

## Communication from Public

**Name:** Emily Owens

**Date Submitted:** 06/15/2026 01:05 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: 1. The CEQA categorical exemption was granted despite substantial evidence of traffic, circulation, parking, and cumulative impacts. 2. The Mello Act findings fail to demonstrate that residential use of the existing homes is no longer feasible. 3. The project record contains material inaccuracies and inconsistencies, including conflicting descriptions of site conditions and prior uses. 4. 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: 1. The alley is heavily used by residents, children, pedestrians, cyclists, pets, seniors, and individuals with disabilities. 2. The project record does not adequately analyze restaurant traffic, delivery activity, loading operations, or emergency vehicle access. 3. Garbage collection, loading conflicts, ride-share activity, and circulation impacts remain insufficiently studied. 4. The resulting congestion and safety risks have not been fully evaluated. I have lived in this neighborhood for 5 years and have watched Toledo Court 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. I am not opposed to development of this property, but I strongly feel using Toledo Court as the main entry point for a large building is going to cause massive traffic problems and accompanying noise pollution. 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, Emily Owens, Ph.D.