

Van Nuys Airport Land Swap

Background

Los Angeles World Airports (LAWA) and Van Nuys Airport (VNY), with support the Federal Aviation Administration (FAA) and Senior Airport Planners, will relocate existing aeronautical use parcels to a non-residential area, swapping aeronautical land uses for commercial ones, thus better meeting the needs of the local community. This “land swap” proposal will follow all accordant environmental reviews, including processes for community engagement and planning input.

Project Details

Current Situation

- Jet operations are located directly adjacent to single family homes
- High levels of aircraft noise and emissions impact residential quality of life

Proposed Plan

- Convert western parcels near residential areas to commercial use to create a buffer between the airport and homes
- Maintain the current total acreage of aviation-designated land to comply with FAA grant assurances
- Relocate aviation tenants (currently located at Aerolease West) to industrial areas across the airfield (Airtel Plaza Hotel) and parcels that do not border residential communities (Aviation Plaza)



Aerolease West: Aviation → Commercial



Airtel Plaza Hotel: Commercial → Aviation



Aviation Plaza: Commercial → Aviation

This project is a direct response to community calls for long-term relief from noise and emissions associated with jet operations. It reflects a thoughtful balance between preserving essential airport operations and improving the sustainability and well-being of nearby neighborhoods.

Project Timeline:

Step 1

Community Discussions

LAWA to begin exploring noise and emissions mitigation options along Hayvenhurst Ave.

Step 2

Land Conversion

LAWA and Senior Airport Planners initiate environmental reviews to convert an aeronautical parcel to commercial use.

Step 3

RFP Release

With FAA and Senior Airport Planner approval, LAWA issues 3 RFPs for site development.

Step 4

RFP Selection and Site Development

RFPs are awarded and the development of a commercial buffer begins.

All changes will follow the required California and federal planning and environmental procedures.

Stay Informed

Van Nuys Airport and LAWA are committed to ongoing communication and transparency. This land use change is a proactive step toward a cleaner, quieter, and more connected community. **Learn more at <https://www.iflyvny.com/community-information>.**

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Frequently Asked Questions



1 What is the land swap proposal?

Los Angeles World Airports (LAWA) and Van Nuys Airport (VNY), with support from the Federal Aviation Administration (FAA) and Senior Airport Planners, will relocate existing aeronautical use parcels to a non-residential area, swapping land that is commercial and land that is aeronautical, to better meet the needs of the local community. This “land swap” proposal will follow all the necessary environmental and regulatory requirements, including planning analyses and community engagement efforts.

2 Why is Van Nuys Airport proposing this solution?

After years of outreach and community engagement, VNY has heard residents’ concerns loud and clear, and the airport is eager to provide relief to nearby residents and those who live in “The Pocket”.

Instead of a temporary fix, VNY wants to address the root problem with a long-term solution. LAWA and VNY are prepared to relocate aeronautical operations to a different part of the airfield and put a commercial building in their place. This development will buffer neighborhoods from the airfield and has the potential to be a community hub, made up of offices, retail, arts organizations, public gathering spaces, and more.

This will create an aesthetic and functional community space at VNY in place of former jet operations.

3 Should Van Nuys Airport wait for the Specific Plan to be completed before beginning this project?

The Specific Plan will take several years to complete. LAWA wishes to move forward with these projects sooner to be responsive to community concerns, which have been voiced at and by the Citizens Advisory Council (CAC), and during the Vision Study process. This project begins reducing community impacts now.

4 What about the sound wall proposed by the CAC and existing VNY tenants?

LAWA does not believe that the long-term solution to this community concern is to extend the lease of the jet operators, which are the very source of the problem. Looking ahead, the VNY aims to instead relocate jet operations to a more suitable location.

VNY is prepared to move forward with an expedited redevelopment lease opportunity and aims to avoid wasting time and resources on short-term or partial fixes, which will instead be invested in new projects that will modernize and optimize the VNY.

5 Can all the land uses instead be redesignated as commercial, or passive recreation instead?

FAA guidelines require that VNY maintain its aeronautical land use (areas designated for aviation-related activities) to meet current and anticipated aviation needs. As VNY considers this land use change, the airport must abide by FAA Grant Assurances, which require the maintenance of existing acreage for aviation use and prevent the disposal or conversion of aeronautical land into other types of use.

6 Will the Airtel Plaza Hotel be moved to the new commercial space?

The Airtel Plaza Hotel has determined it cannot operate in the current market conditions and does not want to pursue a new lease. As VNY works to change the land use designation, the hotel will continue on a month-to-month lease. This ensures that the property does not sit empty in the meantime and can provide hotel rooms and meeting spaces, which are available to the local community.

7 What kind of commercial building will be developed as part of the buffer?

It is unknown what the exact developments will be until the RFP process concludes. However, VNY can put parameters into the RFP that encourage a community-centered project. LAWA and VNY will seek a winning bid that benefits the surrounding neighborhoods by scoring proposals on how well they align with community interests, economic growth, and long-term sustainability. VNY is interested in space to house the VNY administrative offices, a potential art exhibition, an observation deck, retail, and community rooms.

8 Will this project result in decreased airport operations or safety?

This project does not reduce the number of jets or flights but relocates certain aviation operations farther from residential areas. The proposed project has been carefully designed to maintain all aeronautical capacity and meet FAA grant assurance requirements. Operations will continue, with location changes for certain tenants.

9 How will this project be funded?

The project is structured around lease agreements and private development through the RFP process. LAWA is not allocating public funds to construct new buildings; rather, selected developers will invest in approved projects under lease terms.

10 What community input opportunities will be available?

As part of the entitlement and environmental review processes, there will be public hearings and opportunities for community feedback through the California Environmental Quality Act (CEQA), City Planning requirements, and LAWA-led community stakeholder engagement.

Additionally, given that the Specific Plan is happening concurrently, opportunities for input on that planning process will also be available to local stakeholders.

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Proposed Conceptual Rendering