

**Background – “Incomplete/Abandoned Construction” motion
(proposed by Chris Spitz/PPCC, Robin Greenberg/BABCNC, Terri Tippit/WNC)**

Proposed Motion Text:

“ ___ NC/CC, a member of the Westside Regional Alliance of Councils, believes that there is a clear need for oversight and accountability for negligent property owners and developers who allow construction sites to remain incomplete and/or abandoned for extended time periods. ___ NC/CC therefore supports CF 24-1128 (Hernandez), which calls for a report back by LADBS on consequences and solutions to the problem of abandoned / incomplete construction.”

Current Council File 24-1128:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=24-1128>

Motion in Council (CF 24-1128):

https://clkrep.lacity.org/onlinedocs/2024/24-1128_misc_9-18-24.pdf

Prior Council File (CF 20-1174 -- expired):

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=20-1174>

Over the years, neighborhoods represented by WRAC members councils, including BABCNC, PPCC and WNC, have experienced incomplete or abandoned construction projects which present clear threats to public health and safety. These sites are nuisances and magnets for squatters, contribute to blight and are at constant risk of fire, with resulting potential serious property damage and even loss of life.

The risk of fire at abandoned construction sites is particularly acute in Pacific Palisades, Brentwood and Bel Air-Beverly Crest, which are either substantially or entirely located within the designated Very High Fire Hazard Severity Zone (VHFHSZ).

In 2021, WRAC adopted a position in support of an earlier motion in City Council calling for a report on enforcement remedies, such as completion bonds, for unfinished construction; see: <https://westsidecouncils.com/wp-content/uploads/2020/10/WRAC-Unfinished-Developments.pdf>. That Council File (CF 20-1174) was never taken up in Council and eventually expired in 2022.

Based on our experience with abandoned / incomplete construction projects and WRAC’s past support for a report on enforcement remedies for such projects, the motion sponsors accordingly recommend that the WRAC Board approve of the above proposed motion for recommendation to WRAC member councils -- supporting CF 24-1128, which calls for a report by LADBS on the consequences and solutions to the problem of abandoned / incomplete construction.

*Chris Spitz (WRAC Vice Chair/PPCC); Robin Greenberg (WRAC Chair/BABCNC); Terri Tippit (WNC)
Prepared for the 10/21/24 WRAC Board meeting*

Note: all three of these WRAC Member Councils have passed motions supporting CF 24-1128