

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

Date: August 13, 2026

To: Board of Transportation Commissioners

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



Subject: **VACATE BOARD PRIOR DECISION ON PROPOSED REDEVELOPMENT OF MUNICIPAL PARKING LOT NO. 731 IN VENICE FOR AFFORDABLE HOUSING**

SUMMARY

This report follows up on a memorandum sent by Mayor Karen Bass to Commission President Cris Liban (see Attachment 1) requesting that the Board vacate its decision from December 2024 to not authorize the affordable housing project on Lot No. 731 as proposed by the Venice Community Housing Corporation and Hollywood Community Housing Corporation. The Mayor's direction is in response to a decision by the Los Angeles Superior Court regarding a legal action challenging the Board's authority to not authorize the project.

RECOMMENDATION

That the Board VACATE their prior decision on December 10, 2024 to not authorize the affordable housing project on Lot No. 731 as proposed by the Venice Community Housing Corporation and Hollywood Community Housing Corporation 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).

BACKGROUND

On December 10, 2024, the Board considered a report from the Los Angeles Department of Transportation (LADOT) regarding the proposed housing development at LADOT Parking Lot No. 731 in Council District 11. LADOT's report raised multiple issues and concerns regarding the proposed development of Lot No. 731. This includes a significant impact to city revenue, unresolved questions of maintenance and liability, and impediments to coastal access. Based on the information provided and testimony heard, the Board unanimously rejected the use of Lot No. 731 for the proposed housing development and instead recommended that the Los Angeles Housing Department explore the feasibility of developing housing on nearby LADOT Parking Lot No. 701.

As a result of the Board's decision, in March 2025, Petitioners Venice Community Housing Corporation and Hollywood Community Housing filed an action in Los Angeles Superior Court seeking a writ of mandate to nullify the Board's decision on the grounds that the Board did not have the authority to reject the use of Lot 731 for the proposed housing development. On May 26, 2026, the Court ruled in favor of Petitioners finding that LAAC Section [22.484(g)(2) A.7] did not grant the Board the authority to

rescind the use of Lot 731 for the housing project since Lot 731 was already “intended” for use as affordable housing, and was therefore under the jurisdiction of LAHD . As of August 3, 2026, the Court has not entered a final judgment in the matter, or issued a writ that orders the City to set aside the December 2024 BOTC action.

DISCUSSION

Based on the decision by the Los Angeles Superior Court in the aforementioned lawsuit, Mayor Bass sent the attached letter to Commission President Cris Liban on June 26, 2026 requesting that the Board act on the court’s order and vacate the Board’s prior action to not authorize affordable housing on Lot 731 (see Attachment 1). The Board’s recommendation to determine the feasibility of relocating the proposed affordable housing project to Lot No. 701 stands.

FISCAL IMPACT STATEMENT

There are potentially significant impacts to the General Fund and/or Special Parking Revenue Fund (SPRF). The design and construction of a parking structure to replace the existing public parking lot was estimated in 2024 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. Based on Fiscal Year 2025-26 revenue, the estimated loss of annual parking revenue during construction of the project proposed by the Developer at Lot No. 731 is approximately \$605,000. 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:TC:kh

Attachment
Mayor’s Letter



KAREN BASS
MAYOR

June 26, 2026

Cris Liban, President
Board of Transportation Commissioners

RE: Proposed Redevelopment of Municipal Parking Lot No. 731 in Venice for Affordable Housing

Dear President Liban:

On May 26, 2026, the Los Angeles Superior Court issued a ruling ordering the Board of Transportation Commissioners to vacate its decision on December 10, 2024, which denied the use of parking lot 731 for the affordable housing development project known as Venice Dell. Therefore, I request that the Commission act on the court's order and vacate the Commission's prior action on the soonest upcoming agenda of the Commission.

Once the Commission has acted to vacate its decision, the City Council will still need to take up the remaining items necessary for the project to proceed. Those items include approving the ground lease and the public parking plan, both of which are contingent upon securing the financing to build the parking structure that is integrated into the affordable housing project.

Sincerely,

A handwritten signature in black ink that reads "Karen Bass".

KAREN BASS
Mayor