



24-0971_pc_01-28-2026

1 message

City Clerk Council and Public Services <clerk.cps@lacity.org>

Thu, Jan 29, 2026 at 8:50 AM

To: City Clerk Council and Public Services <clerk.cps@lacity.org>

----- Forwarded message -----

From: Madison Bish <info@safecoastaldevelopment.org>

To: <clerk.cps@lacity.org>, <councilmember.hernandez@lacity.org>, <lyric.kelkar@lacity.org>, <councilmember.nazarian@lacity.org>, <alexis.wesson@lacity.org>, <councilmember.blumenfield@lacity.org>, <keith.banks@lacity.org>, <jeff.jacobberger@lacity.org>, <contactcd4@lacity.org>, <mashael.majid@lacity.org>, <councilmember.yaroslavsky@lacity.org>, <andrew.deblock@lacity.org>, <councilmember.padilla@lacity.org>, <lamont.cobb@lacity.org>, <councilmember.rodriguez@lacity.org>, <marie.rumsey@lacity.org>, <sean.starkey@lacity.org>, <councilmember.harris-dawson@lacity.org>, <joanne.kim@lacity.org>, <councilmember.price@lacity.org>, <genevieve.arce@lacity.org>, <cd10@lacity.org>, <casey.lee@lacity.org>, <andrew.westall@lacity.org>, <councilmember.park@lacity.org>, <star.parsamyan@lacity.org>, <kevin.brunke@lacity.org>, <councilmember.lee@lacity.org>, <josh.yeager@lacity.org>, <councilmember.soto-martinez@lacity.org>, <sachin.medhekar@lacity.org>, <councilmember.jurado@lacity.org>, <steve.diaz@lacity.org>, <councilmember.mcosker@lacity.org>, <pamela.thornton@lacity.org>, <anissa.raja@lacity.org>
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Bcc:

Date: Wed, 28 Jan 2026 21:14:14 +0000

Subject: Support City Attorney's request for legal funding

Subject: Support City Attorney's request for legal funding

Councilmembers,

As a community member, I am deeply concerned about the Venice Dell project and urge you to fund the City Attorney's defense against these meritless lawsuits. Moving forward with this project would expose the City to enormous financial and legal risk.

Key concerns:

- **Extremely high cost:** Estimated total cost is **\$233 million**, including the value of City land and a new parking structure. That equals **over \$2 million per small "affordable" unit** — an indefensible use of taxpayer funds.
- **Loss of valuable public land and revenue:** The City would give up land worth an estimated **\$70 million**. The City would also lose **about \$750,000–\$1 million per year** in beach parking revenue.
- **Parking replacement would cost taxpayers millions:** Replacing existing beach parking would require a new garage with **over \$36 million in long-term debt service**. This comes at a time when the City is already facing serious budget constraints.
- **The Board of Transportation Commissioners (BOTC) already rejected this project:** On **December 10, 2024**, BOTC voted **5-0** to deny use of lot #731 for Venice Dell housing. The City Council did **not** overturn that decision, so it is final and binding.
- **Even the court raised red flags:** A Superior Court judge noted with respect to the project that there are "very good arguments they are squandering money here."
- **Serious process and legal problems:** The site was wrongly labeled "surplus or underutilized," even though it has long been used for **coastal access parking, a boat launch for Venice Canals access, and 4 units of existing affordable housing**, and provides upwards of \$750,000 in City Revenue. Key financial documents and risk warnings were **not provided to City Council** before initial approvals.
- **Better alternatives exist:** **Lot 701**, directly across the street, is genuinely underutilized and already approved for a feasibility study. Housing can be built there **without sacrificing coastal access or public parking**.

Bottom line:

Defending the City against these lawsuits is far cheaper and far safer than reviving a deeply flawed project. Venice Dell would primarily benefit the non-profit developers and banks — not taxpayers, not the unhoused, not the community, and not the millions of visitors to Venice Beach. Please protect the City by funding the City Attorney's defense against frivolous lawsuits and let's move on to better solutions and leave the deeply flawed Venice Dell project in the past.

Thank you-

Madison Bish
veniceproperties@gmail.com

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From: Will Wright <will@aialosangeles.org>

To: councilmember.hernandez@lacity.org, lyric.kelkar@lacity.org, Councilmember.Nazarian@lacity.org, councilmember.blumenfield@lacity.org, keith.banks@lacity.org, contactCD4@lacity.org, mashael.majid@lacity.org, councilmember.yaroslavsky@lacity.org, Andrew.deblock@lacity.org, councilmember.padilla@lacity.org, lamont.cobb@lacity.org, councilmember.rodriguez@lacity.org, marie.rumsey@lacity.org, sean.starkey@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.price@lacity.org, cd10@lacity.org, andrew.westall@lacity.org, councilmember.soto-martinez@lacity.org, sachin.medhekar@lacity.org, councilmember.jurado@lacity.org, steve.diaz@lacity.org, councilmember.mcosker@lacity.org, Pamela.Thornton@lacity.org, anissa.raja@lacity.org, councilmember.Lee@lacity.org, councilmember.park@lacity.org

Cc: clerk.cps@lacity.org

Bcc:

Date: Wed, 28 Jan 2026 10:42:26 -0800

Subject: URGENT: Reject the \$760k Request to Litigate Against Affordable Housing (Venice Dell) = Council File 24-0971
City Clerk: Please attach the following letter as written public comment to Council File 24-0971

Dear Honorable Councilmembers,

On December 10, 2025, this Council wisely removed funding aimed at litigating against the Venice Dell Community project. Now, the City Attorney is returning with a request for an additional \$760,000—bringing the total cost of opposition to roughly \$1.3 million—to fight a project the City itself has already approved.

We urge you to reject this request. Venice Dell is more than just a development; it is a symbolic test of Los Angeles' commitment to its housing promises.

Continuing this litigation is fiscally reckless and ethically incoherent. At a time when we face a severe budget deficit, utilizing taxpayer dollars to block 100% affordable housing is unconscionable. It is baffling that the City is spending millions to sue non-profit developers for "failing to build" a project that the City has actively obstructed.

The consequences of approving this funding extend far beyond Venice:

- **State Penalties:** As the State's Housing Accountability Unit has warned, obstructing Venice Dell risks our "Prohousing Designation," threatening millions in state funding and local zoning control.
- **Financial Liability:** We face potential damages of over \$10 million for breaching our own agreements.
- **Erosion of Trust:** Attacking long-standing non-profit partners undermines the entire affordable housing ecosystem.

The full City Council must unite to support Venice Dell, not destroy it. Please demonstrate your leadership by denying this funding request and reaffirming that Los Angeles is a city that builds—not blocks—the housing we desperately need.

Very truly yours,

Will Wright, Hon. AIA|LA
Director, Government & Public Affairs
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Architecture for Communities Los Angeles (ACLA)
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Cc: clerk.cps@lacity.org

Bcc:

Date: Wed, 28 Jan 2026 09:47:14 -0800

Subject: Stop using City money to kill affordable housing

City Clerk: Please attach the following letter as written public comment to Council File 24-0971

Dear Councilmembers,

On December 10, 2025, City Council passed a multi-million dollar request from the City Attorney to fund numerous outside counsel contracts, but the funding request to keep litigating Venice Dell was removed. Now the City Attorney is asking for that money again.

This new request includes an additional \$760,000 to continue fighting the Venice Dell Community affordable housing project — a project that the City itself has already approved. Altogether, this amounts to roughly \$1.3 million spent to oppose housing our community desperately needs.

This exorbitant use of funds further exacerbates both the City's dire budget and housing crises. Worse still, the City Attorney filed suit against the non-profit developers, accusing them of failing to build the very project the City has been blocking. This is no longer just about killing Venice Dell, but upending two long standing and successful affordable housing developers who have provided high quality housing and services in LA for decades. The City is facing damages over \$10 million to avoid building a desperately needed and long-promised housing development it has already agreed to build. Legal responses from the City have all failed to date, yet the funding requests continue.

Not only is the City spending egregiously, but killing the Venice Dell Community will have serious consequences for the City. As noted in the letter of inquiry from the State's Housing Accountability Unit, should the City decide to further delay and deny the Venice Dell Community, it may be found to be acting in opposition to the City's approved Housing Element, which would initiate reconsideration of the City's Prohousing Designation status. Penalties could include a loss of state funding for affordable housing, monthly fines to the City, a loss of local control over building and zoning decisions, court-ordered compliance, and much more.

We urge you to reject this unconscionable request from the City Attorney and protect Los Angeles' integrity, fiscal health, and commitment to inclusive housing. Your leadership is vital to ensure that Los Angeles remains a city for all — one that upholds its promises, invests in affordable housing, and uses taxpayer dollars responsibly.

Sent from Gmail Mobile

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From: Carie Martin <cmartin@publiccounsel.org>

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Cc: "clerk.cps@lacity.org" <clerk.cps@lacity.org>, Katie McKeon <kmckeon@wclp.org>, Jonathan Jager <jjager@publiccounsel.org>
Bcc:

Date: Wed, 28 Jan 2026 06:33:47 +0000

Subject: Vote no on Agenda Item 22 - Council File No. 24-0971

Dear Council Members,

See attached correspondence from Public Counsel and Western Center on Law & Poverty, plaintiff's representatives in the pending lawsuit *LA Forward, et al. v. City of Los Angeles, et al.* (Super. Ct., Los Angeles County, Case No. 24STCV17156).

We urge the Council to protect Los Angeles' integrity, fiscal health, and commitment to inclusive housing and to vote no on Agenda Item 22 (Council File No. 24-0971).

Carie Martin



Carie Martin | they/them
Staff Attorney | Community Development Project

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5 attachments



Support City Attorney's request for legal funding.eml
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URGENT: Reject the \$760k Request to Litigate Against Affordable Housing (Venice Dell) = Council File 24-0971.eml
22K



Stop using City money to kill affordable housing.eml
13K



260127 PC WC Letter re Council File Number 24-0971.pdf
294K



Vote no on Agenda Item 22 - Council File No. 24-0971.eml
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