). An accessible route will be provided in the Alameda Street and Grant Street intersection with the required right-of-way acquisition.
- c. Ross Place/Alameda Street: Ross Place is a non-continuous, unimproved paper street, between Alameda Street and Cristobal Avenue that is currently being used by the fronting private property owners as a dismantling and storage facility. This paper street would be vacated, with a required storm drain easement.

In addition to providing three continuous through lanes in each direction with a median turn lane and the intersection improvements listed above, a Class I bike and pedestrian shared path with tree wells will be constructed on the east side of Alameda Street. Also to be constructed are new and upgraded traffic signals, upgraded storm drain facilities (e.g., new and relocated catch basins, connector pipes and related facilities), streets lights, and street trees.

Railroad crossing surfaces would be upgraded with the addition of precast concrete panels and upgraded active warning devices (i.e., crossing gates, LED flashers, and cantilever signals), including raised median islands and relocation of railroad signals. Utility lines and other structures, such as oil lines and billboard signs, that are within and near the quitclaim deeded areas of the railroad right-of-way would be either protected, relocated, or abandoned. Other overhead and underground utilities, including but not limited to power lines and poles, utility vaults and boxes, fire hydrants, water lines, street signs and billboards, and landscaped areas within the Alameda Street public right-of-way way would also be protected, relocated or abandoned, as necessary. Street trees that are removed would be replaced at a ratio of two replacement trees for every tree removed. Figure 3 in Attachment A shows the project footprint.

Project Alternatives:

One Build Alternative and a No Build Alternative are being considered. The Build Alternative is described above.

Potential Impacts:

A preliminary engineering study and field surveys were conducted to determine the potential impact on residential and non-residential land uses along the project corridor. The proposed project would require right-of-way acquisition to accommodate the proposed roadway improvements, along with temporary construction easements. In addition, there may be some personal property affected by the project that may have to be moved or stored off-site during project construction. Most of the right-of-way acquisition (see Table 1 and Figure 4) would involve a sliver of land at the front and/or side yards or setbacks of individual parcels, requiring no relocation and with limited disruption to the current functions and land uses of the properties. Only two private properties, a hotel and a trucking service company, would be subject to full acquisition requiring relocation (see Table 2 and Figure 5 in Attachment A). No residential relocation would be required.

Table 1 – Summary of Potentially Affected Properties

General Location	Number of Parcels Potentially Affected	Number of Residences Potentially Affected	Number of Businesses Potentially Affected
West of Alameda Street	4	0	1
East of Alameda Street	22	0	20

Note: Number of potentially affected parcels listed includes vacant land and publicly owned parcels.

Source: City of Los Angeles Bureau of Engineering

Table 2 –Properties Subject to Full Acquisition

Parcel No.	Location/Address	APN	Type of property	Current Zone
F1	Hotel Portlight 1050 N Alameda St.	7425-041-001	Commercial, Hotel	M3-1VL (Manufacturing)
G1	Pacheco Services 1100 N Alameda St.	7425-041-006	Manufacturing, trucking company	M3-1VL (Manufacturing)

Source: City of Los Angeles Bureau of Engineering

Relocation Study:

The Hotel Portlight is located on a 11,973-square-foot lot at 1050 Alameda Street. The motel was built in 1942 as a single-story L-shaped building with 15 rooms and 5,216 square feet of floor area. It charges a rate of \$70 per night and the front desk operates 24 hours a day. The motel employs less than 25 people. This parcel would be fully acquired and the building demolished as part of the project, with the business relocated. However, the hotel owner has expressed its intention to get out of business at this location without relocating to the nearby area.

Pacheco Services, Inc. is located on a 7,744-square-foot lot at 1100 Alameda Street. Pacheco Services provides truck hauling services throughout Southern California, including harbor drayage, full or less-than-full truckloads,

empty containers, chassis, special equipment deliveries, step-deck, and oversize and overweight loads. Long haul services are available upon request. There is no building on the property. However, there are relocatable trailer and truck parking spaces, and the site is surrounded by a wooden fence. Pacheco Services employes less than 25 people. This parcel would be fully acquired as part of the project, with the business relocated.

According to Google Maps, there are a number of similar businesses to Hotel Portlight and Pacheco Services within a 1-mile radius of the project corridor and in the City of Los Angeles, which include 2 hotels and 12 trucking companies. An additional 21 hotels are located within the surrounding area (e.g., approximately 2 miles of the corridor and within the area bound by the I 710, SR 213 and Lomita Boulevard) and there are numerous trucking companies located near the Ports of Los Angeles and Long Beach in the Wilmington community (see Attachment B – Real Estate Data). Since there are similar hotel/motel businesses in the vicinity, patrons of Hotel Portlight would not have difficulty in finding an alternative place to stay in the area. There are also several trucking companies similar to Pacheco Services within the general vicinity that may serve Pacheco’s existing clientele.

In looking for potential relocation sites for both Hotel Portlight and Pacheco Services, review a of available sites was conducted. Based on the nature of businesses of Pacheco Services (trucking company) and Hotel Portlight (hotel), relocation of these businesses would not be difficult. Within the Wilmington community and near the Ports of Los Angeles and Long Beach, there are vacant lands with similar zoning and land areas equal to or greater than those occupied by the potentially displaced businesses. Located within 1.0 mile of the project corridor and in the City of Los Angeles, there are 13 vacant parcels that could potentially accommodate the relocation of the trucking company and hotel, as listed in Table 3 and shown in Figure 6 in Attachment A.

Table 3 – Nearby Vacant Properties

Map ID #	Address	Zone	Lot Area (sq. ft.)
Pacheco Services	1100 Alameda Street	Manufacturing	7,744
Hotel Portlight	1050 Alameda Street	Manufacturing	11,973
1	611 East E Street	Manufacturing	81,644
2	909 Sanford Ave	Manufacturing	40,831
3	1519 E I St	Manufacturing	28,388
4	1620 E I St	Manufacturing	32,652
5	1656 E I St	Manufacturing	11,484
6	919 Preble Ave	Manufacturing	29,138
7	2611 E Anaheim St	Manufacturing	14,840
8	2220 E I St	Manufacturing	15,609
9	1019 Vreeland Ave	Manufacturing	48,563
10	1667 E Anaheim St	Manufacturing	12,684
11	999 MacDonough Ave	Manufacturing	13,226
12	930 MacDonough Ave	Manufacturing	9,262
13	1520 E I Street	Manufacturing	55,680

Current real estate market data from LoopNet (a commercial real estate company, December 2023) also indicate that there are several industrial parcels for sale or lease, as well as vacant lands listed for sale or lease, that are located in the general vicinity (i.e., Wilmington community) and with a manufacturing zone. A number of these properties have lot areas that are over 8,000 square feet (for Pacheco Services) and over 12,000 square feet (for Hotel Portlight), and can be used as the relocation sites for Hotel Portlight and Pacheco Services. Table 4 lists these available properties (also see Attachment B – Real Estate Data). Additional vacant sites in the surrounding area may also be made suitable as relocation sites subject to zoning changes, if necessary and as approved by the LA City Planning Department.

Table 4 –Nearby Industrial and Vacant lands for lease or sale

Lot	Address	Zone	Floor Area (sq. ft.)	Lot Area (sq. ft.)
Industrial land for lease				
1	1705-1711 E Mauretania St	Manufacturing	5,316	10,000
2	831 Mahar Ave	Manufacturing	1,559	36,155
3	522 E D St	Manufacturing	3,800	4,633
4	516 E D St	Manufacturing	3,800	4,633
Industrial land for sale				
5	842 Flint Ave	Manufacturing	7,019	14,040
6	Eubank & E Anaheim Portfolio Sale	Manufacturing	70,414 (2-story)	47,045
Vacant lands for sale				
7	634 Flint Avenue	Manufacturing	--	7,161
8	1118 E Anaheim St	Manufacturing	--	4,800
9	1002 E Pacific Coast Hwy	Commercial	--	16,940
10	1248 Alameda St	Manufacturing	--	16,510
11	911 - 913 N. Sigsbee Ave.	Manufacturing	--	46,609
Vacant lands for lease				
12	500-510 E Anaheim St	Manufacturing	--	18,480
13	417 Lecouvreur Ave	Manufacturing	--	7,161
14	508 East E St	Manufacturing	--	50,127
15	518 Quay Ave	Manufacturing	--	19,170
16	640 Quay Ave	Manufacturing	--	8,712
17	1418 E Pacific Coast Hwy	Commercial	--	4,000
18	1702 E Colon St	Manufacturing	--	40,075
19	1836 E M St	Manufacturing	--	40,192

As mentioned earlier, the Hotel Portlight’s owner has expressed the intention to get out of business at its current location without relocating to the nearby area. On the other hand, relocation of Pacheco Services would be needed and would require relocation and interviews with the property/business owner will be needed to identify suitable replacement sites and address specific relocation concerns and preferences.

Any person (individual, family, corporation, partnership, or association) who moves from real property or moves personal property from real property as a result of the acquisition of the real property, or is required to relocate as a result of a written notice from the City of Los Angeles or the California Department of Transportation from the real property required for a transportation project is eligible for “Relocation Assistance,” including “Last Resort Housing” benefits, should that be necessary. All activities will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation resources shall be made available to all displacees free of discrimination.

It has been determined that there will be no significant adverse impact to owners, tenants, businesses or persons in possession of real property to be acquired and who would qualify for relocation assistance benefits or entitlements under the Uniform Relocation Assistance and Real Property Act of 1970.

Norman Mundy

Norman Mundy
 Environmental Supervisor
 City of Los Angeles Bureau of Engineering, Environmental Management Division

March 22, 2024

Date

References:

City of Los Angeles. 2023, December. NavigateLA. <https://navigatela.lacity.org/navigatela/>.

Google Maps. 2023, December. Wilmington, Los Angeles, CA.
<https://www.google.com/maps/place/Wilmington,+Los+Angeles,+CA/@33.7740578,-118.3137391,18373m/data=!3m1!1e3!4m6!3m5!1s0x80dd367f0374b341:0x290216927cca4096!8m2!3d33.7857948!4d-118.2643567!16zL20vMDF5Nm5k?entry=ttu>

LoopNet. 2023, December. Find Your Next Commercial Property. <https://www.loopnet.com/>

ATTACHMENT A

FIGURES

Figure 1: Regional Location Map

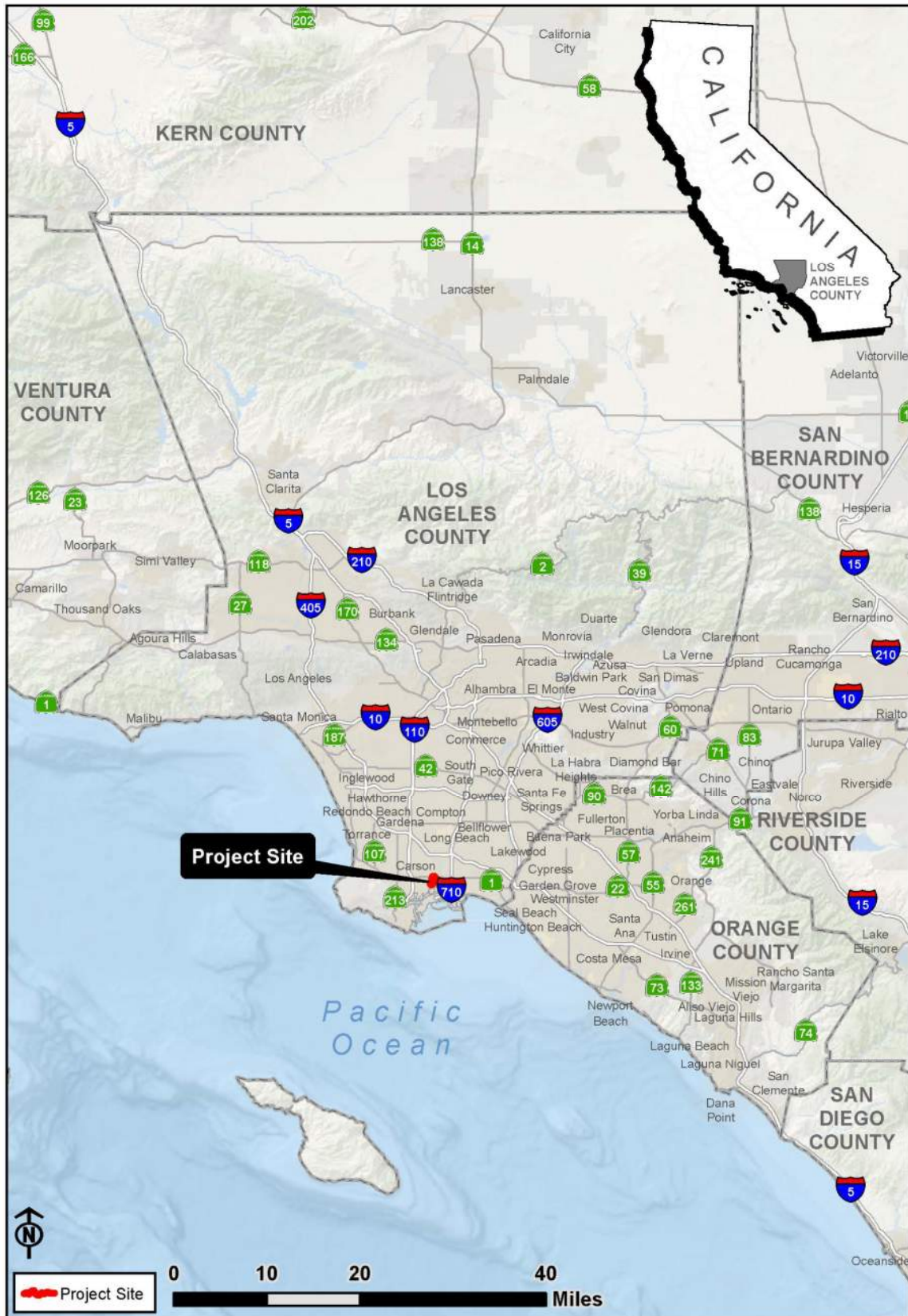


Figure 2: Project Vicinity Map

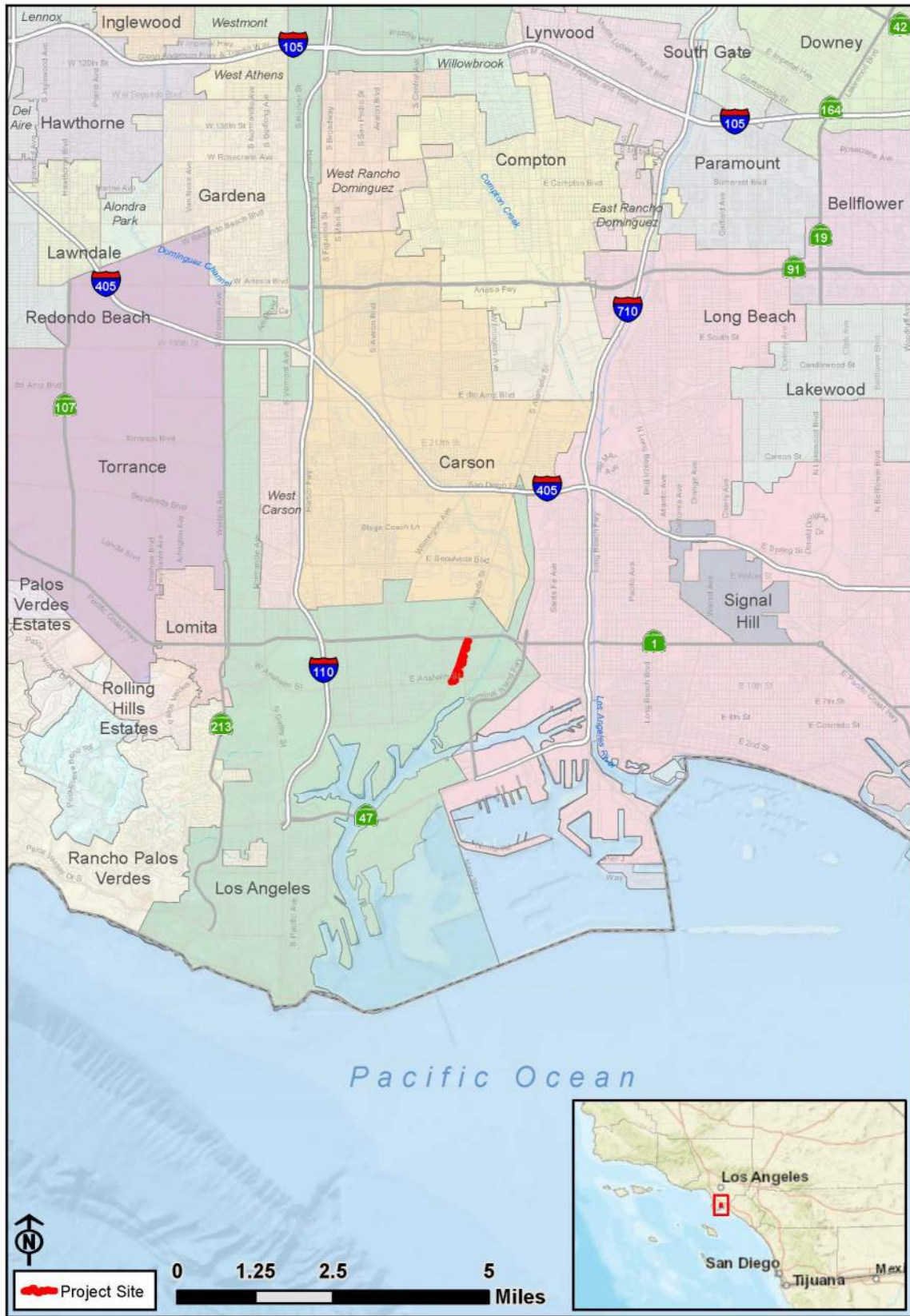


Figure 3: Aerial Map of the Project Corridor

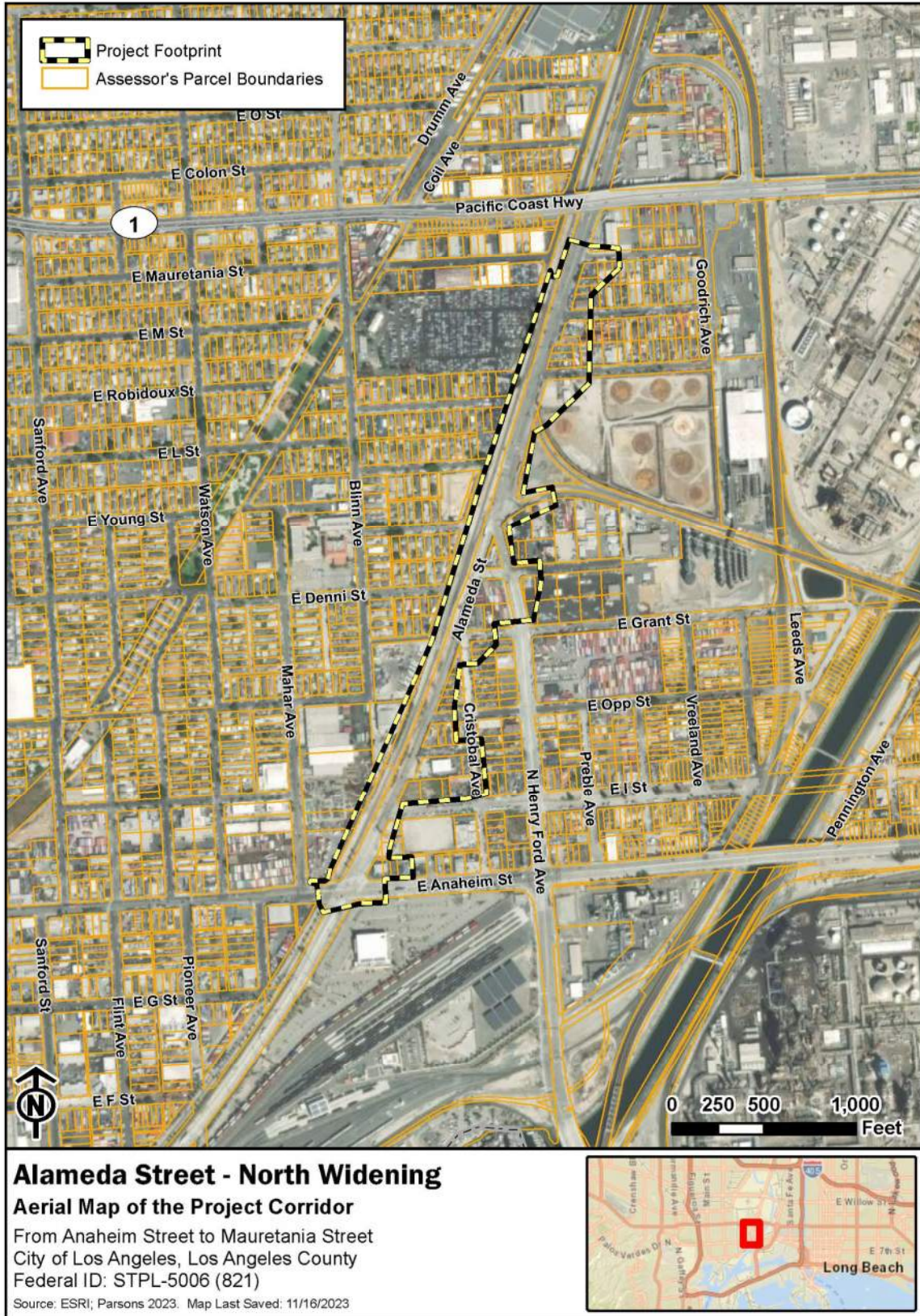


Figure 4: Permanent Right of Entry Acquisition Map (1 of 2)

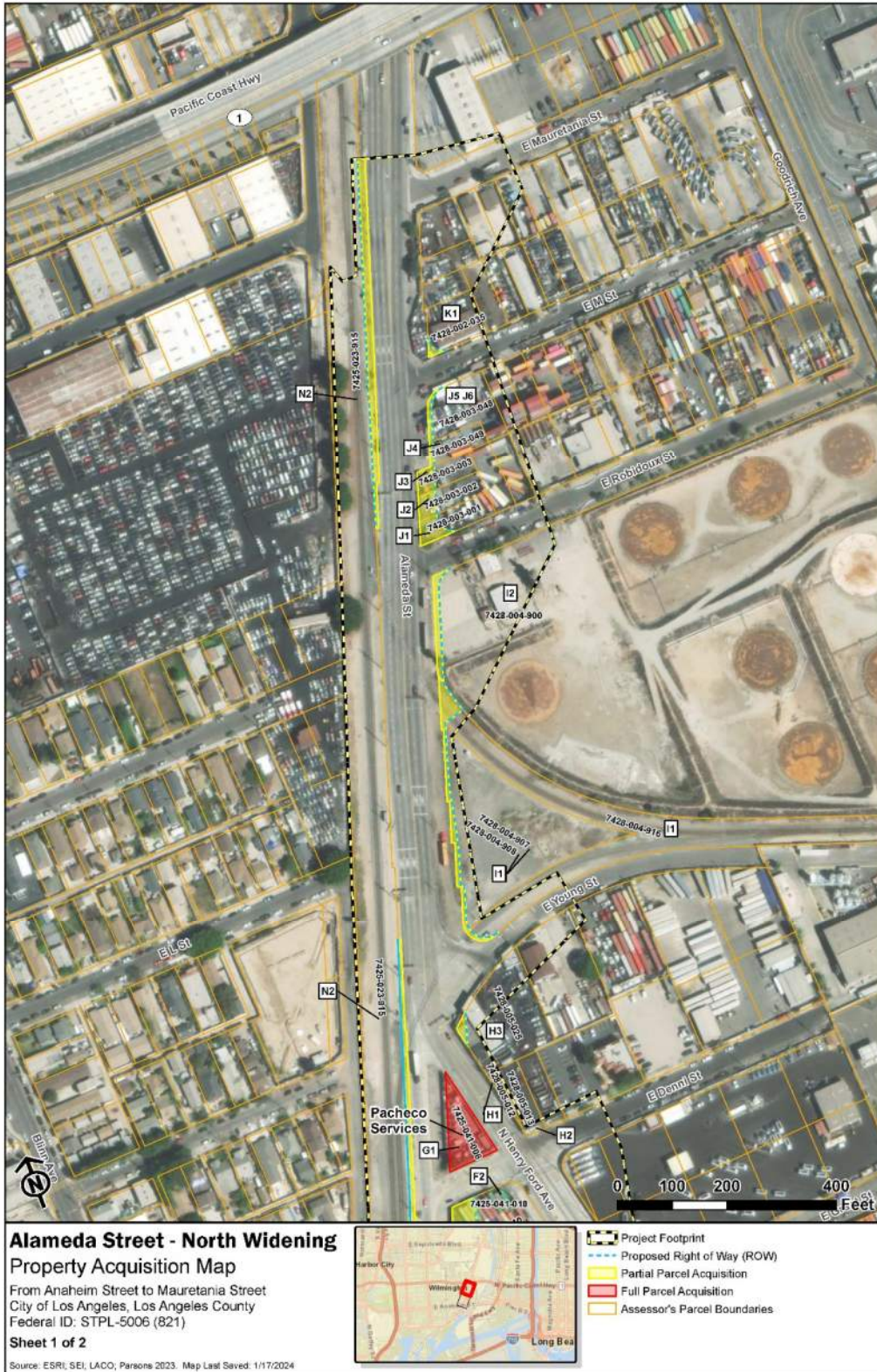


Figure 4: Permanent Right of Entry Acquisition Map (2 of 2)



Figure 5: Properties Subject to Full Acquisition



**Alameda Street - North Widening
Property Acquisition Map**

From Anaheim Street to Mauretania Street
City of Los Angeles, Los Angeles County
Federal ID: STPL-5006 (821)

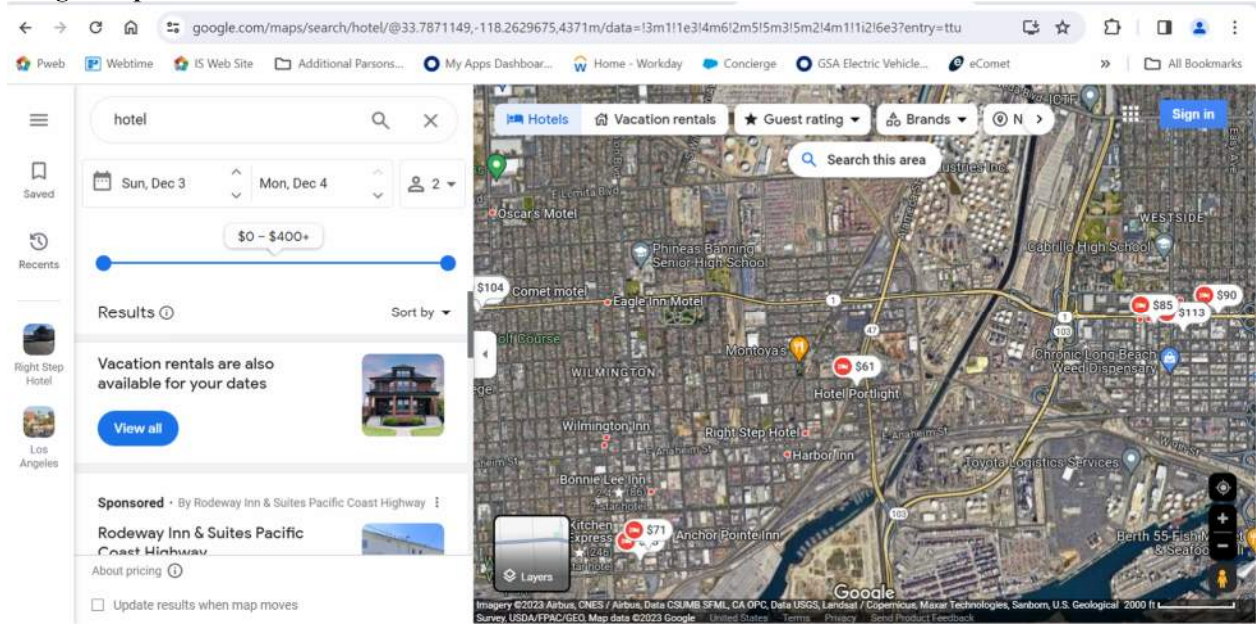
Source: ESRI; SEI; LACO; Parsons 2023. Map Last Saved: 12/6/2023



-  Project Footprint
-  Assessor's Parcel Boundaries
-  Proposed Right of Way (ROW)
-  Partial Parcel Acquisition
-  Full Parcel Acquisition

ATTACHMENT B
REAL ESTATE DATA

Google Maps



Hotels within 1 mile of Hotel Portlight

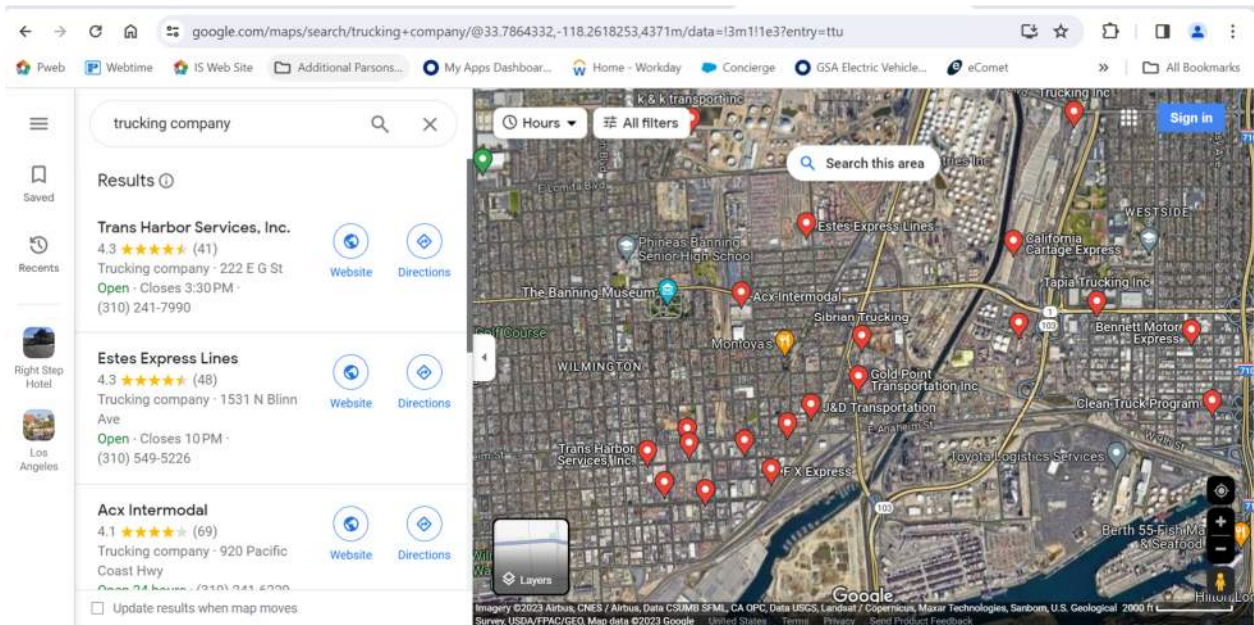
Hotel name	Address
Right Step Hotel	813 N Watson Ave, Wilmington CA 90744
Harbor Inn	716 N Flint Ave, Wilmington, CA 90744

Other hotels within 2+ miles of Hotel Portlight (bound by I 710, SR 213 and Lomita Boulevard)

The screenshot shows a Google Maps search for hotels in the Long Beach area. The search parameters are: **Hotels**, dates from **Mon, Dec 11** to **Tue, Dec 12**, for **2** guests, with a price range of **\$0 - \$400+**. The map displays several hotels with their names, star ratings, and prices:

- Arlington Motel: 4.7 (1142), 2-star hotel, \$99
- Motel 6 Harbor City CA - Los Angeles: 3.7 (755), 2-star hotel, \$113
- Oscar's Motel: \$100
- Eagle Inn Motel: \$100
- Eagle Inn Long Beach: 3.7 (323), 2-star hotel, \$91
- Pacifica Motel: \$90
- Wilmington Inn: \$71
- Harbor Inn: \$71
- Anchor Pointe Inn: \$71
- Gabby Kitchen Express: 3.5 (246), 2-star hotel, \$71
- Right Step Hotel: \$71
- Hilton Long Beach: 4.1 (3292), 4-star hotel, \$151
- Residence Inn by Marriott Long Beach: \$18
- Casa Bonita Apartments: \$18

The sidebar on the left highlights the **DoubleTree by Hilton Hotel San Pedro - Port of Los Angeles** with a 4.0 rating (1,665 reviews) and a price of **\$134**. It is described as a 3-star hotel with an outdoor pool. Other sidebar options include "Vacation rentals are also available for your dates" and "View all".



Trucking Companies within 1 mile of Pacheco Services

Company name	Address
Sibrian Trucking	1700 E Young St, Wilmington, CA 90744
Goldpoint Transportation Inc.	1621 E Opp St, Wilmington, CA 90744
J & D Transportation	1331 E Anaheim St, Wilmington, CA 90744
American Transport Los Angeles LLC	1202 E Anaheim St, Wilmington, CA 90744
F X Express	531 N Flint Ave, Wilmington, CA 90744
Best Bay Trucking Company	505 E G St, Wilmington, CA 90744
Acx Intermodal	920 Pacific Coast Hwy, Wilmington, CA 90744
JYC Trucking LLC	500 E Anaheim St, Wilmington, CA 90744
GS Freight Transfer, Inc.	430 Lecouvreur Ave, Wilmington, CA 90744
Estes Express Lines	1531 N Blinn Ave, Wilmington, CA 90744
California Cartage Express	2401 E Pacific Coast Hwy, Wilmington, CA 90744
Fast Lane Transportation Inc.	2400 Pacific Coast Hwy, Wilmington, CA 90744

LOOPNET – Commercial Real Estate Company

(https://www.loopnet.com/?sourcecode=2ggtk041h85092&gad_source=1&gclid=EAIaIQobChMIqOOQiPb4ggMVRsTIC3elw10EAAYASAAEgKBcPD_BwE)

Industrial Land for Lease

The screenshot shows the LoopNet search interface. The search criteria are 'For Lease' and 'Industrial, Flex'. The results list includes:

- 1705-1711 E Mauretania St**: Wilmington, CA, 90744. Built in 1990. 5,316 SF Industrial Space. \$19.20 /SF/YR.
- 522 E D St**: Wilmington, CA, 90744. Built in 1971. 3,800 SF Industrial Space. \$21.60 /SF/YR.
- 1550-1570 Cota Ave**: Long Beach, CA, 90813. Built in 1960. 19,630 SF Industrial Space. \$2.49 /SF/YR.

Address	Floor Area/Lot Area (sq. ft.)	Rental Rate
1705-1711 E Mauretania St	5,316/10,000	\$19.20 /SF/YR
831 Mahar Ave	1,559/36,155	\$21.00 /SF/YR
522 E D St	3,800/4,633	\$21.60 /SF/YR
516 E D St	3,800/4,633	Available Upon Request

Industrial Land for Sale

LoopNet search results for Industrial Land for Sale in Wilmington, CA. The search filters are set to 'For Sale', 'Industrial', and 'Price'. The results list three properties:

- Eubank & E Anaheim Portfolio Sale**: Wilmington, CA, \$35,000,000, 3 Industrial Properties
- 221-229 W Anaheim St**: Wilmington, CA, 90744, \$3,000,000, 5.97% Cap Rate, 7,070 SF Retail Building
- 842 Flint Ave**: Wilmington, CA, 90744, \$2,980,000, 7,019 SF Industrial Building, Built in 1989

Address	Floor Area/Lot Area (sq. ft.)	Price
842 Flint Ave	7,019/14,040	\$2,980,000 (\$425/SF)
Eubank & E Anaheim Portfolio Sale	70,414 and 80,586	\$35,000,000 (\$497.06 / SF)

Vacant Land for Sale

LoopNet search results for Vacant Land for Sale in Wilmington, CA. The search filters are set to 'For Sale', 'Land', and 'Price'. The results list three properties:

- 634 Flint Avenue**: Wilmington, CA, 90744, \$895,000, 1 Commercial Lot, 0.16 AC Lot
- 911 Sigsbee Ave**: Wilmington, CA, 90744, \$9,105,525, 1 Industrial Lot, 1.07 AC Lot
- 1002 E Pacific Coast Hwy**: Wilmington, CA, 90744, \$3,139,635, 1 Commercial Lot, 0.39 AC Lot

Address	Lot Area (sq. ft.)	Price
634 Flint Avenue	7,161	\$895,000
1118 E Anaheim St	4,800	\$580,000
1002 E Pacific Coast Hwy	16,940	\$3,139,635
1248 Alameda St	16,510	N/a
911 - 913 N. Sigsbee Ave.	46,609	\$9,105,525

Vacant Land for Lease

The screenshot shows a LoopNet search interface for commercial real estate. The search criteria are set to 'For Lease'. The map displays the area around Wilmington and Long Beach, CA, with several red diamond markers indicating available properties. Three detailed listings are shown on the right side of the screen:

- 1532-1560 W Anaheim St**: Long Beach, CA, 90813. Built in 1914. 15,615 SF Industrial Space. \$14.40 /SF/YR.
- 2033 W Cowles St**: Long Beach, CA, 90813. Built in 1963. 11,730 SF Industrial Space. \$14.40 /SF/YR.
- 221-229 W Anaheim St**: Wilmington, CA, 90744. Built in 2005. 998 SF Retail Space. \$26.40 /SF/YR.

Address	Lot Area (sq. ft.)	Rental Rate
1118 E Anaheim St	4,800	\$7.80 /SF/YR
500-510 E Anaheim St	18,480	\$11.40 /SF/YR
417 Lecouvreur Avenue	7,161	\$9.96 /SF/YR
508 East E St	50,127	Available Upon Request
518 Quay Ave	19,170	\$11.40 /SF/YR
640 Quay	8,712	\$12.00 /SF/YR
1418 E Pacific Coast Hwy	4,000	\$17.16 /SF/YR
1702 E Colon St	40,075/0.9 acres	\$4.80 /SF/YR
1836 E M St	40,192/0.92 acres	\$13.80 /SF/YR

Notes:

1. Similar addresses from the tables were reconciled/deleted.
2. Lot areas were taken from the City's NavigateLA website and Assessor's Parcel Maps.