


**BOARD REPORT  
CITY OF LOS ANGELES  
DEPARTMENT OF TRANSPORTATION**

Date: December 10, 2024

To: Board of Transportation Commissioners

From: Laura Rubio-Cornejo, General Manager   
Department of Transportation

Subject: **PROPOSED REDEVELOPMENT OF MUNICIPAL PARKING LOT NO. 731 IN VENICE FOR AFFORDABLE HOUSING**

**SUMMARY**

In 2022, City Council authorized a Disposition and Development Agreement to redevelop the Lot No. 731 in Venice into affordable housing with replacement public parking. Per Section 22.484(g)(2)(A)(7) of the Los Angeles Administrative Code (LAAC), the Board of Transportation Commissioners has the express authority and responsibility to direct the acquisition and management of all Los Angeles Department of Transportation (LADOT) public parking lots, which includes the proposed redevelopment of Lot No. 731. This report provides LADOT's evaluation of the proposed project and project alternatives, which is presented to the Board for the first time.

**RECOMMENDATIONS**

That the Board:

1. DO NOT AUTHORIZE the use of Lot No. 731 for the affordable housing project as proposed by the Venice Community Housing Corporation and Hollywood Community Housing Corporation in Attachment "B" with 120 affordable housing units plus 200 parking spaces spread over two parking structures within the housing development (23 spaces in the west structure, and 177 spaces in the east structure); and
2. RECOMMEND that the Los Angeles Housing Department (LAHD) determine the feasibility of relocating the proposed affordable housing project to Lot No. 701, including potential changes to the zoning and height limitations affecting Lot No. 701 to effectuate a maximum number of affordable housing units with no replacement parking required.

**BACKGROUND**

Lot No. 731 is a surface lot located at 200 N. Venice Boulevard, Venice in Council District (CD) 11 (see Attachment "A"). The parking lot is less than 1,000 feet from Venice Beach and in a predominantly residential area. Currently, the lot has a total of 177 public parking spaces consisting of 171 standard spaces, and 6 disabled spaces. The parking lot previously had 196 public spaces. The Venice Canal bifurcates the lot creating a west side and east side of the property. The lot is highly utilized from May to September, and has moderate to low usage from October to April. The parking lot is operated with an

attendant daily from 7am to 5-8pm depending on the season, and is closed from 11pm to 5am. Rates vary from \$4 to \$25 per day at the lot depending on the time, day, and season. Annual revenue generated from Lot No. 731 is approximately \$747,000.

In May 2016, City Council directed LADOT and the City Administrative Officer (CAO), with the assistance of the then Housing and Community Investment Department (now LAHD), to prepare an RFP to provide for an affordable housing project, along with replacement parking at Lot No. 731 (CF 15-1138-S9). In December 2016, City Council approved the selection of Venice Community Housing Corporation and Hollywood Community Housing Corporation (Developer) to create a full development plan for the project (CF 16-0600-S145). In June 2022, City Council authorized LAHD to execute a Disposition and Development Agreement for development of affordable housing at Lot No. 731 with the Developer based on the project design submitted at that time (CF 22-0496). The design reflected 136 housing units and 252 public parking spaces all located in a parking structure on the east side of the property surrounded by housing units. The Board was not presented with any information on the project at that time. Moreover, in the 8 ½ years since the City Council issued its directive, multiple modes of transportation not contemplated in 2016 have been introduced in the Venice Beach area, which the City could more effectively manage through the creation of a cohesive mobility hub on Lot No. 731.

Per Section 22.484(g)(2)(A)(7) of the LAAC, the Board has “the power, duty and responsibility of coordinating, directing, and managing all matters respecting the acquisition, and thereafter the management, of all public off-street parking places by the City.” Contrary to recent correspondence from Developer’s counsel, the LAAC exclusively empowers the Board to approve or deny the proposed project as part of its ongoing responsibility to manage Lot No. 731. The project as presented raises a number of issues related to beach access, maintenance, easements across the property, insurance, indemnification, financial obligations for resident (private) parking, and other details that must be negotiated and included in a parking management agreement and/or other agreements between the City and the Developer for the Board’s consideration and approval.

## **DISCUSSION**

Based on feedback and/or requirements from City staff and the California Coastal Commission, the Developer has modified the design multiple times since a preliminary design was attached to the CAO’s report presented to City Council in June 2022. Due in large part to multiple lawsuits filed and recently resolved, the project has not been previously considered by this Board. According to the LAAC, the Board has the authority and responsibility to direct and manage the repurposing of all LADOT public parking lots, which includes the authority to determine the requirements for the proposed redevelopment of Lot No. 731. Below is LADOT’s evaluation of the project as currently proposed by the Developer, and alternatives considered by LADOT.

### Current Proposed Project

#### *Preliminary Design Observations*

Included as Attachment “B” is the most current project design provided to LADOT by the Developer in October 2024.

1. Compared to the 2022 preliminary design referenced earlier, the latest design reduced the number of housing units from 136 to 120. The proposed public parking also decreased from 252 parking

spaces in the east parking structure to 200 parking spaces spread over two parking structures (23 in the west and 177 in the east) which exceeds the required replacement parking of 196 spaces.

2. Most patrons that use Lot No. 731 travel west directly to the beach and/or use the Ocean Front Walk. With most of the public parking proposed to be replaced on the east side of the property, patrons will have to walk roughly a few hundred feet further which may negatively impact the utilization and revenues of the parking structure, and reduces beach and Ocean Front Walk access.
3. Portions of the proposed east parking structure's exterior walls will be within a matter of inches from the walls of the surrounding housing units. The proposed plan is to build a new public parking structure, and then build the housing immediately adjacent to the exterior. Having these walls so closely co-located raises liability and cost concerns due to uncertainties during construction and complicates future maintenance and rehabilitation. Any delays during the construction of the parking structure may impact the overall development schedule and thereby increase construction costs of the adjoining housing development which could obligate the City to compensate the Developer. Given the close proximity of this facility to the ocean and noting the fact that Southern California experiences earthquakes periodically, should the exterior concrete parking structure walls require rehabilitation from salt and moisture corrosion and/or seismic activity, it is unclear how this will be addressed between the City and the Developer given the immediately adjacent walls of the housing development, as any associated costs will likely impact those adjacent dwelling units.
4. There are other design requirements that LADOT and the Developer have yet to successfully work through such as rollup gates to secure the facility after hours, parking office and storage rooms.

#### *Cost Estimates*

The project proposal includes the City paying for the cost of the proposed East Parking Structure including hard and soft costs. LADOT received a detailed estimate for the East Parking Structure from the Developer in 2021 with a total City cost of \$17,207,981 and Developer cost of \$2,284,882 for a total project cost of \$19,492,682. LADOT received an updated cost estimate as of November 2024 with a revised construction cost and same total project cost. The cost estimate includes the assumption that the City will pay all the costs for the East Parking Structure since the Developer will finance several public parking spaces in West Parking Structure. As of the drafting of this report, the cost estimates are still being vetted. The Developer claims that the total cost of the project remains roughly the same because of design revisions to remove mechanical lifts that were once proposed to be used in the structure. LADOT projected out the 2021 East Parking Structure City construction cost and the total City project costs (planning, design, construction, etc.) to the current year in the table below. Under the current proposal, the City is obligated to pay for the entire cost of replacement public parking in the East Parking Structure with a total project cost conservatively estimated by the City at roughly \$22 million, all of which is to be funded with general obligation bonds issued by the City's Municipal Improvement Corporation of Los Angeles (MICLA). \$11.6 million in MICLA financing was initially authorized by Council in the 2022-23 budget cycle, and that authorization expires if the funds are not expended within three years of authorization.

	Developer's 2021 City Construction Cost Estimate <sup>1</sup>	Developer's 2021 Total City Project Cost Estimate <sup>2</sup>	Developer's 2024 City Construction Cost Estimate <sup>1</sup>	Developer's 2024 Total City Project Cost Estimate <sup>2</sup>	City Projected 2024 City Construction Cost Estimate <sup>3</sup>	City Projected 2024 Total City Project Cost Estimate <sup>4</sup>
<b>Proposed East Parking Structure</b>	\$12,761,012	\$17,207,981	\$13,608,663	\$19,492,862	\$17,972,967	\$22,062,323

<sup>1</sup> Construction estimate based on hard costs and demolition.

<sup>2</sup> Total City project cost estimate based on construction estimate plus soft costs such as planning, design, permits, etc. and contingency costs.

<sup>3</sup> Based on cost estimate provided by the developer in 2021 (\$12,761,012) and escalated to 2024 cost using the annual inflation rates from the California Construction Cost Index (13.4% from 2021 to 2022), and the City of Los Angeles Bureau of Engineering (BOE) (15% from 2022 to 2023 and 8% from 2023 to 2024).

<sup>4</sup> Based on cost estimates provided by the developer in 2021 (total City project cost: \$17,207,981; City construction cost: \$12,761,012; removal of parking lift equipment: \$680,400) and escalated to 2024 cost using the construction estimate escalated to 2024 cost and the remaining soft costs escalated using BOE escalation rates (0% for 2021 to 2022, 4% for 2022 to 2023, and 4% for 2023-2024).

### *Project Parking Agreement Status*

The Bureau of Engineering and the Developer have been working together to draft a parking agreement that clearly states the terms and conditions to allow the Developer to construct the public parking structure and to be reimbursed by the City with MICLA bond financing. Work remains to refine the scope of work as well as the milestones/payment schedule.

### Project Alternatives

Below are the alternatives considered with LADOT's assessments of benefits and disadvantages.

1. Approve the affordable housing project on Lot No. 731 as proposed by the Developer. (*Not recommended*)

#### Pros:

- Quickest alternative for a mixed-use development with affordable housing.

#### Cons:

- Design and liability concerns by having a parking structure that has other structures immediately adjacent to it.
- Approximately \$20 million impact to General Fund for construction of a parking structure during the current fiscal crisis.
- Loss of parking revenue during construction and value of land transferred for free.
- Reduces beach access and potentially parking revenue with longer distance to walk to the beach and Ocean Front Walk.
- Will not allow for future development of the lot to include increasingly desirable additional mobility options (car share, bike share, micro-mobility, shuttle service, transit store, etc.).

2. Deny the use of Lot No. 731 for the affordable housing project as proposed by the Developer and keep the existing surface parking lot. (*Recommended*)

## Pros:

- Eliminates design and liability concerns from a parking structure with residential structures immediately adjacent to it.
- Reduces the potential General Fund burden due to MICLA commitment by roughly \$20 million during the current fiscal crisis.
- City retains ownership and use of the Lot No. 731 property with no loss in land value and parking revenue due to construction.
- Allows for future development opportunity that may include additional capacity for increasingly desirable mobility options and improved beach access. Lot No. 731 is situated at a prime location with excellent connectivity to major transportation corridors, bike paths, and pedestrian-friendly streets. It offers a rare opportunity to integrate multiple modes of transportation into a cohesive mobility hub. Its size, accessibility, and proximity to transit lines make it ideal for implementing:

1. **A Multi-Modal Transit Center:** With space to accommodate bus stops, a transit store, community shuttle service, car share, bike-sharing stations, micro-mobility, and ride-hailing pick-up zones, Lot No. 731 can become a central point for residents and visitors to navigate this part of the City seamlessly.
2. **Electric Vehicle (EV) Charging Stations:** As Venice moves toward sustainable transportation solutions, dedicating Lot No. 731 to expanded EV infrastructure could encourage greener commuting options while serving the increasing demand for charging stations.
3. **Expanded Bike Infrastructure:** The proximity of Lot No. 731 to Venice's existing bike paths makes it a natural fit for a secure bike storage and repair facility, further encouraging cycling as an eco-friendly commuting option.
4. **Pedestrian-Friendly Enhancements:** With ample space to include shaded walkways, resting areas, and public art installations, Lot No. 731 can enhance the pedestrian experience and contribute to Venice's vibrant urban culture.

## Cons:

- Eliminates mixed-use development with affordable housing on Lot No. 731, although option 4 below offers the opportunity for the placement of affordable housing on Lot No. 701.
  - Developer will likely seek reimbursement from the City for approximately \$3 million in predevelopment expenses incurred to date.
3. Approve an affordable housing project on Lot No. 731 with the required minimum number of 196 replacement parking spaces in a stand-alone parking structure on the west side of the property. *(Not recommended)*

## Pros:

- Allows for a mixed-use development with affordable housing.
- Reduces design and liability concerns by having a parking structure that does not have other structures immediately adjacent to it.
- Provides parking spaces closer to where most of the patrons are walking, thereby resolving concerns regarding beach access.

## Cons:

- Will result in redesign of the proposed project, triggering additional costs and delays.
- More than \$20 million impact to General Fund for redesign and construction of a parking structure.
- Loss of parking revenue during construction and value of land transferred for less than full market value.
- Will not allow for future development of the lot to include increasingly desirable additional mobility options.

4. Recommend that LAHD evaluate the feasibility of relocating the proposed affordable housing from Lot No. 731 to Lot No. 701 with no replacement parking required. (*Recommended*)

Lot No. 701 is located at 2150 Dell Ave in Venice, across the street and to the northeast from Lot No. 731 (see Attachment "A"). Lot No. 701 is a 150 space paid public parking lot in a residential area. The lot is primarily utilized during summer weekends and holidays, and has low usage during other times. On Fridays, there is a farmers' market on the parking lot that can be relocated, if needed. The lot is operated by an attendant, as needed, on summer weekends and holidays as an overflow parking lot to Lot No. 731, otherwise the lot remains closed to public. Rates vary from \$5 to \$25 per day at the lot depending on the time and day. Annual revenue generated from this parking lot is approximately \$114,000.

## Pros:

- Allows for a thorough evaluation of the potential site.
- Allows for potential mixed-use development with affordable housing, possibly with a higher number of affordable housing units than the 120 proposed for Lot No. 731.
- Allows for future development opportunity on Lot No. 731 that may include increasingly desirable additional mobility options.
- No requirement to replace the parking spaces and thus no cost to General Fund for construction a parking structure during the current fiscal crisis. The parking spaces could be replaced in a future mobility hub project on Lot No. 731.
- An affordable housing project on Lot No. 701 instead of Lot No. 731 would reduce the loss of parking annual revenue by approximately \$633,000.
- Maintains existing public parking spaces closer to the beach and Ocean Front Walk.

## Cons:

- Will result in a new affordable housing project requiring more time for design and entitlement.
- Loss of 150 public parking spaces, which would require California Coastal Commission approval.
- Loss of approximately \$114,000 in annual parking revenue and value of land likely transferred for less than full market value.

Evaluating the alternatives above, LADOT recommends denying the current project as proposed based on the disadvantages outlined in Option 2. Given the lack of affordable housing in the area that the current project would provide, LADOT recommends that the Board also consider Option 4 and recommend that LAHD evaluate Lot No. 701 to determine the suitability of the site for a new affordable housing development that will not require any replacement parking, which would be subject to California Coastal Commission approval. The recommendation to relocate the proposed development

of new affordable housing from Lot No. 731 to Lot No. 701 in Venice provides an opportunity to enhance both community resources and mobility options for the residents of Venice. While affordable housing is a critical need, the unique potential of Lot No. 731 to become a mobility hub makes it a more impactful site for long-term urban development, while still providing an opportunity for an affordable housing project on nearby Lot No. 701. The relocation recommendation in Option 4 represents a strategic and thoughtful choice for the community.

Should the Board select any other alternative that proposes the development of affordable housing on Lot No. 701 or Lot No. 731 where replacement public parking is required, the project will come back to the Board for approval of applicable parking management agreement(s).

#### **FISCAL IMPACT STATEMENT**

Depending on the option selected, there are potentially significant impacts to the General Fund and/or Special Parking Revenue Fund (SPRF) during the City's current fiscal crisis. The design and construction of a parking structure to replace the existing public parking lot is estimated to be between \$19.5-\$22.1 million. Currently, the Developer proposes to have the City fund all amounts for the construction and maintenance of the new parking structure by issuing general obligation bonds from MICLA, which is a General Fund obligation of the City. LADOT public parking lot revenue generated from existing public parking lots is deposited into the SPRF. The estimated loss of annual parking revenue during construction of the project proposed by the Developer at Lot No. 731 is approximately \$747,000. The estimated loss of annual parking revenue at Lot No. 701 is approximately \$114,000 per year. In addition to the loss of annual revenue from operations, SPRF will lose the revenue that could be generated from the sale of the property and deposited into the SPRF, potentially estimated in the tens of millions of dollars if the Lot No. 731 property were to be sold for full market value.

LRC:JK:kh

Attachments

APPROVED: 12/10/2024

Board of Transportation Commissioner



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Commission Executive Assistant





# VENICE DELLS COMMUNITY

# ATTACHMENT "B"

VENICE BLVD. / DELL AVE.  
LOS ANGELES, CA 90291

## COASTAL COMMISSION

### ABBREVIATIONS

ABV	ABOVE	ADJ	ADJACENT	ALUM	ALUMINUM	BM	BENCHMARK	BTWN	BETWEEN	B.O.	BOTTOM OF	BUR	BUILT UP ROOF	CLNG	CEILING	CLR	CLEAR	CLM	COLUMN	CONC	CONCRETE	CMU	CONCRETE MASONRY	CONST	CONSTRUCTION	CONTS	CONTENTS	CFCI	CONTRACTOR FURNISHED/INSTALLED	PR	PAIR	PNL	PANEL	P.D.T.	PATH OF TRAVEL	D.G.	DECOMPOSED GRANITE	DEIL	DEBRIS	DIA	DIAMETER	DIM	DIMENSION	ACC	DISABLED ACCESS	DWH	DOMESTIC HOT WATER	DR	DOOR	REF	REFRIGERATOR	DFD	DOWN DRAINED	DFD	DOWN DRAINED	DS	DOWNSPOUT	DWGS	DRAWINGS	EA	EACH	EVC	ELECTRICAL VEHICLE CHARGING STATION	ELEC	ELECTRICAL	ELEV	ELEVATION	EQ	EQUAL/ EQUAL TO	EQMT	EQUIPMENT	EXT	EXTERIOR	F.O.C.	FACE OF CONCRETE	F.O.PL	FACE OF PLYWOOD	F.O.S.	FACE OF STUD	FR	FINISH/ FINISH LEVEL	FEC	FIRE EXTINGUISHER CABINET	PH	FIRE HYDRANT	FBR	FLAME SPREAD RATING	FBR	FLOOR FINISH	FLO	FLOORING	FMRG	FLOOR FEDERAL	FRMG	FRAMING	GALV	GALVANIZED	GA	GAUGE	GLAZ	METALLIC GLAZING	GYP	GYP/SUM BOARD	BD	BOARD	H.C.	HOLLOW CORE	H.W.	HOT WATER	INSUL	INSULATION	INT	INTERIOR	JAN	JANITOR
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### PROJECT INFORMATION

**PROJECT DESCRIPTION:**  
VENICE DELLS COMMUNITY IS A 120-UNIT SUPPORTIVE AFFORDABLE HOUSING DEVELOPMENT ON CITY-OWNED LAND, ON THE PUBLIC ACQUISITION LOT BETWEEN NORTH AND SOUTH VENEZIA LANE AND PACIFIC AVENUE IN THE VENICE NEIGHBORHOOD OF THE CITY OF LOS ANGELES.

**APPLICABLE CODES:**  
• 2024 VENICE COASTAL ZONE SPECIFIC PLAN  
• 2018 LOS ANGELES BUILDING CODE  
• 2018 CALIFORNIA BUILDING CODE

**FUNDING REQUIREMENTS:**  
• 2018 LOS ANGELES BUILDING CODE  
• 2018 CALIFORNIA BUILDING CODE

**PROJECT BASED SECTION 8 VOUCHERS FROM HACLA FOR 68 PSH UNITS.**  
• PROJECT BASED SECTION 8 VOUCHERS FROM HACLA FOR 68 PSH UNITS.  
• FUNDING APPLICATION EXPECTED FALL 2024.  
• AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) PER CDBG/CALAC (APPLICATION EXPECTED AUGUST 2025).  
• TCAG CDBG (APPLICATION EXPECTED AUGUST 2025).

### OPEN SPACE

**PROPOSED OPEN SPACE:**  
WEST BUILDING: 12,423 SF  
EAST BUILDING: 0 SF

**REQUIRED OPEN SPACE TABULATION:**

UNIT TYPE	O.S. FACTOR	UNIT COUNT	OPEN SPACE
STUDIO	100%	76	7,600 SF
1-BED	100%	30	3,000 SF
2-BED	100%	14	1,400 SF
3-BED	175%	1	175 SF
<b>TOTAL</b>		<b>120</b>	<b>12,423 SF</b>

**REQUIRED OPEN SPACE:**  
MIN. 5 FEET  
REQUIRED CANAL: MIN. 10 FEET, 16 FEET AVG.  
**MINIMUMS:**  
ALLOWABLE # OF UNITS: 144 (116,674 SF AT 800 SF PER DWELLING UNIT, PER LAMC 12.14.C.3 AND 12.21.C.8)  
PROVIDED # OF UNITS: 120

### ZONING INFORMATION

**ZONING INFORMATION:**  
COMMUNITY DEVELOPMENT AREA OF PLANNING COMMISSION: WEST LOS ANGELES  
NEIGHBORHOOD COUNCIL: WEST LOS ANGELES  
LADDER DISTRICT OFFICE: WEST LOS ANGELES  
500-FOOT SCHOOL ZONE: NO  
CURRENT LAND USE: OPEN SPACE  
PROPOSED ZONING: C2-L  
PROPOSED LAND USE: COMMERCIAL  
SPECIFIC PLAN AREA: VENICE COASTAL ZONE  
LOS ANGELES COMMISSION ON TRANSPORTATION SUPERVISOR

**ADDITIONAL ZONING INFORMATION:**  
• Z1-2477 COASTAL ZONE  
• Z1-2499 DIRECTOR'S INTERPRETATION OF THE VENICE SP FOR SMALL LOT SUBDIVISIONS  
FLOOR TO AREA RATIO: OPTION B, 1.181 (BASED ON BUILDABLE AREA)

**LOT AREA:**  
115,674 SF  
GROSS LOT AREA:  
90,573 SF (NET AREA EXCLUDING DEDICATION)

**BUILDING HEIGHT:**  
MAXIMUM 35 FEET  
PROVIDED: 34 FEET (HEIGHT MEASURED PER PZCC 2002-008)

**SETBACKS:**  
REQUIRED FRONT: MIN. 5 FEET  
REQUIRED SIDE: MIN. 5 FEET  
REQUIRED REAR: MIN. 5 FEET  
REQUIRED CANAL: MIN. 10 FEET, 16 FEET AVG.

**SETBACKS:**  
REQUIRED FRONT: MIN. 5 FEET  
REQUIRED SIDE: MIN. 5 FEET  
REQUIRED REAR: MIN. 5 FEET  
REQUIRED CANAL: MIN. 10 FEET, 16 FEET AVG.

**SETBACKS:**  
REQUIRED FRONT: MIN. 5 FEET  
REQUIRED SIDE: MIN. 5 FEET  
REQUIRED REAR: MIN. 5 FEET  
REQUIRED CANAL: MIN. 10 FEET, 16 FEET AVG.

### PROGRAM

UNIT MIX SUMMARY	AREA	MIN	MAX	WEST	EAST	TOTAL
STUDIO	349 SF	462 SF	51	45	(26)	
1-BED	560 SF	811 SF	10	16	26	
2-BED	754 SF	924 SF	6	10	16	
3-BED	1,000 SF	2,000 SF	1	1	2	
<b>TOTAL</b>			<b>48</b>	<b>72</b>	<b>120</b>	

**SPECIAL NEEDS UNITS:**

UNIT TYPE	SPECIAL	NON-SPECIAL	SN UNIT NEEDS UNITS	DISTRIBUTION
STUDIO	42	35	67.30%	
1-BED	15	11	21.20%	
2-BED	6	5	11.50%	
3-BED	1	1	100%	
<b>TOTAL</b>	<b>64</b>	<b>52</b>		

**PARKING SUMMARY:**  
PROPOSED PARKING: 108  
LABORATORY: 200  
PRIVATE PARKING: 85 (INCLUDES BIP, Residential, and Commercial)  
TOTAL PARKING: 293

**REQUIRED PARKING:**

PRIVATE - RESIDENTIAL	RATIO	UNITS	PARKING	SOURCE
MANAGER UNIT	0.5/Unit	3	21	AB744
AFFORDABLE UNIT	0.5/Unit	49	25	AB744
<b>SUBTOTAL</b>		<b>120</b>	<b>48</b>	

**PRIVATE - COMMERCIAL**

UNIT	AREA (SF)	PARKING
STUDIO	0	0
1-BED	0	0
2-BED	0	0
3-BED	0	0
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>

**PRIVATE - BEACH IMPACT**

RATIO	AREA (SF)	PARKING
1/640th	1735	3
1/1,000th	1652	20
<b>SUBTOTAL</b>		<b>23</b>

**TOTAL PRIVATE PARKING REQ.:** 68  
**TOTAL LOTOT PARKING REQ.:** 196  
**TOTAL PARKING REQ.:** 264

### PARTICIPANTS

**OWNER/CLIENT:**  
VENICE COMMUNITY HOUSING  
200 LINCOLN BLVD., VENICE, CA 90291  
TEL: 323-596-4120  
CONTACT: ALLISON RILEY

**OWNER/CLIENT:**  
HOLLYWOOD COMMUNITY HOUSING  
5020 SANTA MONICA BLVD., HOLLYWOOD, CA 90029  
TEL: 323-454-8211  
CONTACT: VICTORIA BENNA

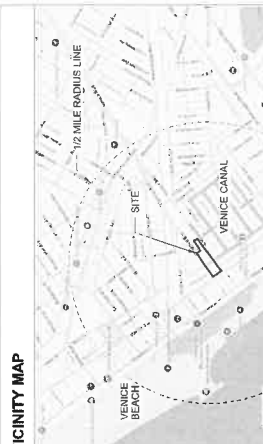
**ARCHITECTS:**  
BROOKS + SCARPA  
1000 W. 10TH ST., SUITE 100  
HAWTHORNE, CA 90250  
TEL: 323-596-7700 EXT 703  
CONTACT: CARLOS GARCIA

### VENUE DELL COMMUNITY

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VENUE BLVD. / DELL AVE.  
LOS ANGELES, CA 90291  
PROJECT NUMBER: 2407.0

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**REVISION 1:**

- VENUE DELL COMMUNITY
- CONSTRUCTION DOCUMENTS
- BID ISSUE
- DESIGN DEVELOPMENT
- PERMIT SET
- SCHEMATIC DESIGN
- PLAN CHECK SUBMITTAL
- ENTITLEMENT SET

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- PLAN CHECK SUBMITTAL
- ENTITLEMENT SET

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- CONSTRUCTION DOCUMENTS
- BID ISSUE
- DESIGN DEVELOPMENT
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**REVISION 1:**

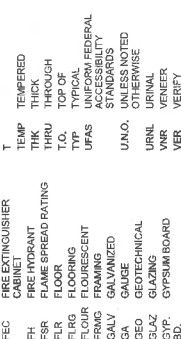
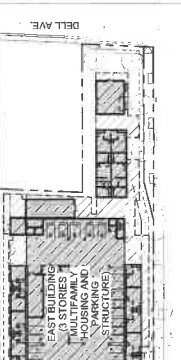
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**COVER SHEET**  
DATE PRINTED: 10/22/2024 12:42:24 PM  
SCALE: 1/8" = 1'-0"  
ALLOWED AND WRITTEN MATERIAL APPROPRIATE TO THE PROJECT AND NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

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**SHEET INDEX**

NO.	SHEET INDEX	SHEET TITLE
X0.00	COVER SHEET	COVER SHEET
X0.01	GENERAL INFORMATION	GENERAL INFORMATION
X0.02	3D VIEWS	3D VIEWS
X0.03	EXISTING SITE PHOTOS	EXISTING SITE PHOTOS
X0.04	SURVEY	SURVEY
X0.05	SURVEY	SURVEY
X0.06	EXISTING SITE PLAN	EXISTING SITE PLAN
X1.00	PLOT PLAN	PLOT PLAN
X1.01	GENERAL PLAN	GENERAL PLAN
X1.02	CIRCULATION DIAGRAM	CIRCULATION DIAGRAM
X3.10	1ST FLOOR PLAN - WEST BUILDING	1ST FLOOR PLAN - WEST BUILDING
X3.11	2ND & 3RD FLOOR PLAN - WEST BUILDING	2ND & 3RD FLOOR PLAN - WEST BUILDING
X3.12	ROOF PLAN - WEST BUILDING	ROOF PLAN - WEST BUILDING
X3.20	1ST FLOOR PLAN - EAST BUILDING	1ST FLOOR PLAN - EAST BUILDING
X3.21	2ND FLOOR PLAN - EAST BUILDING	2ND FLOOR PLAN - EAST BUILDING
X3.22	ROOF PLAN - EAST BUILDING	ROOF PLAN - EAST BUILDING
X4.01	ELEVATIONS	ELEVATIONS
X6.01	SITE SECTIONS	SITE SECTIONS
X8.10	LANDSCAPE PLAN - WEST BUILDING	LANDSCAPE PLAN - WEST BUILDING
X8.20	LANDSCAPE PLAN - EAST BUILDING	LANDSCAPE PLAN - EAST BUILDING

**BUILDING & SAFETY**

**APPLICABLE CODES**

**SYMBOLS**

Room Name	Room Name	Room Name	Room Name
GRID	GRID	ROOM NUMBER	ROOM NUMBER
ELEVATION MARKER	ELEVATION MARKER	ROOM AREA	ROOM AREA
ELEVATION MARKER	ELEVATION MARKER	DOOR NUMBER	DOOR NUMBER
SECTION MARKER	SECTION MARKER	WINDOW NUMBER	WINDOW NUMBER
WALL TYPE	WALL TYPE	SMOKE DETECTOR**	SMOKE DETECTOR**
INTERIOR ELEVATION MARKER	INTERIOR ELEVATION MARKER	CEILING MOUNTED EXTINGUISHER	CEILING MOUNTED EXTINGUISHER
DEF. WALL MARKER	DEF. WALL MARKER	EXIT SIGNAGE	EXIT SIGNAGE
NORTH ARROW (PLAN NORTH)	NORTH ARROW (PLAN NORTH)	EXIT SIGNAGE	EXIT SIGNAGE
REVISION DELTA	REVISION DELTA	CEILING MOUNTED EXTINGUISHER	CEILING MOUNTED EXTINGUISHER
PROPERTY LINE	PROPERTY LINE	CEILING MOUNTED EXTINGUISHER	CEILING MOUNTED EXTINGUISHER
KEYNOTE MARKER	KEYNOTE MARKER	CEILING MOUNTED EXTINGUISHER	CEILING MOUNTED EXTINGUISHER
FLOOR CLEARANCES SHOWN DOTTED	FLOOR CLEARANCES SHOWN DOTTED	CEILING MOUNTED EXTINGUISHER	CEILING MOUNTED EXTINGUISHER
* PROVIDE PORTABLE FIRE EXTINGUISHERS PER 2022 CBC SECT. 906, RATED 2A/B/C/D 1.5LBS. CAPACITY. PAINT FIRE EXTINGUISHERS SHALL BE RATED 2A/B/C/D 1.5LBS. CAPACITY.	* PROVIDE PORTABLE FIRE EXTINGUISHERS PER 2022 CBC SECT. 906, RATED 2A/B/C/D 1.5LBS. CAPACITY. PAINT FIRE EXTINGUISHERS SHALL BE RATED 2A/B/C/D 1.5LBS. CAPACITY.	CEILING MOUNTED EXTINGUISHER	CEILING MOUNTED EXTINGUISHER
** COMBO SMOKE/CARBON MONOXIDE DETECTOR PER 2022 CBC 420.6.	** COMBO SMOKE/CARBON MONOXIDE DETECTOR PER 2022 CBC 420.6.	CEILING MOUNTED EXTINGUISHER	CEILING MOUNTED EXTINGUISHER

**PLAN LEGEND**

	SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW CONCRETE WALL PER STRUCTURAL PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW MASONRY WALL PER STRUCTURAL PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW STUD WALL PER PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW 1-HR RATED STUD WALL AT CORRIDOR AND UNIT SEPARATION. PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW 1-HR RATED OCCUPANCY SEPARATION WALL PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW 1-HR RATED STUD WALL AT SHAFT. PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	(N) SCREED CONC. SLAB / PAVING
	(N) LANDSCAPE / PLANTING AREA

**DEFERRED SUBMITTALS**

**BROOKS + SCARPA**

**VENICE DELL COMMUNITY**  
 VENICE BLVD. / DELL AVE.  
 SAN ANTONIO, TX 78204  
 PROJECT NUMBER: 240870

**PROJECT INFORMATION**  
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**BROOKS + SCARPA ARCHITECTS, INC.**  
 3822 W. 125TH STREET  
 SAN ANTONIO, TX 78204  
 TEL: 210.396.9700

**X0.01**



PERSPECTIVE LOOKING EAST ALONG SOUTH VENICE BLVD.



PERSPECTIVE LOOKING WEST ALONG SOUTH VENICE BLVD.



PERSPECTIVE LOOKING AT CANAL ST FROM NORTH VENICE BLVD.



AERIAL VIEW - WEST BUILDING

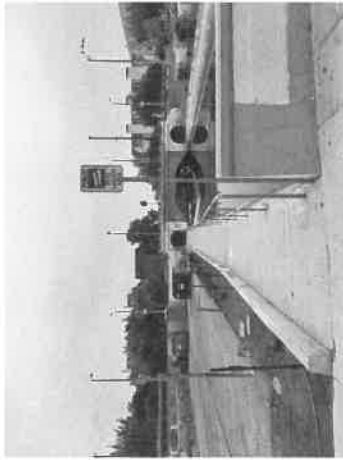
VENICE DELL COMMUNITY  
VENICE BLVD / DELL AVE  
LOS ANGELES, CA 90291  
PROJECT NUMBER: 24007.0



SHEET TITLE: 3D VIEWS  
SCALE: 10/22/2024 12:42:26 PM  
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BROOKS - SCARPA ARCHITECTS, INC.  
1000 W. 10TH ST. 10TH FLOOR  
LOS ANGELES, CA 90059  
T 323.596.4700

X0.02



VENICE CANAL EAST WALKWAY  
LOOKING FROM N. VENICE BLVD. S. VENICE BLVD



VENICE CANAL EAST WALKWAY  
LOOKING FROM WEST WALKWAY TOWARD S. VENICE BLVD



VENICE CANAL EAST WALKWAY  
LOOKING TOWARD N. VENICE BLVD



VENICE CANAL WALKWAY  
LOOKING TOWARD S. VENICE BLVD



VENICE CANAL WEST WALKWAY  
LOOKING FROM N. VENICE BLVD. TOWARD S. VENICE BLVD



VENICE CANAL WALKWAY  
LOOKING TOWARD S. VENICE BLVD



VENICE CANAL BOAT LAUNCH RAMP



VENICE CANAL GATE UNDER BRIDGE

VENICE DELL COMMUNITY  
VENICE BLVD. / DELL AVE.  
LOS ANGELES, CA 90051  
PROJECT NUMBER: 240713



SHEET TITLE: EXISTING SITE PHOTOS  
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3003 W. 137TH STREET  
PO BOX 10000  
LOS ANGELES, CA 90026

X0.03



**TITLE DIBERT - EXCEPTIONS TO COVERAGE**

THE ABOVE IS A SUMMARY OF THE EXCEPTIONS TO COVERAGE OF THE TITLE INSURANCE POLICY. THE POLICY IS SUBJECT TO THE FULL TEXT OF THE POLICY AND THE SCHEDULES THEREON. THE POLICY IS SUBJECT TO THE FULL TEXT OF THE POLICY AND THE SCHEDULES THEREON. THE POLICY IS SUBJECT TO THE FULL TEXT OF THE POLICY AND THE SCHEDULES THEREON.

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**LEGAL DESCRIPTION:**

THE LEGAL DESCRIPTION OF THE PROPERTY IS AS FOLLOWS: ...

**LEGAL DESCRIPTION CONT:**

THE LEGAL DESCRIPTION OF THE PROPERTY IS AS FOLLOWS: ...

**LEGAL DESCRIPTION CONT:**

THE LEGAL DESCRIPTION OF THE PROPERTY IS AS FOLLOWS: ...

VENICE DELL COMMUNITY  
VENICE BLVD. / DELL AVE.  
LOS ANGELES, CA 90051  
PROJECT NUMBER: 240719

SHEET TITLE: SURVEY  
DATE PRINTED: 10/22/2024 12:42:30 PM  
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BROOKS + SCARPA ARCHITECTS, INC.  
3828 N. 130TH STREET  
PO BOX 1000  
MOUNTAIN VIEW, CA 92654

X0.05

ALTA/NPS LAND TITLE SURVEY  
SHOWING  
LOTS 1-7, 36-42 IN BLOCK 9, LOTS 1-12 IN BLOCK 12, VACATED PORTION OF ALBERTA AVE, LOTS 1, 7-12 IN BLOCK 14,  
SHORT LINE BEACH SUBDIVISION NO 1 AS PER MAP FILED IN BOOK 2, PAGE 98, OF MAPS  
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 10/22/2024 12:42:30 PM  
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3828 N. 130TH STREET  
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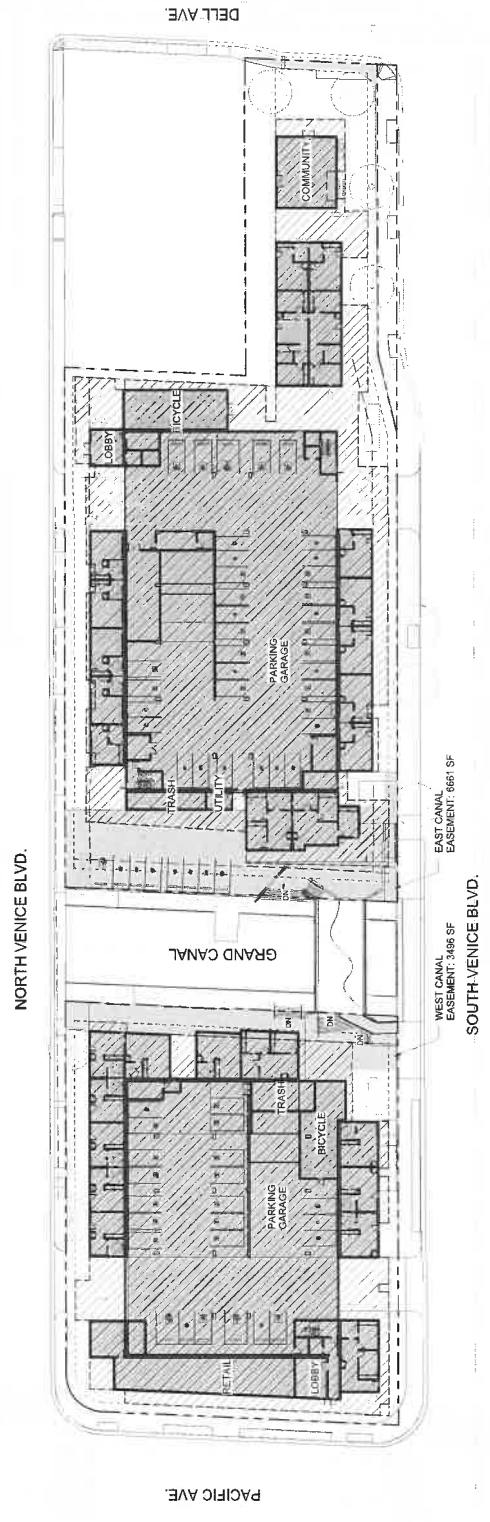
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- ▨ SIDEWALK ACCESS EASEMENT - DELL AVE.
- ▨ PEDESTRIAN ACCESS EASEMENT - VENICE GRAND CANAL

PRESENTATION EASEMENT PLAN 1  
SCALE: 1" = 30'-0"

VENICE DELL COMMUNITY  
 VENICE BLVD. / DELL AVE  
 LOS ANGELES, CA 90029  
 PROJECT NUMBER: 24007.0

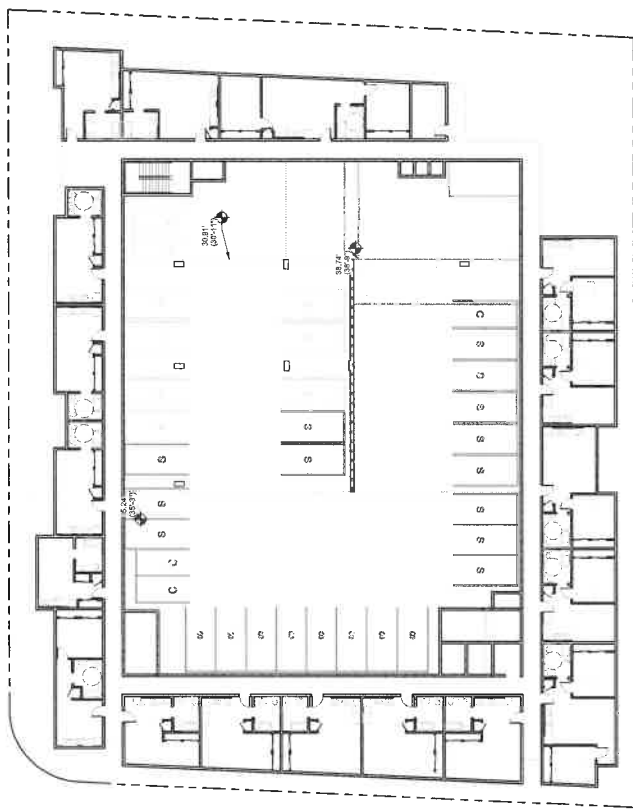


SHEET TITLE: EASEMENT PLAN  
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 1000 W. 10TH STREET, SUITE 200  
 SANTA ANA, CA 92705  
 T: 949.259.6700

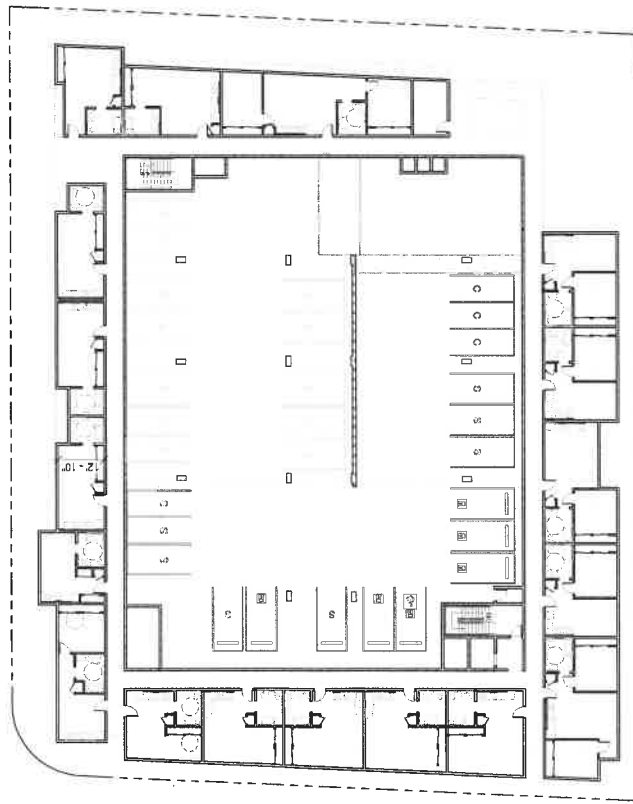
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1  
PRESENTATION 3RD FLOOR W  
SCALE: 1/8" = 1'-0"

REF:



2  
PRESENTATION 2ND FLOOR W  
SCALE: 1/8" = 1'-0"

REF:

VENICE DELL COMMUNITY  
VENICE BLVD. / DELL AVE  
LOS ANGELES, CA 90031  
PROJECT NUMBER: 24007.0



SHEET TITLE: 2ND & 3RD FLOOR PLAN - WEST BUILDING  
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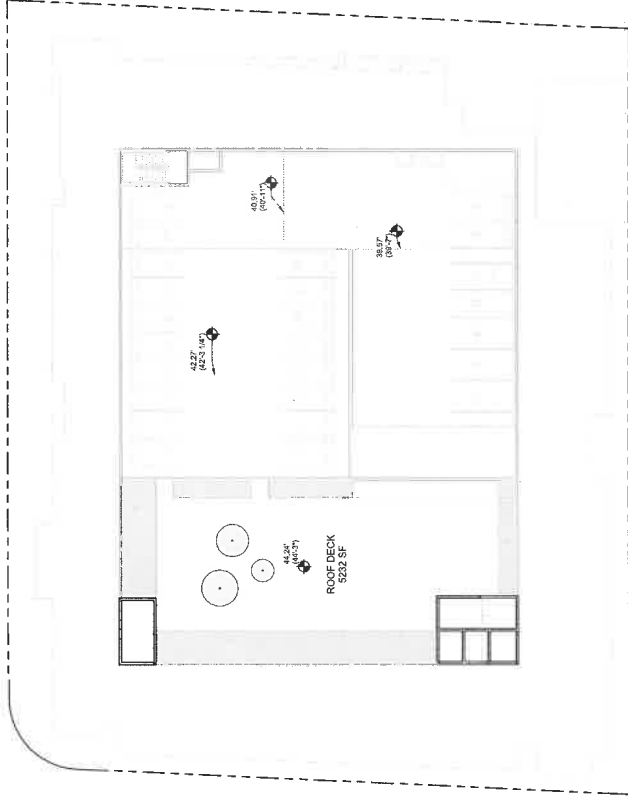
BROOKS + SCARPA ARCHITECTS, INC.  
1000 W. 10TH ST., SUITE 200  
MONTROSE, CA 94025  
P: 503.256.6700

X3.11

NORTH VENICE BLVD

PACIFIC AVE

SOUTH VENICE BLVD



MATCHLINE SEE X3.22

GRAND CANAL

MATCHLINE SEE X3.22



2 PRESENTATION ROOF W SCALE: 1/8" = 1'-0"

VENICE DELL COMMUNITY VENICE BLVD. / DELL AVE. LOS ANGELES, CA. 90031 PROJECT NUMBER: 2400173



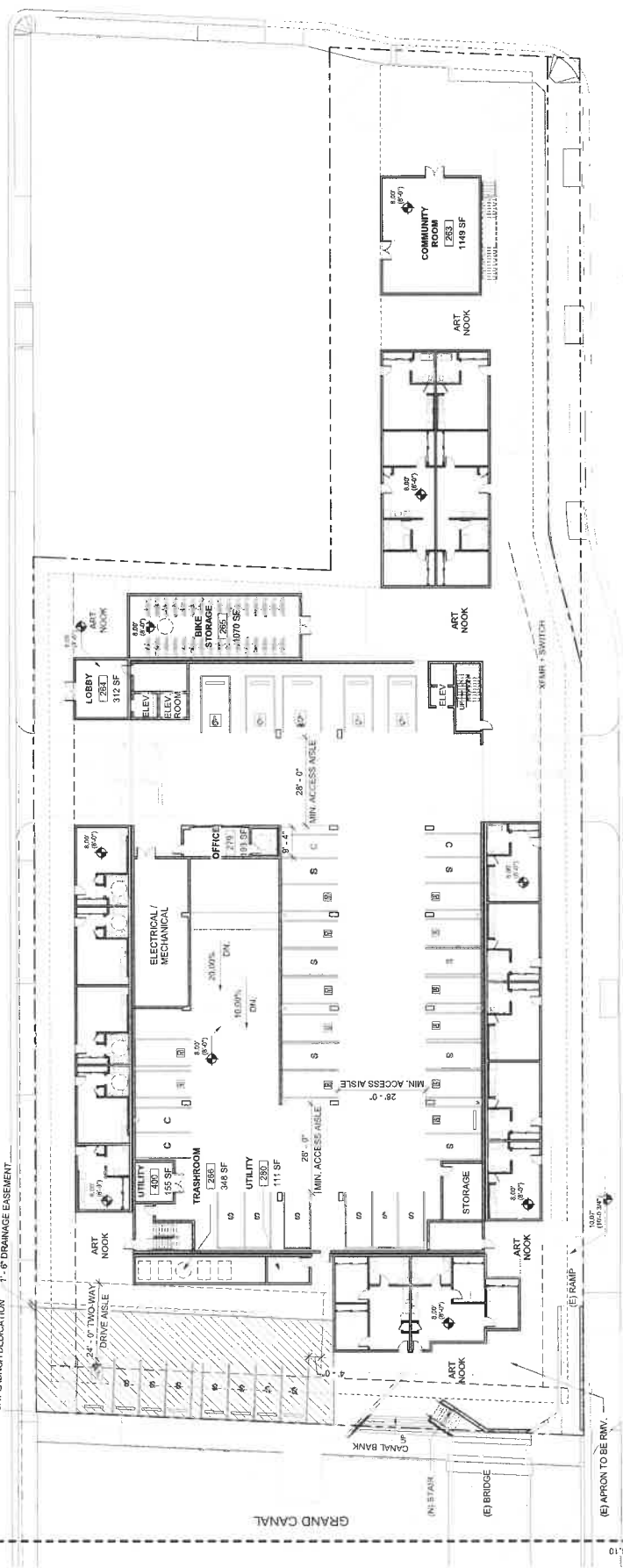
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 PROJECT NUMBER: 2400173  
 PROJECT NAME: VENICE DELL COMMUNITY  
 ARCHITECT: BROOKS + SCARPA ARCHITECTS, INC.  
 3020 N. 150TH STREET  
 HAWTHORNE, CA. 90220  
 P. 310.376.0000

X3.12

MATCHLINE SEE X3.10

NORTH VENICE BLVD

38'-4" BOAT LAUNCH DEDICATION  
1'-6" DRAINAGE EASEMENT



DELL AVENUE

SOUTH VENICE BLVD

PRESENTATION GROUND FLOOR E 1  
DATE: 10/22/2024

VENICE DELL COMMUNITY  
VENICE BLVD / DELL AVE  
LOS ANGELES, CA 90029  
PROJECT NUMBER: 24007.0

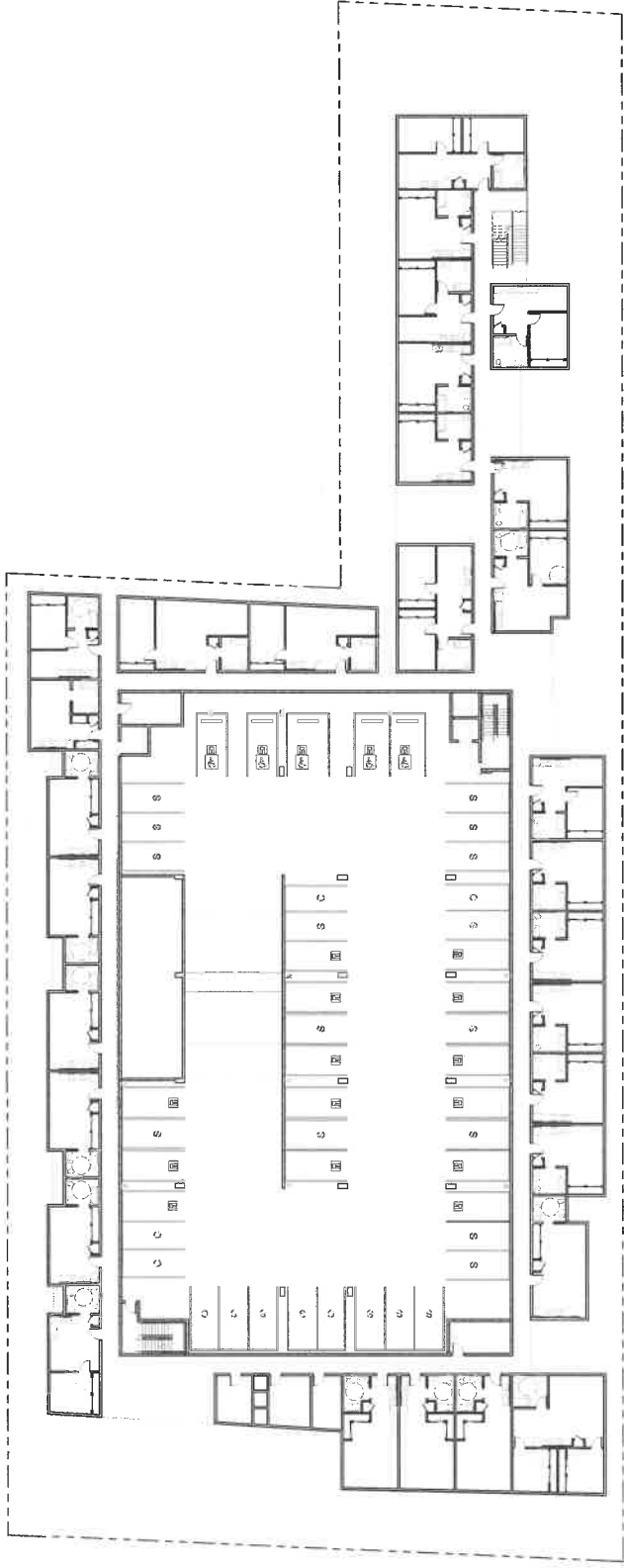


SHEET TITLE: 1ST FLOOR PLAN - EAST BUILDING  
 SCALE: 1/8" = 1'-0"  
 DATE PRINTED: 10/22/2024 12:43:28 PM  
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BROOKS SCARPA ARCHITECTS, INC.  
 3500 W. 10TH STREET, SUITE 100  
 HAWTHORNE, CA 90250  
 T 310.396.1999

X3.20

MATCHLINE SEE X3.10



1  
 PRESENTATION 2ND FLOOR E  
 SCALE: 1/8" = 1'-0"

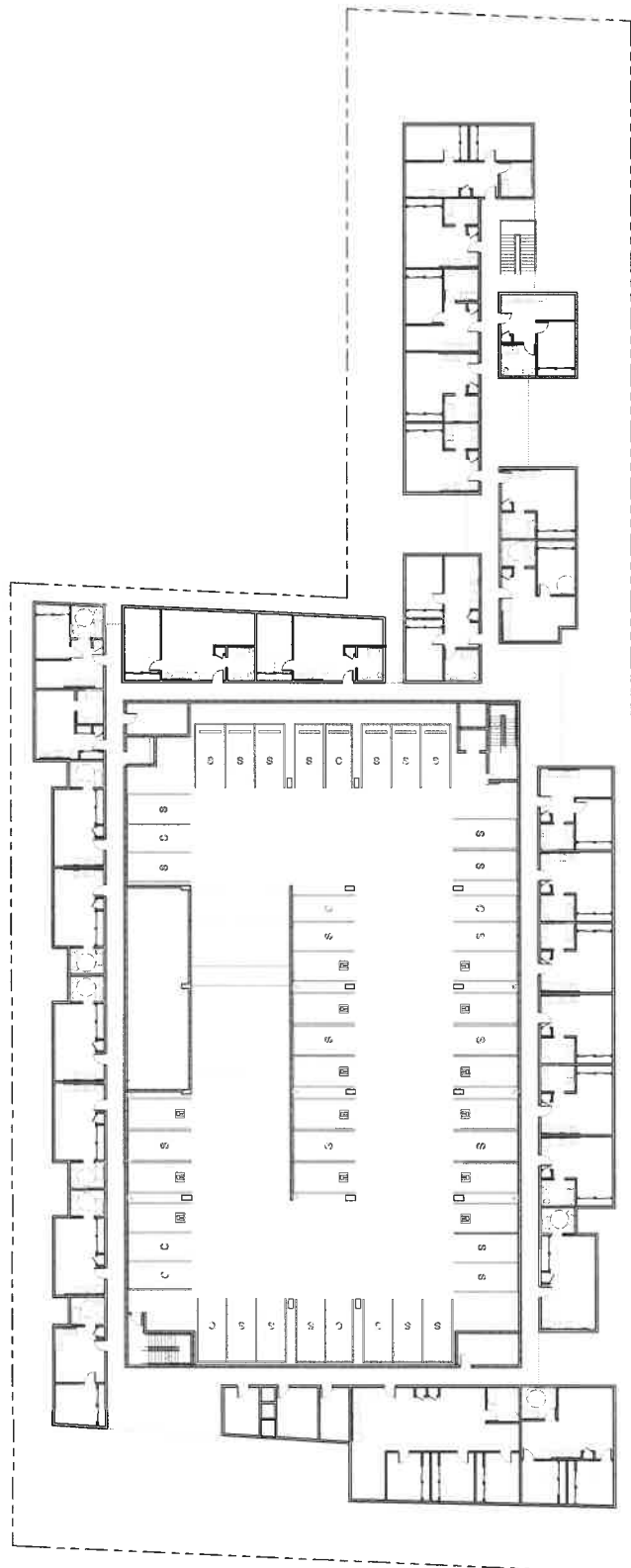
VENICE DELL COMMUNITY  
 VENICE BLVD. / DELL AVE.  
 LOS ANGELES, CA 90057  
 PROJECT NUMBER: 46973



SHEET TITLE: 2ND FLOOR PLAN - EAST  
 SCALE: 1/8" = 1'-0"  
 DATE PRINTED: 10/22/2024 12:43:31 PM  
 PROJECT NUMBER: 46973  
 ARCHITECT: BROOKS + SCARPA ARCHITECTS, INC.  
 3639 W. 138TH STREET  
 LAWYER PARK  
 LAWYER PARK, CA 90229

X3.21

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PRESENTATION 3RD FLOOR E (2)  
REF: SCALE: 1/8" = 1'-0"

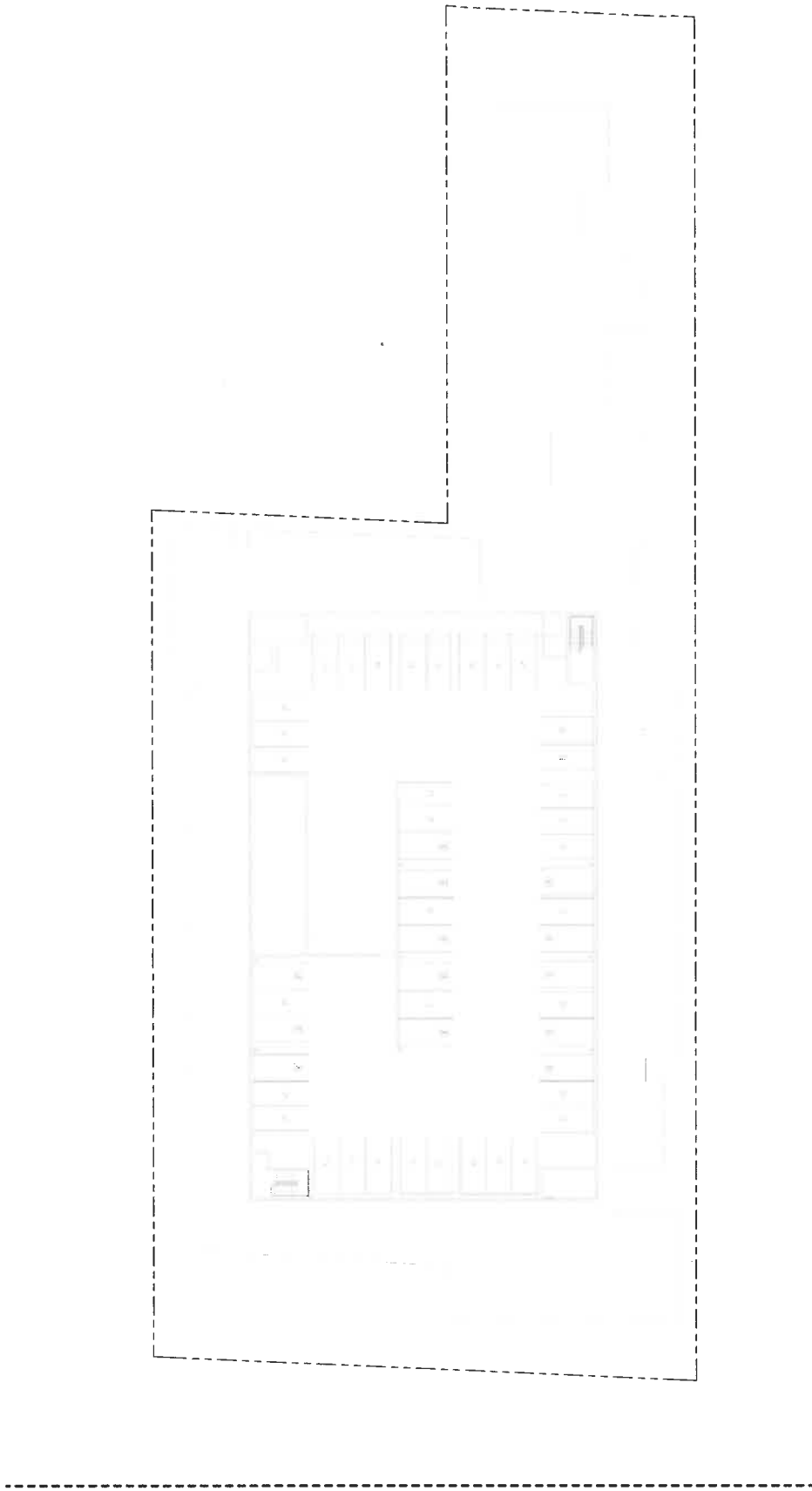
VENICE DELL COMMUNITY  
VENICE BLVD. / DELL AVE  
LOS ANGELES, CA 90021  
PROJECT NUMBER: 24007.0



SHEET TITLE: 3RD FLOOR PLAN - EAST BUILDING  
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BROOKS + SCARPA ARCHITECTS, INC.  
1000 WILSON BLVD., SUITE 200  
HAWTHORNE, CA 90250  
P 310.399.2700

X3.22



2  
PRESENTATION ROOF E  
SCALE: 1/8" = 1'-0"

VENICE DELL COMMUNITY  
VENICE BLVD./DELL AVE.  
LOS ANGELES, CA 90091  
PROJECT NUMBER: 240713

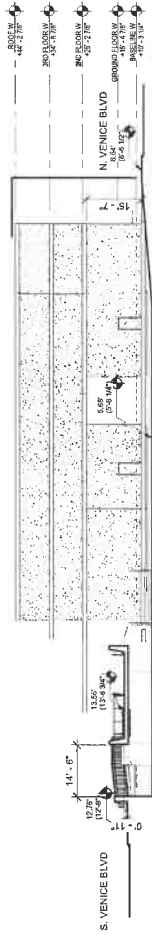


SHEET TITLE: ROOF PLAN - EAST BUILDING  
SCALE: 1/8" = 1'-0"  
DATE PRINTED: 10/22/2024 12:43:34 PM  
DRAWN BY: J. SCARPA  
CHECKED BY: J. SCARPA  
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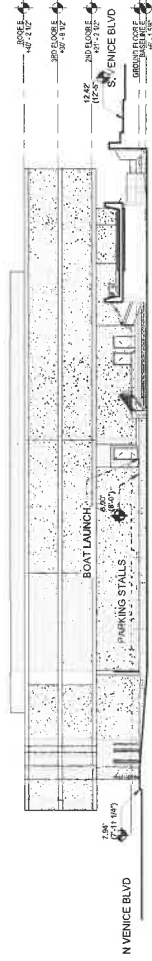
BROOKS + SCARPA ARCHITECTS, INC.  
300 W. 13TH STREET  
HAWTHORNE, CA 90250  
P. 310.226.4740

X3.23





1  
WEST BUILDING - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2  
EAST BUILDING - WEST ELEVATION  
SCALE: 1/8" = 1'-0"

VENICE BELL COMMUNITY

VENICE BLVD / DEL LAVE  
PROJECT NUMBER: 24007.0



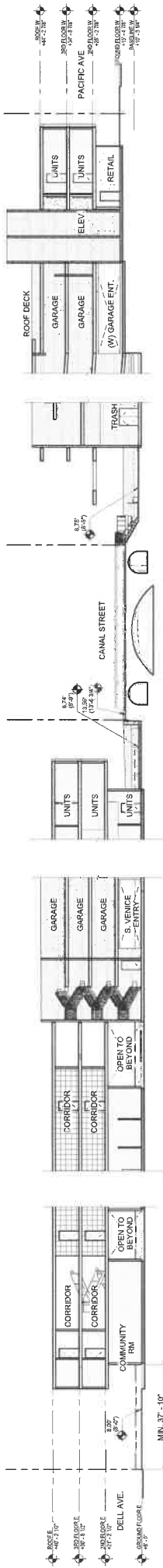
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ELEVATIONS  
1/8" = 1'-0"

BROOKS - SCARPA ARCHITECTS, INC.  
999 W. 138th STREET  
CANTON, OHIO 44705  
P. 333.298.6700

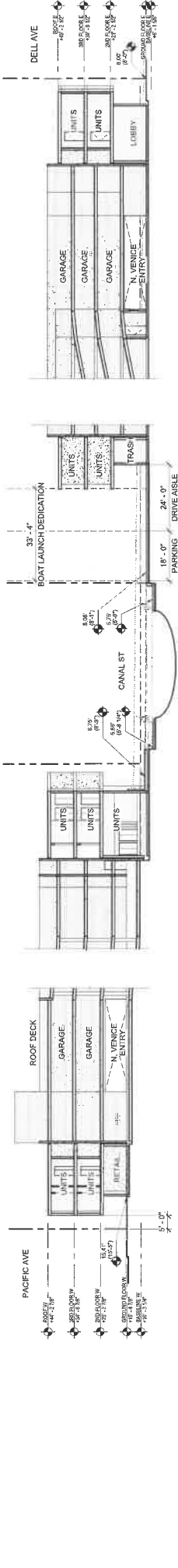
X4.01

WEST BUILDING



1  
LONGITUDINAL SITE SECTION, FACING SOUTH  
SCALE: 1/16" = 1'-0"  
REF:

EAST BUILDING



2  
LONGITUDINAL SITE SECTION, FACING NORTH  
SCALE: 1/16" = 1'-0"  
REF:

VENICE DELLS COMMUNITY  
VENICE BLVD. / DELL AVE.  
VENICE, CA 90291  
PROJECT NUMBER: 2407.0



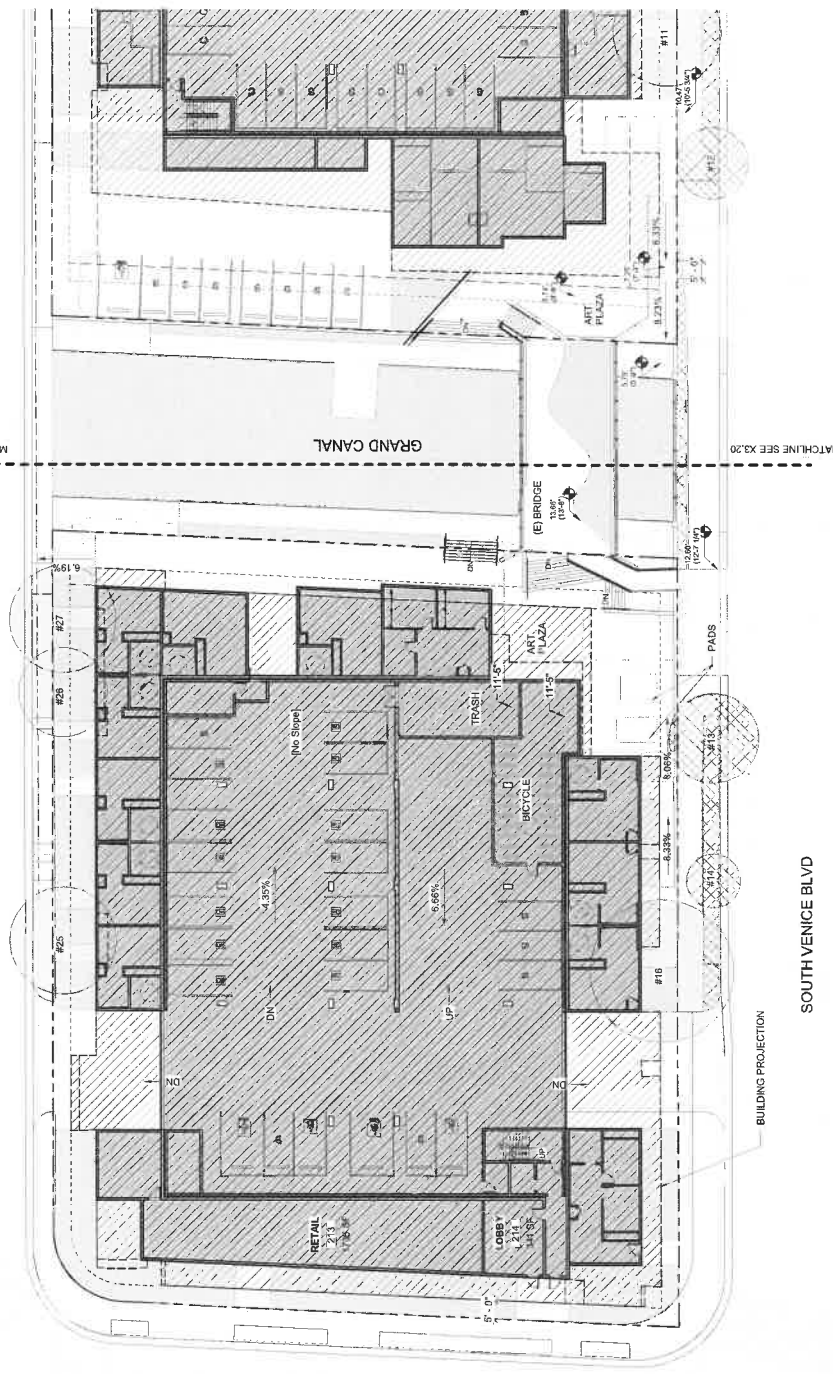
SHEET TITLE:  
SITE SECTIONS  
SCALE: 1/16" = 1'-0"  
DATE PRINTED: 10/22/2024 12:43:52 PM  
DATE: 10/22/2024  
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**X5.01**  
BROOKS + SCARPA ARCHITECTS, INC.  
3809 W. 131ST STREET  
HAYWARD, CA 94545  
T 510.586.0700

NORTH VENICE BLVD

PACIFIC AVE

SOUTH VENICE BLVD



**1**  
PRESENTATION LANDSCAPE W

SCALE: 1/8" = 1'-0"  
VENICE DELL COMMUNITY  
VENICE BLVD / DELL AVE  
LOS ANGELES, CA 90021  
PROJECT NUMBER: 24007.0



SHEET TITLE: LANDSCAPE PLAN - WEST  
DATE PRINTED: 10/22/2024 12:44:02 PM  
SCALE: 1/8" = 1'-0"  
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**X9.10**

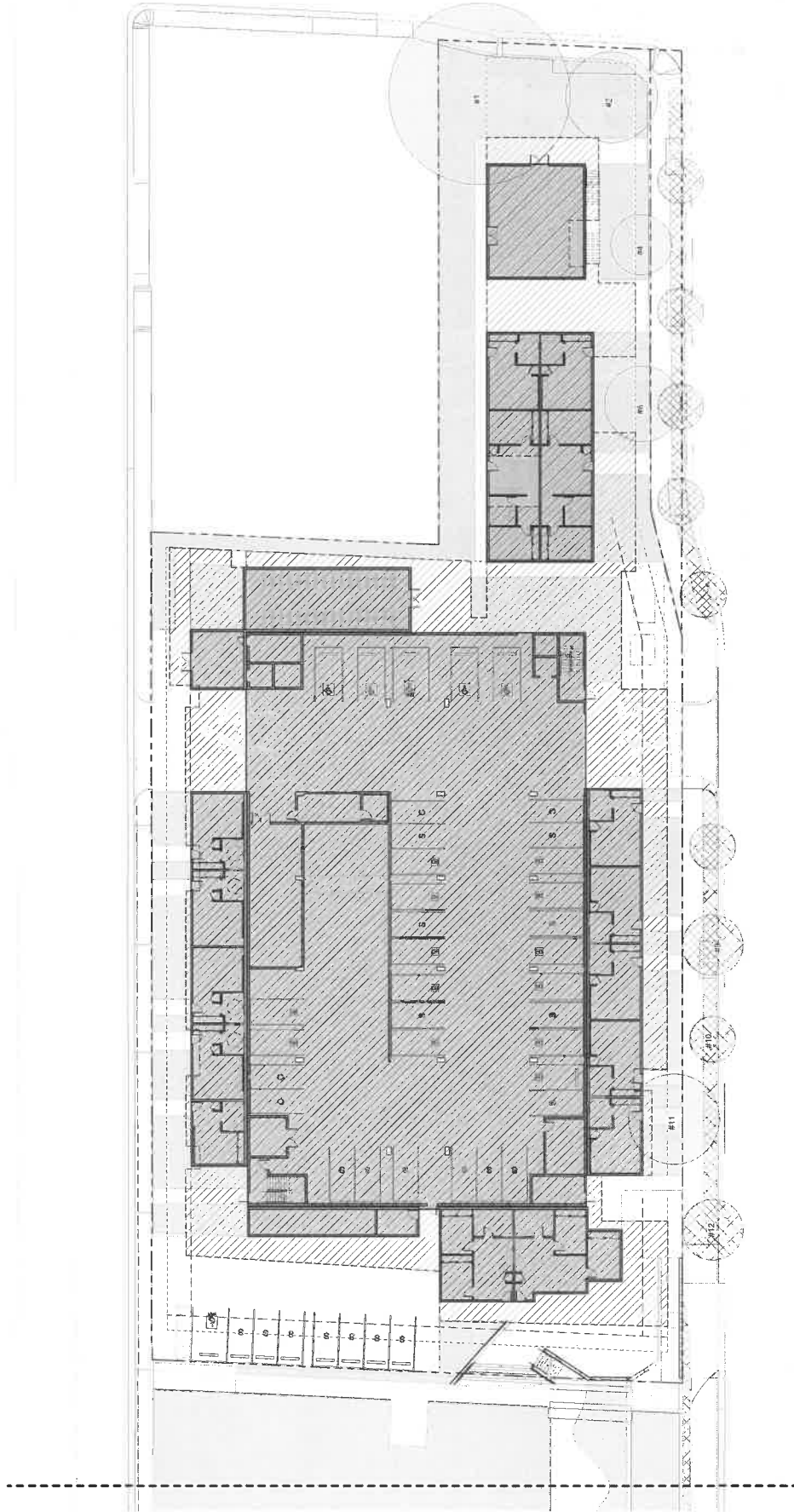
**LANDSCAPE AREA**  
POTENTIAL LANDSCAPE AREA  
(E) STREET LANDSCAPE AREA



NOTE: TREE # PER  
10/21/18 TREE REPORT PREPARED FOR HIC

**PERMEABLE AREA**  
SITE AREA: 98,740 SF  
MAX. LANDSCAPE AREA: 16,645 SF  
TARGET PERMEABLE AREA: 12,633 SF

BROOKS + SCARPA ARCHITECTS, INC.  
300 N. 1ST STREET  
HAWTHORNE, CA 90250  
T: 310.398.9706



**1**  
PRESENTATION LANDSCAPE E  
SCALE: 1/8" = 1'-0"

**VENICE DELL COMMUNITY**  
VENICE BLVD./DELL AVE.  
LOS ANGELES, CA 90091  
PROJECT NUMBER: 24057.0



**SHEET TITLE:** LANDSCAPE PLAN - EAST  
**SCALE:** 1/8" = 1'-0"  
**DATE PRINTED:** 10/22/2024 12:41:16 PM  
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**BROOKS + SCARPA ARCHITECTS, INC.**  
300 N. 30TH STREET  
HAWTHORNE, CA 90250  
P. 323.947.4700

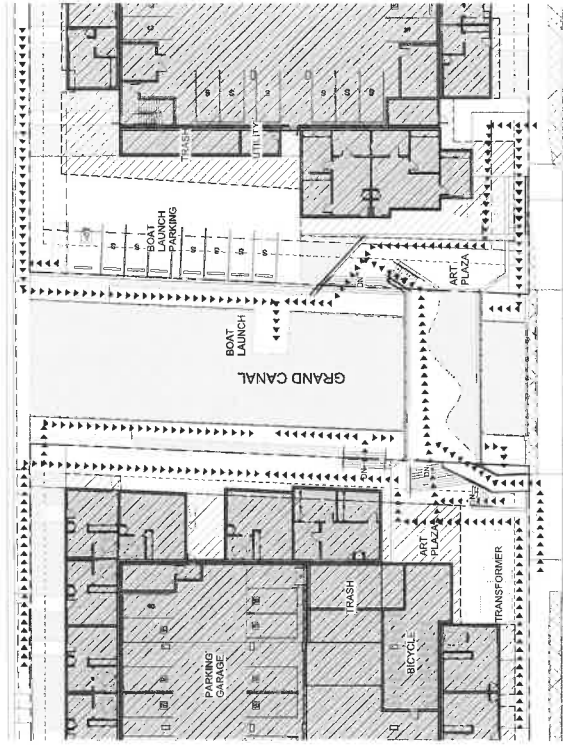
**X9.20**

**LANDSCAPE AREA**  
POTENTIAL LANDSCAPE AREA  
(E) STREET LANDSCAPE AREA



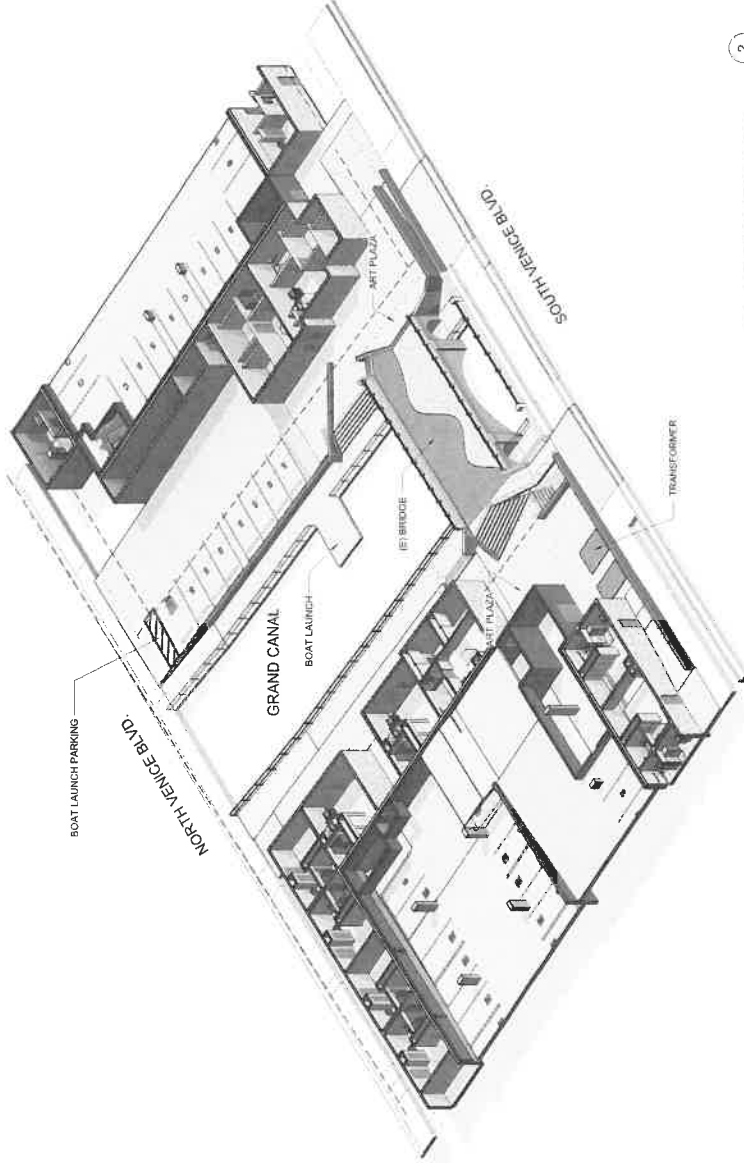
**NOTE:** TREE # PER '02/15/18 TREE REPORT PREPARED FOR HCHC'  
**PERMEABLE AREA** 96,740 SF  
**SITE AREA** 16,845 SF  
**MAX. LANDSCAPE AREA** 12,633 SF  
**TARGET PERMEABLE AREA:**

NORTH VENICE BLVD.



SOUTH VENICE BLVD.

1  
CANAL PUBLIC CIRCULATION SITE PLAN  
SCALE: 1"=20'-0"



2  
CANAL PUBLIC CIRCULATION AXON  
SCALE: 1"=20'-0"

VENICE BELL COMMUNITY  
VENICE BLVD / BELL BLVD  
LOS ANGELES, CA 90091  
PROJECT NUMBER: 24007.0



SHEET TITLE: CIRCULATION DIAGRAM  
SCALE: 1"=20'-0"  
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**X1.02**  
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3925 W. 135TH STREET  
LOS ANGELES, CA 90044  
TEL: 310.298.4100