

## Communication from Public

**Name:**

**Date Submitted:** 06/14/2026 08:45 PM

**Council File No:** 26-0721

**Comments for Public Posting:** I am concerned that increased traffic, loading activity, and delivery vehicles could obstruct the alley and street and would delay emergency response. There is not enough space in the allotted area for this. It would be a disaster. I'm a resident who lives on Horizon. Please do not let this pass.

## Communication from Public

**Name:** Judy Branfman

**Date Submitted:** 06/16/2026 09:17 PM

**Council File No:** 26-0721

**Comments for Public Posting:** To PLUM Committee Members: I am writing to urge you to grant the appeal of the proposed development at 1410–1422 Main Street in Venice – and reverse the approval. This project was approved despite significant legal errors and unresolved public safety concerns. 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 findings do not adequately demonstrate consistency with the Coastal Act, Venice Land Use Plan, and Venice Coastal Zone Specific Plan.

Additionally, 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 - a dangerous and unworkable situation. For all these reasons, I request that the PLUM Committee grant the appeal and reverse the approval. At a minimum, this project should be remanded for full environmental review, corrected findings, and further analysis of the project's safety, circulation, and Coastal Zone impacts. Thank you, Judy Branfman

## Communication from Public

**Name:** Justin Henry

**Date Submitted:** 06/16/2026 06:38 PM

**Council File No:** 26-0721

**Comments for Public Posting:** At its December 9, 2025 meeting, the Venice Neighborhood Council voted to recommend denial of the project at 1410-1414-1422 Main St. The City Planner ignored the VNC recommendation for denial and related LUPC Staff Report explaining the reasons, not even mentioning the VNC's position or any of the issues raised in its City Planning Report Recommendation to the City Planning Commission. No changes have been made to the project. The Venice Neighborhood Council (VNC) continues to recommend denial of the project proposed at 1410-1414-1422 Main St, supports the appeal of the CPC determination to approve the project, requests the City Council and PLUM take the VNC recommendation of denial and accompanying LUPC Staff Report under serious consideration in its review of the appeal, and requests that Councilmember Park strongly support the appeal.