

# HIGHWAY DEDICATION

## 6. Highway Dedication

### 6.1 Highway Dedication Description and Purpose

The Highway Dedication procedure allows the Bureau of Engineering to obtain necessary public street right-of-way from private property owners to meet City Standards. Every street in the City of Los Angeles is classified according to its prescribed transportation use. The categories include Major and Secondary Highways, Collector Streets, and various classifications of local and hillside streets. Each type of street has a required right-of-way width, roadway width, and sidewalk width.

In order to enforce these requirements, the Bureau of Engineering has the authority to obtain the necessary right-of-way from private property owners when the properties are developed. One of two methods of obtaining the necessary right-of-way occurs through a Highway Dedication clearance on a Department of Building and Safety Building Permit Application (B&S Application). In addition to the right-of-way dedication, the private property owner may be required to make necessary improvements such as roadway widening and installation of curb, gutter, curb ramps, and sidewalk. If the existing public right-of-way is already fully improved, the private property owner is requested to construct additional sidewalk over the newly dedicated property, repair or replace broken and off-grade sidewalk, and close unused driveways.

No such dedication for any highway, collector street, or any street shall be required when the City Engineer, based on guidelines established by the Streets Standards Committee, finds that any additional dedication is not necessary to meet the mobility needs for the next twenty years. The waiving of any dedication must be documented using the Highway Dedication Waiver Form (copy at end of chapter) in accordance with the procedure outlined by the Street Standard Committee dated December 8, 2000. This form is not complete without concurrence from the Department of Transportation and notification of the Councilmember of the district where the property is located.

The second method of obtaining dedications and improvements is when the property owner applies for any entitlement or other discretionary action through the City of Los Angeles Planning Department. Although these requirements are also based on the street classifications and standards, they are required under a different authority. Thus they will not be addressed in this manual.

#### **City's Authority for the Highway and Collector Street Dedication and Improvement**

Los Angeles Municipal Code (LAMC), Section [12.37](#), requires that no building permit be issued for any lot in an R3 or less restrictive zone, or any lot in the RD1.5, RD2, or RD3 zones, if such lot abuts a major or secondary highway or

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collector street unless the half right-of-way has been dedicated and improved to meet City standards for the full width of the lot to the satisfaction of the City Engineer. If the property also abuts a local street, that local street shall also be fully dedicated and improved.

## **Exceptions**

- 1) The maximum area of land required to be dedicated shall not exceed 25% of the area of any such lot which was of record on March 1, 1962 in the Los Angeles County Recorder's Office.
- 2) The dedication shall not reduce the lot below a width of 50 feet or an area of 5,000 square feet.
- 3) Dedications shall not be required for construction of single-family dwellings with customary accessory buildings when erected on a vacant lot.
- 4) Dedications shall not be required for construction of additions and accessory buildings incidental to a legally existing residential building, provided no additional dwelling units or guest rooms are created.
- 5) Dedications shall not be required for additions and accessory buildings incidental to a legally existing non-residential building, provided that the total cumulative floor area of all such additions and accessory buildings shall not exceed 500 square feet.

Section [91.109.3](#) requires the property owner to obtain clearance from the Bureau of Engineering for a Certificate of Occupancy.

LAMC Section [91.106.4.7](#) requires property owners of lots within 100 feet of an intersection to construct a corner curb ramp at said intersection before receiving a building permit.

## **How long does it take to complete the Highway Dedication Process?**

A determination of required dedication can be made over the counter in 5 to 15 minutes. If no dedication or improvements are required, the B&S Building Application clearance will be completed immediately. If it is determined that dedication and or improvements are required, it can take up to one month to determine what improvements will be required. Once the applicant submits all required paperwork accompanying the letter of intention to dedicate, The Bureau of Engineering will clear the B&S Application "with conditions". This allows the applicant to proceed with construction while the process is being completed. It can take up to one year for the entire process, but it is most commonly done in four to six months. However, once the necessary public improvements are made, and the inspector signs off on the work, the Bureau of Engineering will issue the clearance for the Certificate of Occupancy.