

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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June 5, 2025

California Coastal Commission
South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802

Dear California Coastal Commission:

RE: Venice Dell Project – Letter of Support (Item #18a)

The California Department of Housing and Community Development (HCD) submits this letter of support to the California Coastal Commission (Commission) to extend the Commission-approved Venice Land Use Plan (LUP) Amendment Request (No. LCP-5-VEN-22-0038-1) for the Venice Dell project (Venice Dell) to one year. The extension will allow the City of Los Angeles (City) to seriously consider acceptance of the suggested modifications to the LUP amendment request, as adopted by the Commission at its December 11, 2024, hearing.

The City approved the mixed-use, 120-unit affordable housing project known as Venice Dell on June 15, 2022. Venice Dell is identified in the City's certified 6th Cycle (2021-2029) Housing Element's "Pipeline Development Projects on Public Land," it counts toward the City's affordable housing goals in compliance with Housing Element Law, and its development would be a significant step in affirmatively furthering fair housing (AFFH) in a higher resource area. The subject LUP extension will provide the City an opportunity to take the actions necessary to ensure that Venice Dell gets built, that the City follows through on the commitments it made in its certified housing element, and that the City complies with its AFFH obligations.

It is HCD's understanding that the City has yet to take the required steps following the Commission's approval. Without it, Venice Dell cannot be built because it would be inconsistent with the land use designation and zoning of the site and cannot receive a coastal development permit (CDP). Extending the timeline provides for the potential approval and development of Venice Dell by redesignating, rezoning, and creating a new subarea for the site. Furthermore, it is HCD's understanding that without an extension, the Commission's certification would expire on June 11, 2025, and the City would need to resubmit the request to the Commission as a new project. This could add several months to years on a project that is already nearing ten years in the making.

According to the Commission's staff report,¹ the Commission may, for good cause, extend any applicable time limits for up to one year. The reasons for doing so include "[the] amount of public, City, and Commission time and resources that were expended to bring the subject LUP amendment and related CDPs to hearing—and further, given that the City of Los Angeles has not communicated an intent to reject the Commission's suggested modifications and that the Commission's action furthers its Environmental Justice Policy—there is good cause to extend the deadline." HCD couldn't agree more. HCD appreciates the Commission's staff for taking prohousing steps to extend the deadline to keep a much-needed supportive housing project moving forward where it is needed most.

If you have questions or need additional information, please contact Lisa Krause at lisa.krause@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Zisser", with a long horizontal flourish extending to the right.

David Zisser
Assistant Deputy Director
Local Government Relations and Accountability

¹ Available at <https://documents.coastal.ca.gov/reports/2025/6/w18a/W18a-6-2025-report.pdf>.