

**Background Information – Proposed request re  
abandonment/vacation of land/easements in PROW**

**WRAC Land Use and Planning Committee (LUPC)**

**Sept. 11, 2023**

Motion: The \_\_\_\_ NC/CC requests the City end its policy of conveying, without compensation, abandonments and vacations of fee simple ownership or easements in the public right of way. We recommend, instead, that an independent determination be made of the fair-market value that would establish a process whereby an effort to capture the value of the land/easement is reflected in the project developed or community benefits received (*e.g.* green space, trees, open space, affordable housing units, etc.) on a case-by-case basis.

APPROVED by WRAC LUC

Facts and background:

1. West LA land prices are as much as \$20,000,000 per acre, and proceeds can reduce the city's budget deficits.

Findings and justification:

1. 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.



Contact: J. Ross (West LA-Sawtelle NC & WRAC LUPC member); M. Zar (PPCC President & WRAC LUPC Chair)