



California Coastal Commission

455 Market Street, Suite 300
San Francisco, CA 94105-2421
Voice (415) 904-5200
coastal.ca.gov

FAQ

Frequently Asked Questions (FAQ) on

Venice Dell Community Housing Project

What is the Venice Dell Community Housing Project?

The Venice Dell Community Housing Project proposes 120 affordable housing units and small-scale mixed-use retail space in Venice, California, 800 feet from Venice beach. The project would replace a four-unit apartment building and a city-owned, 196-space public parking lot. The new development would provide 100% deed restricted affordable units, while maintaining the same number of public beach parking spaces within a new parking garage. It would also maintain boater access to the Grand Canal public boat launch, as well as accessible pedestrian access.

What is the California Coastal Commission?

The Coastal Commission is a state agency dedicated to preserving and protecting California's coast and ocean for the public. It evaluates how development projects impact the environment and public coastal access. Staff provide recommendations to the Commissioners, who make final decisions at monthly public hearings.

When will the Commission make a decision on the Venice Dell Community Housing Project?

The Commission is scheduled to hold a public hearing on **December 11, 2024** at the Newport Beach Civic Center. At the hearing, the Commission will hear from staff, applicants, government representatives, and the public. You can participate in person, virtually via Zoom or telephone, or by submitting written comments. This is your opportunity to share your thoughts on the project.

What is the staff recommending to the Commission?

The project was approved by the City of Los Angeles but was appealed to the Coastal Commission for further review. The City has also proposed an amendment to the Venice Land Use Plan, which guides land use and development in the area, to support the project. Coastal Commission staff recommend that the Commission accept the appeal, **approve the project**, and approve the Land Use Plan amendment with modifications to ensure consistency with Coastal Act policies.

How has the project changed?

Commission staff is recommending approval of the project and Land Use Plan amendment, as approved by the City, with only a few important changes that the applicant and Commission staff worked together to develop and are necessary to address Coastal Act concerns raised during the appeal and project application review. These adjustments include protecting existing public access and recreational facilities on site, ensuring the public garage approved by the City will maintain existing public parking without raising rates, improving public access to the canal for boaters and pedestrians, adding a varied exterior to fit the style of Venice, protecting natural and cultural resources, and addressing coastal hazards and public safety. The changes maintain the project's goals of providing affordable housing and community benefits. A summary of changes can be found in Appendix B of the staff report.



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Who will live in these affordable units?

The project will create 120 affordable housing units, including:

- 68 units for individuals experiencing homelessness.
- 26 live/work units for low-income tenants.
- 16 units for low-income households, including for the current tenants of the 4-unit apartment being replaced.
- 7 units for extremely low-income households.
- 3 units for property managers.

Residents will have access to supportive services, such as job assistance, help enrolling in government programs, and health services.

How does this affect me?

If you live, work, or visit Venice, this project may affect:

- Parking: Changes to public parking spaces.
- Housing: New affordable housing options in the area.
- Recreation: Access to the Grand Canal boat ramp and coastal access.

This is your chance to share how the project impacts you or your community.



Rendering of Venice Dell Community Housing. View from S. Venice Blvd toward Grand Canal.

How can I participate?

- **Email** comments to VeniceDell@coastal.ca.gov or mail them to
 - 301 E. Ocean Street, Suite 301, Long Beach, CA 90802
- **Access** the [agenda here](#) and the [staff report here \(Item 12a\)](#)
- **Attend** virtually or in person on December 11, 2024 at the Newport Beach Civic Center
 - 5 Embarcadero Center 100 Civic Center Drive, Newport Beach CA 92660
- **Speak** at the hearing by filling out a [speaker slip here](#).
- **Learn** more about [how to speak at the hearing and our procedures here!](#)
- **Questions?** Contact Joshua Smith, Public Information Officer at (415) 971-8957 or Joshua.Smith@Coastal.Ca.Gov

What is the Commission's role in affordable housing?

The Commission has long supported affordable housing, particularly along the coast. Unfortunately, the state legislature in 1981 removed the Commission's authority to require that market-rate developments include affordable housing. The Commission has never denied a 100% affordable housing project and encourages local governments to update their Local Coastal Programs to streamline housing production. The Commission must ensure that all housing projects maintain coastal access and are built safely, considering long-term impacts like sea level rise to protect coastal communities.