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Council and Public Services Division  
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[clerk.lacity.org](http://clerk.lacity.org)

May 29, 2026

ENV-2021-2021-CE  
Council District 11

**NOTICE TO OWNER(S) AND OCCUPANT(S) WITHIN A 300-FOOT RADIUS, APPLICANT(S),  
APPELLANT(S), NEIGHBORHOOD COUNCIL, AND INTERESTED PARTIES, AND  
NEIGHBORHOOD COUNCIL**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, June 23, 2026** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15303 and 15332, and related CEQA Findings; report from the Los Angeles City Planning Commission (LACPC); and an appeal filed by Richard Garvey from the determination of the LACPC in: 1) Approving, pursuant to Los Angeles Municipal Code (LAMC) Chapter 1A Section 13B.9.1, a Coastal Development Permit for the proposed project on a lot located within the Single Permit Jurisdiction of the Coastal Zone, 2) Approving, pursuant to LAMC Chapter 1A Section 13B.4.2, a Project Compliance for the proposed project on a lot located within the North Venice Subarea of the Venice Coastal Zone Specific Plan, and 3) Approving, pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review; for the demolition of two single-family dwellings, and the construction of a 26,889 square-foot, five story, mixed-use building consisting of 20 residential units in the Coastal Zone, of which four residential units will be set aside for Very Low Income Households; 3,676 square-feet of restaurant uses, including 2,098 square feet of indoor dining Service Floor area and 467 square feet of outdoor dining Service Floor area; 656 square feet of office uses; a one level-subterranean garage; and a roof deck with a solar trellis and a roof access structure, providing 28 parking spaces; for the properties located at 1410 - 1422 South Main Street, subject to Conditions of Approval.

Applicant: Three on the Tree, LLC  
Representative: Tony Russo, Crest Real Estate  
Case No. CPC-2021-2020-DB-CDP-SPPC-MEL-HCA-1A

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file No. **26-0721** by visiting: [www.lacouncilfile.com](http://www.lacouncilfile.com).

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

<b>For inquiries about the project, contact City Planning staff:</b> Sienna Kuo (213) 978-1376 <a href="mailto:sienna.kuo@lacity.org">sienna.kuo@lacity.org</a>
<b>For inquiries about the meeting, contact City Clerk staff:</b> Candy Rosales (213) 978-1078 <a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a>

**Note:** If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.