



Your Community Impact Statement Submittal - Council File Number: 15-1138-S42

1 message

LA City SNow <cityoflaprod@service-now.com>

Sun, Oct 26, 2025 at 4:29 PM

Reply-To: LA City SNow <cityoflaprod@service-now.com>

To: lahd-hdb-ahcstaff@lacity.org, Clerk.CIS@lacity.org, Tiffany.Prescott@hacla.org, vic@westlasawtelle.org, JGlickman@bos.lacounty.gov, APCWestLA@lacity.org, erica.cardenas@lacity.org, Jasmin.SanLuis@lacity.org

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or Resolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Councils rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at empowerla@lacity.org.

***** This is an automated response, please DO NOT reply to this email. *****

Contact Information

Neighborhood Council: West Los Angeles Sawtelle

Name: Victor Pacheco

Email: vic@westlasawtelle.org

The Board approved this CIS by a vote of: Yea(8) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 10/22/2025

Type of NC Board Action: Against

Impact Information

Date: 10/26/2025

Update to a Previous Input: No

Directed To: City Council and Committees, Homeless Strategy Committee, Affordable Housing Commission, Area Planning Commission - West Los Angeles, Los Angeles Homeless Services Authority Commission, Housing Authority of the City of Los Angeles, Board of Transportation Commissioners

Council File Number: 15-1138-S42

City Planning Number:

Agenda Date:

Item Number:

Summary: Summary: Los Angeles faces an ongoing and severe housing crisis, and equitable distribution of affordable housing across all neighborhoods is essential to addressing that crisis. The Venice Dell Community project, located on City-owned Lot 731, has been approved by the Los Angeles City Council multiple times and has secured tens of millions of dollars in state and county funding. It represents one of the most shovel-ready affordable housing developments in the City. West L.A. Sawtelle Neighborhood Council express its support for the construction of the Venice Dell Community project on Lot 731 as previously approved by the Los Angeles City Council, and urge the City to: 1. Honor its existing contractual commitments related to the project; 2. Avoid unnecessary litigation and fiscal waste associated with delaying or relocating the project; and, 3. Reject proposals that would substitute Lot 701 or other parcels in place of Lot 731. WE FURTHER MOVE that the Council recognize the Venice Dell project as a model for equitable, mobility-integrated, and sustainable affordable housing, and encourage City departments and policymakers to expedite its construction and replicate its design principles in future developments citywide. PLEASE SEE THE ATTACHED FILE WHICH DETAILS THE MOTION PASSED BY THE WESTLA SAWTELLE NEIGHBORHOOD COUNCIL ON OCTOBER 22, 2025.



CIS CFN 15-1138-S52 (Venice Dell).docx.pdf

163K



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WEST LA SAWTELLE NEIGHBORHOOD COUNCIL

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LOS ANGELES CITY COUNCIL

Council File Number: 15-1138-S42

City Planning Case Numbers: N/A

DATE: 10.22.2025

VOTE: Motion passed: 8-0-0

MOTION: Support for Equitable and Environmentally Sustainable Housing Development to Protect Quality of Life in Council District 11

Los Angeles faces an ongoing and severe housing crisis, and equitable distribution of affordable housing across all neighborhoods is essential to addressing that crisis.

The Venice Dell Community project, located on City-owned Lot 731, has been approved by the Los Angeles City Council multiple times and has secured tens

of millions of dollars in state and county funding. It represents one of the most shovelready affordable housing developments in the City.

The Venice Dell project was designed with underground parking, multimodal access, and other mobility features that align with the City’s transportation and sustainability goals. Its design demonstrates how thoughtful, well-integrated affordable housing can enhance a community and serve as a model for future development.

Recent efforts to reclassify Lot 731 for use as a “mobility hub” and shift the affordable housing component to Lot 701 mischaracterize both the legal and practical circumstances. The Board of Transportation Commissioners does not have authority to overturn prior City Council approvals. Further, Lot 701 is not a viable substitute for the Venice Dell site, and moving the project would jeopardize its existing funding, delay construction, and risk costly legal exposure for the City.

At the same time, Council District 11 has repeatedly stated to the West L.A. Sawtelle Neighborhood Council and community members that it is powerless to intervene in ED1 development within the district, resulting in a high concentration of new ED1 projects in Sawtelle and surrounding neighborhoods. Meanwhile, significant political and legal resources have been devoted to delaying or blocking the Venice Dell project, raising serious questions of equity and fiscal accountability in a moment of budget strain for the City. 1 of 2 Venice Dell embodies the type of equitable, mobility-integrated, and well-designed social housing Los Angeles should be pursuing to meet its housing goals without sacrificing urban design or sustainability. Blocking a shovel-ready affordable housing development in a high-opportunity coastal neighborhood undermines the City’s commitment to fair housing and climate-conscious growth.

WE THEREFORE MOVE that the West L.A. Sawtelle Neighborhood Council express its support for the construction of the Venice Dell Community project

on Lot 731 as previously approved by the Los Angeles City Council, and urge the City to:

1. Honor its existing contractual commitments related to the project;
2. Avoid unnecessary litigation and fiscal waste associated with delaying or relocating the project; and,
3. Reject proposals that would substitute Lot 701 or other parcels in place of Lot 731.

WE FURTHER MOVE that the Council recognize the Venice Dell project as a model for equitable, mobility-integrated, and sustainable affordable housing, and encourage City departments and policymakers to expedite its construction and replicate its design principles in future developments citywide.

BE IT FURTHER MOVED that upon passage of this motion, the West L.A. Sawtelle Neighborhood Council shall transmit a copy of this action, in the form of a Community Impact Statement (CIS), taking a position of “Against” on Council File 15-1138-S42 (LADOT Parking Lot 701 / Council District 11 / Housing Development Feasibility / Critical Housing Needs). WLASNC will also transmit a copy of this action to the Office of Council District 11, the Office of the Mayor, the Office of the City Attorney, and the LA City Council Housing and Homelessness Committee.

Ex parte communications: None disclosed by any committee members.

Disclosures and conflicts of interest: None disclosed by any committee members.

To government agencies: Only the Chair and designated Board members may testify to public agencies on behalf of the West L.A. Sawtelle NC. The Board requests that the Council Office and private/non-profit entities do not testify or speculate on behalf of the NC.

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