

## Communication from Public

**Name:** Rick Garvey

**Date Submitted:** 06/14/2026 06:30 PM

**Council File No:** 26-0721

**Comments for Public Posting:** Dear PLUM Committee Members, I am writing to urge you to grant the appeal of the proposed development at 1410–1422 Main Street in Venice. This project was approved despite significant legal errors and unresolved public safety concerns, including reliance on a narrow residential alley for all access to residences, restaurants, deliveries, and services. The approval should be reversed because:

- The CEQA categorical exemption was granted despite substantial evidence of traffic, circulation, parking, and cumulative impacts.
- The Mello Act findings fail to demonstrate that residential use of the existing homes is no longer feasible.
- The project record contains material inaccuracies and inconsistencies, including conflicting descriptions of site conditions and prior uses. The most egregious is the claim that 1410 Main has only been used as a vacant lot since 2018. Please see the attached video and pictures that demonstrate otherwise.
- The findings do not adequately demonstrate consistency with the Coastal Act, Venice Land Use Plan, and Venice Coastal Zone Specific Plan. In addition, the project relies entirely on Toledo Court, a narrow residential alley, for access to 20 residential units, multiple restaurant uses, deliveries, trash collection, ride-share activity, and service vehicles. Key concerns include:
- The alley is heavily used by residents, children, pedestrians, cyclists, pets, seniors, and individuals with disabilities.
- The project record does not adequately analyze restaurant traffic, delivery activity, loading operations, or emergency vehicle access.
- Garbage collection, loading conflicts, ride-share activity, and circulation impacts remain insufficiently studied.
- The resulting congestion and safety risks have not been fully evaluated.

As a nearby resident, I am personally concerned about how this project would affect my family and neighborhood. I have lived on Toledo Court for over 30 years and witnessed it function as a quiet residential alley. It was never designed to serve as the primary access point for a project of this scale and intensity. The prospect of significantly increased traffic, deliveries, and commercial activity in this narrow alley—and the adjoining streets—raises serious safety concerns for my family. For these reasons, I respectfully request that the PLUM Committee grant the appeal and reverse the approval. At a minimum, the matter should be remanded for full environmental review, corrected findings, and further analysis of

the project's safety, circulation, and Coastal Zone impacts. Thank you for your consideration. Sincerely, Rick Garvey, 234 Horizon Avenue, #5, Venice, CA 90291

## Evidence that contradicts the “vacant lot” characterization at 1410 Main Street

The City Letter of Determination (Under compliance finding 4 page F-22): “Per the Mello Act Determination letter, dated May 18, 2022, the Los Angeles Housing Department has determined that no affordable units exist at the subject site. The subject site consists of a vacant lot and two single-family dwellings. The owner filed an application with City Planning on March 21, 2021. LAHD collected monthly housing cost data for at least the previous three (3) years from March 2018 to March 2021. The Rent Stabilization Ordinance (“RSO”) Unit confirmed that 1410 South Main Street has been a vacant lot since March 2018.”

Please see evidence of the live/work “container house” created out of shipping containers which was constructed in the parking lot at 1410 Main street that the applicant claimed had only been a vacant lot as part of their submission:

1. YouTube video of the applicant displaying the space: [IPME Builds Container House in Venice, California - YouTube](#)
2. Overhead photos of structure still there in 2021:

