

REPORT FROM

## OFFICE OF THE CITY ADMINISTRATIVE OFFICER

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Date: February 19, 2026

CAO File No. 0220-06369-0000

Council File No. 15-1138-S42

Council District: 11

To: Board of Transportation Commissioners  
Los Angeles Department of Transportation

From: Matthew W. Szabo, City Administrative Officer



Subject: **ASSESSMENT OF LOS ANGELES DEPARTMENT OF TRANSPORTATION  
PARKING LOT NO. 701**

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### RECOMMENDATIONS

That the Board:

1. FIND that the Los Angeles Department of Transportation (LADOT) Parking Lot No. 701 (Lot No. 701), located at 2150 Dell Avenue/501 South Venice (partial), is feasible for the development of an affordable housing project with approximately 107 housing units, or more;
2. APPROVE the use of Lot No. 701 for an affordable housing development;
3. AUTHORIZE the Los Angeles Housing Department (LAHD) to issue a Request for Proposals (RFP) to select a qualified developer for the development of affordable housing on Lot No. 701;
4. APPROVE the transfer of Lot No. 701 to the LAHD, once LADOT executes the Notice of Transfer of Jurisdiction, and the selected developer has executed the Disposition and Development Agreement with LAHD;
5. INSTRUCT the City Administrative Officer, in collaboration with LADOT and Bureau of Engineering, to report on the timeline, cost, and funding resources to transfer 150 parking spaces from Lot No. 701 to Lot No. 731; and,
6. FORWARD these recommendations to the City Council and the Mayor for consideration.

### SUMMARY

The Park-Nazarian motion (C.F. 15-1138-S42) instructed the City Administrative Officer (CAO) to determine the feasibility of developing affordable housing on LADOT Parking Lot No. 701 (Lot No. 701), located at 2150 Dell Avenue in Council District 11 (Assessor Parcel Numbers or APN 4238-025-901, 4238-025-902, 4238-025-903, and 4238-018-900 (partial)). Based on the CAO assessment, the development of permanent affordable housing on Lot No. 701 appears to be feasible for 107 housing units or more, depending on the Department of City Planning (DCP) affordable housing program that is used. There are several requirements to develop an affordable

housing project on Lot No. 701 including a General Plan amendment, zoning change from Open Space (OS) to commercial or residential, coastal development permits, the merger of the lots that comprise Lot No. 701, and other required entitlements as outlined in this report. A qualified affordable housing project could be exempt from the California Environmental Quality Act (CEQA) pursuant to AB 785.

The CAO reviewed the due diligence report developed by the DCP, the LADOT parking and revenue information, potential funding sources for the development of affordable housing, the property profile, and the California Tax Credit Allocation Committee (TCAC)/California Housing and Community Development Department (HCD) Opportunity Maps/AFFH. This report provides a summary of the assessment findings.

## **DISCUSSION**

### **DCP Due Diligence Report**

#### *Existing Zoning*

The DCP analysis found that the project site consists of 13 lots and portions of two lots to the east of the project site under four APNs totaling approximately 86,106 square feet. The project site is located on the south side of North Venice Boulevard, the north side of South Venice Boulevard, the east side of Dell Street and the west side of the Venice-Abbot Kinney Memorial Branch Library. The site excludes the nine lots zoned RD1.5-1-0 located at the southeast corridor of Dell Avenue and North Venice Boulevard and the portion of the lots with APN 4238-018-900 consisting of the Venice-Abbot Kinney Library and east of the Library to Abbot Kinney Boulevard. The project site is improved as an LADOT surface parking lot with no building or structures. The project site is zoned OS-1XL with a land use designation of Open Space within the Venice Community Plan. The project site's zoning allows for recreational facilities and parkland but prohibits residential and mixed-use development. The project site is also located within the North Venice Subarea of the Venice Coastal Zone-Specific Plan, the Los Angeles Coastal Transportation Corridor Specific Plan, and the Dual Permit Jurisdiction of the Coastal Zone.

#### *Potential Entitlements Required to Develop Multifamily Housing*

The project site, with 86,106 square feet, would allow for 107 housing units or more. This unit number could be increased based on the DCP affordable housing program selected. The following would be required to develop an affordable housing development on the site:

- General Plan Amendment (GPA) to change the land use to a commercial or residential from Open Space (OS);
- Zone Change in conjunction with the GPA;
- Specific Plan Amendment to the Venice Coast Zone Specific Plan from OS to residential or commercial, which may entail amendments to the Venice Coastal Zone-Specific Plan;
- Coastal development permit from the City and second (dual) coastal development permit from the California Coastal Commission;
- Project Compliance review pursuant to the North Venice subarea of the Venice Coastal Zone-Specific Plan; and,
- Merger of the existing lots into one lot pursuant to Los Angeles Municipal Code Section

17.53 (Parcel Map), 17.06 (Tract Map), or 17.15 (Vesting Tentative Tract Map) to exclude the Library (APN 4238-018-900) and the portions north of the site which would not be part of a potential project site.

### *Permit Streamlining*

The site may be able to utilize AB 785 which exempts an eligible affordable housing project from CEQA requirements.

### **LADOT Parking and Revenue Information**

The project site currently provides 150 public parking spaces. The LADOT estimates the annual parking revenue from Lot No. 701 is \$114,000. Given the need for parking in the coastal zone, this Office recommends replacing the existing 150 public parking spaces on the adjacent LADOT parking lot, Lot No. 731, located at 200 North Venice Boulevard. The LADOT is also working on creating a mobility hub on Lot No. 731 that would include a suite of mobility options to maximize first-mile connectivity. These mobility options may include bike share, car share, EV charging and transit enhancements.

### **Potential Capital Funding Sources for Affordable Housing**

This Office also assessed the potential resources available to developers to finance an affordable housing project on the site. Although there are several sources available to finance capital or construction costs, there is currently a lack of project-based vouchers or rental subsidies, which are needed to finance supportive housing projects. Due to the lack of these subsidies, the LAHD Request for Proposals should focus on affordable housing. The available capital sources include:

1. LAHD – awards Measure ULA, Los Angeles County Affordable Housing Solutions Agency (LACAHS), HOME Funds, and other state and federal sources;
2. LACAHS – awards Measure A funding to developers building affordable housing in Los Angeles County;
3. California Department of Housing and Community Development (HCD) – awards capital funds through grants and loans to City housing agencies and developers;
4. California Tax Credit Allocation Committee (TCAC) – allocates low-income housing federal tax credits (LIHTC) that are leveraged with any of the above capital sources; and,
5. California Debt Limit Allocation Committee (CDLAC) – allocates tax-exempt bonds to build affordable housing that are leveraged with the capital sources listed above.

### **Property Profile and TCAC/HCD Opportunity Maps and Affirmatively Furthering Fair Housing (AFFH) Program**

The TCAC/HCD Opportunity Maps and AFFH Program aim to combat housing discrimination, overcome historic patterns of segregation, and guide investment to low-income communities. The maps help state and local agencies direct financing for affordable housing to areas of high opportunity or high access to resources (e.g., jobs, quality schools, healthcare) in order to reduce poverty and foster inclusive, equitable communities.

Based on the review of the project site and as illustrated in Attachments B and C, the project site is in a neighborhood defined as a “highest resource neighborhood” with low poverty rates, high

performing schools, and access to jobs. An affordable housing project in this area would be awarded extra points in a LIHTC competition for capital financing.

### **FISCAL IMPACT STATEMENT**

The recommendations in this report do not impact the General Fund at this time.

### **FINANCIAL POLICIES STATEMENT**

The recommendations in this report comply with the City's Financial Policies.

*MWS:YC:FW*

### **ATTACHMENTS**

Attachment A: Property Profile – LADOT Lot No. 701

Attachment B: Community Amenity Map

Attachment C: TCAC/HCD Opportunity Map – Affirmatively Furthering Fair Housing (AFFH)



ATTACHMENT A  
**2150 Dell Ave, Los Angeles, CA 90291**  
Council District 11



**ATTACHMENT B**  
**2150 Dell Ave, Los Angeles, CA 90291**  
**Council District 11**



**Within 1 Mile there are:**

Three (3) Grocery stores

- Gjusta Grocer
- Erewhon
- Ralphs

One (1) Pharmacy

- CVS

Eight (4) Medical Clinics

One (1) Library

- Venice - Abbot Kinney Memorial Branch

Seven (7) Schools

- Westminster Avenue Elementary
- Westside Global Awareness Magnet
- Green Dot Public Schools
- Animo Venice Charter High School
- Coeur d' Alene Avenue
- Broadway Elementary
- Acton Academy Venice Beach

Seven (7) Food pantries and services

- Safe Place for Youth Community Garden
- Transitional Living Center
- Mildred Cursh Foundation
- Feeding and Teaching
- Bread & Roses Cafe Food Pantry
- St. Mark Food Pantry
- St. Joseph Center

Four (4) RAP facilities

# ATTACHMENT C

## 2150 Dell Ave, Los Angeles, CA 90291

### Council District 11

**2025 AFFH Mapping Tool**

AFFH Measures    Siting Analysis

Q 2150 Dell Avenue, Venice, California 90291, ...

**Census Tract 06037273902**

County: **Los Angeles**    Region: **Los Angeles Region**

Neighborhood Opportunity	High-Poverty & Segregated	Neighborhood Change
Designation: <b>Highest Resource</b>		
Score: <b>9</b>		

**Economic**

- Share >200% Poverty: [Bar chart showing ~85%]
- Share with Bachelors+: [Bar chart showing ~55%]
- Employment Rate: [Bar chart showing ~75%]
- Median Home Value: [Bar chart showing ~\$1.5M]

**Education**

- Share Proficient in Math: [Bar chart showing ~55%]
- Share Proficient in Reading: [Bar chart showing ~55%]
- High School Grad Rate: [Bar chart showing ~85%]
- Students Not in Poverty: [Bar chart showing ~55%]

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