

WRAC LUPC POLICY MOTION

Recommended to WRAC Board by WRAC LUPC

COMMITTEE: WRAC LUPC

TITLE: Right-of-Way Abandonments/Vacations

PURPOSE: To require developers to compensate the city for vacations of right-of-way that add land to private property for development, instead of giving it away for free and receiving no community benefits.

BACKGROUND:

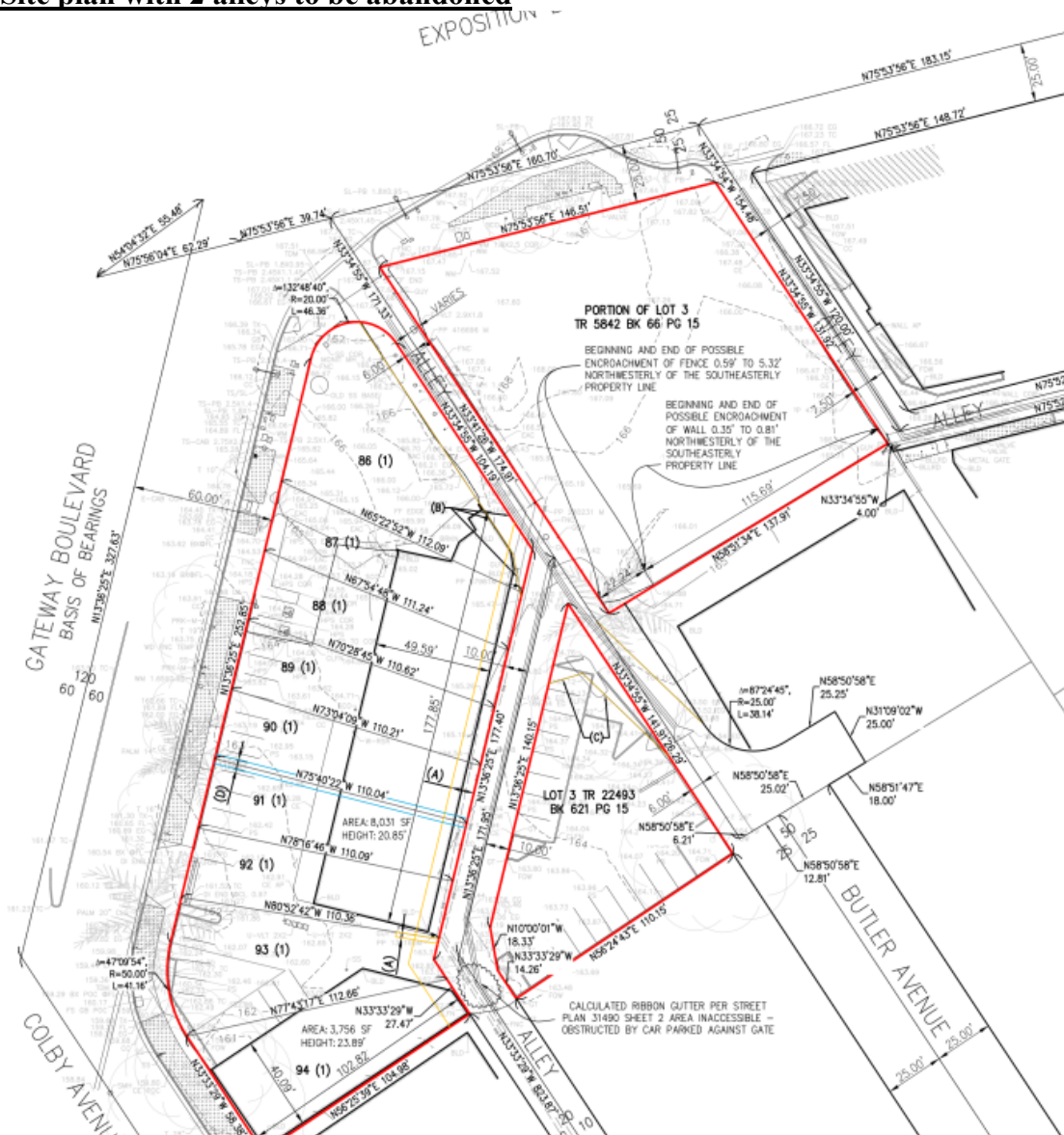
1. West LA land prices are as much as \$20,000,000 per acre, and proceeds can reduce the city's budget deficits.
2. Developers receive a huge private benefit by acquiring public land for free, and not having to return a community benefit.

Example: 11540 Pico Blvd. - Onni Development, a very large developer, will receive 21,000 sf from 2 alley vacations/abandonments (\$10,000,000 value). The project will provide no community benefit in return for the land, and it is designed property line-to-property line with only a few small trees onsite, no public open space, etc. Site plan below shows 90% lot coverage.



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Site plan with 2 alleys to be abandoned



Impact on region: All NCs are affected by zoning standards and ROW/alley abandonments and vacations.

THE MOTION: (previously approved but WRAC leadership requested re-write to make it easier to comprehend).

The ____ NC/CC requests that the city receive monetary compensation and/or receives community benefits, for the easement of the public right of way equivalent to the fair market value of the property transferred, and that this value received is invested in the Community Plan area affected.

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DIRECTED TO: WRAC Executive Board

ACTION/VOTE COUNT:

WRAC LUPC Committee meeting, Feb. 12, 2024

Motion moved by **Westside NC**, seconded by **Brentwood CC**

Motion approved by LUPC COMMITTEE **8Y-0N-2A**

Recommended in connection with WRAC Board meeting, February 26, 2024