

From: Rick Garvey rickgarvey@hotmail.com
Subject: Re: Request for Continuance or Denial — 1410–1422 Main St (Incomplete Application & Missing Required Documents) CPC-2021-2020-DB-CDP-SPPC-MEL-HCA; ENV-2021-2021-EAF
Date: December 3, 2025 at 10:25 PM
To: David Turnbull davidturnbull.lupc@gmail.com, David Feige dfeige.lupcmail@gmail.com, Sarah Wauters sarah.wauters.vnclupc@gmail.com, mehrnoosh Mojalilali mehrnoosh.mojalilali.vnclupc@gmail.com, nicole meyer nicolemeyervnc@gmail.com, Janessa Kurland jkat.vnclupc@gmail.com, Robin Rudisill robin.rudisill.vnclupc@gmail.com, Ted Henderson tedhvnc@gmail.com, Mark Mack mark.mack@venicenc.org
Cc: Rick Garvey rickgarvey@hotmail.com

[Resending to each individual LUPC member since the board emails are not going through]

From: Rick Garvey <rickgarvey@hotmail.com>
Sent: Wednesday, December 3, 2025 10:00 PM
To: LUPC@VeniceNC.org <LUPC@VeniceNC.org>
Cc: board@VeniceNC.org <board@VeniceNC.org>
Subject: Request for Continuance or Denial — 1410–1422 Main St (Incomplete Application & Missing Required Documents) CPC-2021-2020-DB-CDP-SPPC-MEL-HCA; ENV-2021-2021-EAF

[sent again because I got a bounce-back]

Dear LUPC Chair and Members,

I am writing as a concerned Venice resident regarding the proposed development at **1410–1422 Main Street**, which is scheduled to be heard at LUPC tomorrow evening.

This is the third time this developer has proposed consolidating multiple lots at the end of Horizon Avenue and Market Avenue, and this latest proposal has many issues. I live within 300 feet of the property and by law was supposed to receive notice but, like many of my other neighbors, I had to learn about it from a member of LUPC.

I have met with many of my neighbors on Horizon, Market, Riviera, and Innes and after reviewing the applicant's materials, we have identified numerous required documents and analyses that are **missing**, preventing both LUPC and the community from conducting a proper review of the project. These include, but are not limited to:

- **Mello Act determination** (required in the Coastal Zone)
- **Coastal Act compliance analysis**
- **CEQA review** appropriate to the scale of excavation, commercial intensity, and coastal hazards
- **Traffic and alley circulation study**
- **Parking demand analysis & verification of AB 2097 eligibility**

- **Noise study** for rooftop and outdoor dining impacts
- **Geotechnical / construction impact analysis** for excavation adjacent to century-old buildings
- **Proof of proper noticing** to all residents and owners within 300 feet

Without these fundamental documents, LUPC cannot produce the findings required in its written report — including the evaluation of project “pros and cons,” the analysis of environmental and safety impacts, or a meaningful summary of community input.

Therefore, I respectfully request that LUPC recommend a *continuance or denial* of the project until the applicant provides a complete set of required materials, and the community has had adequate time to review them.

This request is consistent with the LUPC Charter, which requires the committee to base recommendations on full project information and public input. Proceeding without essential documents would undermine both transparency and procedural fairness.

Thank you very much for your consideration and for your service to the Venice community. We appreciate your willingness to ensure that development in the Coastal Zone is safe, compliant, and compatible with the neighborhood.

Sincerely,

Rick Garvey
234 Horizon Avenue #5, Venice, CA 90291
rickgarvey@hotmail.com
310-721-1647

From: Cindy brandyremington@gmail.com
Subject: Main street development proposal - opposition
Date: December 4, 2025 at 7:28 AM
To: davidturnbull.lupc@gmail.com, dfeige.lupcmail@gmail.com, sarah.wauters.vnclupc@gmail.com, mehmoosh.mojallali.vnclupc@gmail.com, nicolemeyervnc@gmail.com, jkat.vnclupc@gmail.com, robin.rudisill.vnclupc@gmail.com, tedhvnc@gmail.com, mark.mack@venicenc.org, LUPC@venicenc.org
Cc: board@venicenc.org

Hi, my name is Cindy, I live at 247 Market halfway up the alley from the proposed development, and I am part of the organized neighborhood opposition to this project.

I strongly urge LUPC to recommend a continuance or denial because this project is incomplete and unsafe as submitted.

There are many reasons for this, to name a few:

- The proposed height and massing are out of scale with every building on this block**
- The project funnels restaurant deliveries, rideshare, service trucks, and residents into a narrow alley not designed for commercial circulation, and it is already difficult for two vehicle to pass each other going in opposite directions - this is simply a ridiculous proposition**
- The lack of parking provided for the resident and restaurant use is unacceptable for a new construction project in an already parking congested area. Many of the homes nearby were build long ago without parking when it was not an issue - for new construction this needs to be a requirement.**
- It seems like the current project proposed far exceeds what was passed a few years ago - this definitely needs new environmental, coastal, flood zone, etc review.**

I will be working at the start of the meeting this evening but hope to be able to make it.

Thank you for your time.

**Cindy Graham
247 Market Street**

From: Steve Bevilacqua emb233@yahoo.com
Subject: Fw: 1410-1422 Main Street - Request for Continuance or Denial
Date: December 3, 2025 at 11:38 PM
To: David Turnbull davidturnbull.lupc@gmail.com, David Feige dfeige.lupcmail@gmail.com, Sarah Wauters sarah.wauters.vnclupc@gmail.com, mehrnoosh Mojallali mehrnoosh.mojallali.vnclupc@gmail.com, nicole meyer nicolemeyervnc@gmail.com, Janessa Kurland jkat.vnclupc@gmail.com, Robin Rudisill robin.rudisill.vnclupc@gmail.com, Ted Henderson tedhvnc@gmail.com, Mark Mack mark.mack@venicenc.org

Dear LUPC and VNC:

My name is Steve, I live on the 200 block of Market Street, very close to the proposed development and I am part of the organized opposition to this project.

There are many families on this block with children, and this development will have a severely negative impact on their lives. I have a daughter. There's a family with three kids right across the street from this proposed development's site. A family with two kids lives in between us, as well as other families in the immediate vicinity, some with babies and toddlers. A lot of these kids are friends. They hang out and play together. It's a street of families. We don't need the restaurants and the bar on that corner. It will add to traffic, congestion, noise, and obviously drinking and intoxicated people coming and going. If people need a bar, there are several a couple blocks away in every direction. We don't need this one. We also don't need people looking for parking spaces on an already crowded street, and then leaving the place after drinking. The rideshares, delivery trucks, and restaurant patrons pose a safety risk to our kids walking, playing, and riding their bikes.

There are many problems with this development. It has too many units, too many liquor establishments, too few parking spaces. This developer has been proven to be extremely antagonistic and hostile to the neighbors at every step along the way. I was once yelled at "fucking move" by the developer's friends at a neighborhood meeting. It doesn't speak well of their intent regarding neighborhood relations. Also, the fact that they failed to notify so many of the neighbors speaks to their continued untrustworthiness.

I'm not aware of any legitimate traffic study or pedestrian impact study that has been done, or any studies regarding the impact on parking and noise, especially with a proposed rooftop deck. Also, if all of these living, work, dining, and drinking establishments need to arrive and leave through the alley, as was the case before, that alley is not close to big enough.

I strongly urge LUPC to recommend a denial because this project is incomplete and unsafe as submitted.

Thank you very much for your consideration, and for all you do for the Venice community.

Best regards,
Steve Bevilacqua
248 Market Street

From: Peggy Lee Kennedy peggylee.kennedy@gmail.com
Subject: Request Denial — 1410–1422 Main St CPC-2021-2020-DB-CDP-SPPC-MEL-HCA; ENV-2021-2021-EAF
Date: December 4, 2025 at 1:46 AM
To: LUPC@venicenc.org
Cc: board@venicenc.org, David Turnbull davidturnbull.lupc@gmail.com, David Feige dfeige.lupcmail@gmail.com, Sarah Wauters sarah.wauters.vnclupc@gmail.com, mehrnoosh Mojallali mehrnoosh.mojallali.vnclupc@gmail.com, nicole meyer nicolemeyervnc@gmail.com, Janessa Kurland jkat.vnclupc@gmail.com, Robin Rudisill robin.rudisill.vnclupc@gmail.com, Ted Henderson tedhvnc@gmail.com, Mark Mack mark.mack@venicenc.org

Attention LUPC Chair and Members:

I am writing regarding the proposed development at 1410–1422 Main Street, which is scheduled to be heard at the LUPC.

This is the third time this developer has proposed consolidating multiple lots at the end of Horizon Avenue and Market Avenue, and this version has multiple problems.

After reviewing the applicant's materials, numerous required documents and analyses are missing, preventing both LUPC and the community from conducting a proper review of the project. These include, but are not limited to:

- **Mello Act determination (required in the Coastal Zone)**
- **Coastal Act compliance analysis**
- **CEQA review appropriate to the scale of excavation, commercial intensity, and coastal hazards**
- **Traffic and alley circulation study**
- **Parking demand analysis & verification of AB 2097 eligibility**
- **Noise study for rooftop and outdoor dining impacts**
- **Geotechnical / construction impact analysis for excavation adjacent to century-old buildings**
- **Proof of proper noticing to all residents and owners within 300 feet**

Without the fundamental documents, LUPC cannot produce the findings required in its written report — including the evaluation of project “pros and cons,” the analysis of environmental and safety impacts, or a meaningful summary of community input.

Therefore, I hereby request that LUPC recommend a denial of the project at this time. The applicant must provide a complete set of required materials and the community needs adequate time to review them.

This is consistent with the LUPC Charter, which requires the committee to base recommendations on full project information and public input. Proceeding without essential documents would undermine both transparency and procedural fairness.

Thank you for your consideration in this matter.

Sincerely,

Sincerely,

Peggy Lee Kennedy

P.O. Box 2881, Venice CA 90294

From: chris graham chris12graham@yahoo.com
Subject: Main street development proposal - opposition
Date: December 4, 2025 at 7:50 AM
To: davidturnbull.lupc@gmail.com, dfeige.lupcmail@gmail.com, sarah.wauters.vnclupc@gmail.com, mehrnoosh.mojallal.vnclupc@gmail.com, nicolemeyervnc@gmail.com, jkat.vnclupc@gmail.com, robin.rudisill.vnclupc@gmail.com, tedhvnc@gmail.com, mark.mack@venicenc.org, LUPC@venicenc.org
Cc: board@venicenc.org

Hi, my name is Chris, I live at 247 Market halfway up the alley from the proposed development, and I am part of the organized neighborhood opposition to this project.

I strongly urge LUPC to recommend a continuance or denial because this project is incomplete and unsafe as submitted.

There are many reasons for this, to name a few:

- The proposed height and massing are out of scale with every building on this block
- The project funnels restaurant deliveries, rideshare, service trucks, and residents into a narrow alley not designed for commercial circulation, and it is already difficult for two vehicle to pass each other going in opposite directions - this is simply a ridiculous proposition
- The noise that will occur for the next forever, first from construction and then bar / rooftop has not been evaluated and needs to be - and it will be disruptive to the existing neighbors no matter what
- The lack of parking provided for the resident and restaurant use is unacceptable for a new construction project in an already parking congested area. Many of the homes nearby were build long ago without parking when it was not an issue - for new construction this needs to be a requirement.
- It seems like the current project proposed far exceeds what was passed a few years ago - this definitely needs new environmental, coastal, flood zone, etc review.

I hope to be able to make the meeting this evening.

Thank you for your time.

Chris Graham
247 Market Street

From: moeshepard@aol.com

Subject: 1410 Main St.

Date: December 4, 2025 at 10:00 AM

To: davidturnbull.lupc@gmail.com, dfeige.lupcmail@gmail.com, sarah.wauters.vnclupc@gmail.com, mehmoosh.mojallali.vnclupc@gmail.com, nicolemeyervnc@gmail.com, jkat.vnclupc@gmail.com, robin.rudisill.vnclupc@gmail.com, tedhvnc@gmail.com, mark.mack@venicenc.org

4 December 2025

Committee members of Venice Land Use and Planning Committee:

I am Irv Katz, and I live on the 200 block of Market St., just around the corner from
1410 Main St.

I have a view from my living room and bedroom windows of the airspace above 1410 Main St., and that airspace will be taken up by the proposed structure if it is built as currently proposed.

I moved to Market St. in 1974. At that time my neighbors were retired teachers and printers, construction workers, nurses, students, and artists.

I became friends with the people who lived in the two homes at 1414 and 1422 Main St. We would meet at Pietro's, a taproom located where Hama is currently, to shoot pool after work.

I wish to state my strong objection to including a restaurant in this proposal. I have counted
19 licensed bars and restaurants serving alcohol in our neighborhood on Main St.,
Abbot Kinney, Windward and Pacific, and Ocean Front Walk.

Many, if not most, of the customers of these bars and restaurants arrive by car, and many if not most, park their cars on the streets of the surrounding neighborhood, roughly a 9 square block area. Aside from Main, Abbot Kinney, Pacific, and the beach and 100 block of Windward, these streets are residential. Although some restaurants provide off street valet parking, many of the customers choose to park themselves on these residential streets. Even if a development permit requires off street parking, many of the customers and staff park their cars on the residential streets anyway. Not only are they making it difficult for many residents to find parking when they return from work in the evening. but many are

and parking when they return home at night, sometimes even creating a nuisance with loud conversations and music, sometimes even sitting in their cars for extended periods upon arrival and most annoying when leaving late at night.

A restaurant also brings daily and hourly delivery trucks that will block Toledo Court, the alley which is directly behind the proposed site, and is also the alley which serves the residences along the north side of Market St and south side of Horizon Av. The proposed loading dock is not large enough to serve most of the 5 and 10 ton and larger trucks that make these deliveries, and so many will simply park in the alley which will prevent residents, as well as emergency vehicles, from coming and going. Trucks will also park down the middle of Market St. as they do now when making deliveries to Hama which is on the Windward Circle and deliveries are made through Granada Court, the alley off of Market St. These trucks park so that it is difficult to make a turn into or out of Toledo and Granada, assuming they are not already block by other delivery trucks. It is not uncommon for several trucks to be making deliveries simultaneously.

The other problem presented by a restaurant is the daily pick up of trash and recyclables. The trash trucks generally make these pick ups in the early morning hours and they are loud. The recyclable collectors tend to arrive around closing time, midnight to 2 am. They provide a cacophony of bottles and cans being poured into the backs of their vehicles for as long as it takes. This is all taking place directly behind our homes, just below our bedroom windows. Again, no matter what stipulations, regulations, or rules you or the city impose, this is what actually takes place on a daily basis.

19 bars and restaurants in our neighborhood are more than enough, and there is no justification to add one more.

If you look just across the street from 1410 Main St., you will see 6 homes, 3 fronting on Main St., and 3 fronting on Inness Pl. This site is very close to the same size as the proposed development. There is no commercial component to it. In fact these homes replaced 3 retail establishments, one being a hardware store that some of us sorely miss. The homes are 3 stories with subterranean parking. Lacking a commercial component, they do not

subterranean parking. Lacking a commercial component, they do not create any of the nuisance that a restaurant or some other retail or commercial business will. Parking is confined to the residents and their visitors, and so there is no constant flow of traffic into or out of the garage, and there are no daily deliveries to block the alley or streets or create noise.

I would briefly add that this application nearly doubles what the developer requested 11 years ago when he first made this proposal and was turned down. Now he returns wanting to increase the height to 57' 10" in lieu of the 30' maximum stipulated in the Venice Coastal Zone Specific Plan. He wishes to increase the Floor Area Ratio from 1.5 to 2.95, almost double. He wishes to decrease the set backs on the sides from 8' to 5', almost half, and decrease the front to zero from 5, and in this case the existing sidewalk is already narrower than current city requirements.

I would ask the developers to consider confining this proposal to residential within the requirements of the Venice Plan, which would provide homes, and not create problems that commercial businesses would.

I thank you for your attention and consideration.

Irv Katz

From: Susan Lynch susanlyn3@gmail.com
Subject: Request for Continuance or Denial — 1410–1422 Main St (Incomplete Application & Missing Required Documents) CPC-2021-2020-DB-CDP-SPPC-MEL-HCA; ENV-2021-2021-EAF
Date: December 4, 2025 at 3:35 PM
To: LUPC@venicenc.org, David Turnbull davidturnbull.lupc@gmail.com, David Feige dfeige.lupcmail@gmail.com, Sarah Wauters sarah.wauters.vncclupc@gmail.com, mehrnoosh Mojalali mehrnoosh.mojalali.vncclupc@gmail.com, nicole meyer nicolemeyervnc@gmail.com, Janessa Kurland jkat.vncclupc@gmail.com, Robin Rudisill robin.rudisill.vncclupc@gmail.com, Ted Henderson tedhvnc@gmail.com, Mark Mack mark.mack@venicenc.org
Cc: board@venicenc.org

Dear LUPC Chair and Members,

I am writing as a concerned Venice resident regarding the proposed development at **1410–1422 Main Street**, which is scheduled to be heard at LUPC tomorrow evening.

This is the third time this developer has proposed consolidating multiple lots at the end of Horizon Avenue and Market Avenue, and this version has many issues. I live within 2 blocks of the property and by law was supposed to receive notice but, like many of my other neighbors, I was apparently left off the mailing list and had to learn about it from a member of LUPC.

After reviewing the applicant's materials, we have identified numerous required documents and analyses that are **missing**, preventing both LUPC and the community from conducting a proper review of the project. These include, but are not limited to:

- **Mello Act determination** (required in the Coastal Zone)
- **Coastal Act compliance analysis**
- **CEQA review** appropriate to the scale of excavation, commercial intensity, and coastal hazards
- **Traffic and alley circulation study**
- **Parking demand analysis & verification of AB 2097 eligibility**
- **Noise study** for rooftop and outdoor dining impacts
- **Geotechnical / construction impact analysis** for excavation adjacent to century-old buildings
- **Proof of proper noticing** to all residents and owners within 300 feet

Without these fundamental documents, LUPC cannot produce the findings required in its written report — including the evaluation of project “pros and cons,” the analysis of environmental and safety impacts, or a meaningful summary of community input.

Therefore, we respectfully request that LUPC recommend a *continuance or denial* of the project until the applicant provides a complete set of required materials, and the community has had adequate time to review them.

This request is consistent with the LUPC Charter, which requires the committee to base recommendations on full project information and public input. Proceeding without essential documents would undermine both transparency and procedural fairness.

Thank you very much for your consideration and for your service to the Venice community. We appreciate your willingness to ensure that development in the Coastal Zone is safe, compliant, and compatible with the neighborhood.

Sincerely,

Susan Lynch

312 1//2 Market Street, Venice CA 90291

310-962-5946

From: L D lisadannenbaum@gmail.com
Subject: 1410 - 1422 Main Street, Venice 90291

Date: December 4, 2025 at 5:27 PM

To: LUPC@venicenc.org, board@venicenc.org, David Turnbull davidturnbull.lupc@gmail.com, David Feige dfeige.lupcmail@gmail.com, Sarah Wauters sarah.wauters.vnclupc@gmail.com, mehrnoosh Mojallali mehrnoosh.mojallali.vnclupc@gmail.com, nicole meyer nicolemeyervnc@gmail.com, Janessa Kurland jkat.vnclupc@gmail.com, Robin Rudisill robin.rudisill.vnclupc@gmail.com, Ted Henderson tedhvnc@gmail.com, Mark Mack mark.mack@venicenc.org
Cc: smallstreetsbighearts@gmail.com

My name is Lisa Dannenbaum. I live with my family at 226 Horizon Avenue. I am also the property owner.

We wholly oppose the abusive project proposed for 1410 - 1422 Main Street and find it obscene that a "developer" could be so tone-deaf and selfish as to completely ignore the character of this part of the Venice community by desiring to dump an unneeded, oversized commercial box on this neighborhood.

- The project is, without question, entirely outside the scope of Mass, Scale, and Size for this neighborhood - It's breathtaking that anyone would put forth such an obscene proposal.

- Its requirements for multiple waivers further illustrate the capricious, irresponsible, and thoughtless nature of the "developers."

- The project's use of a residential alley to support the commercial development places yet another burden on resident access to homes on Horizon and Market, in an area already suffering from beach traffic congestion and a lack of parking.

- The noise from the proposed rooftop activity WILL also be a tremendous burden; it would be an accurate characterization to call it cruel.

The character of our community and the quality of life of our residents should never be assaulted by the needs of big box "developers" yet that is precisely what is proposed on Main Street.

Thank you for not advancing the Main Street project.

Respectfully,

-Lisa Dannenbaum

From: Steve Day steve@hillsartists.com
Subject: Request for Continuance or Denial — 1410–1422 Main St (Incomplete Application & Missing Required Documents) CPC-2021-2020-DB-CDP-SPPC-MEL-HCA; ENV-2021-2021-EAF
Date: December 4, 2025 at 5:13 PM
To: LUPC@venicenc.org, sarah.wauters.vnclupc@gmail.com, davidturnbull.lupc@gmail.com, dfelge.lupcmail@gmail.com, mehrnnoosh.mojallali.vnclupc@gmail.com, tedhvnc@gmail.com, jkat.vnclupc@gmail.com, robin.rudisill.vnclupc@gmail.com, mark.mack@venicenc.org
Cc: board@venicenc.org

Dear LUPC Chair and Members,

I am writing as a Venice resident of 5 years who has concerns regarding the proposed development at 1410–1422 Main Street.

From what I've ascertained, this is now the third time the developer has proposed consolidation of lots at the end of Horizon and Market Avenues, and this version, like those before it, has many issues. I live within 300 feet of the property and by law was supposed to receive notice. This notice was never received and, like many others I'm learning now too, had to hear about this from a member of LUPC.

After review of the applicant's materials, there are numerous required documents and analyses that are missing, preventing both LUPC and the community from conducting a proper review of the project. I've learned that these include, but are not limited to:

- Mello Act determination (required in the Coastal Zone)
- Coastal Act compliance analysis
- CEQA review appropriate to the scale of excavation, commercial intensity, and coastal hazards
- Traffic and alley circulation study
- Parking demand analysis & verification of AB 2097 eligibility
- Noise study for rooftop and outdoor dining impacts
- Geotechnical / construction impact analysis for excavation adjacent to century-old buildings
- Proof of proper noticing to all residents and owners within 300 feet

Without these fundamental documents, LUPC cannot produce the findings required in its written report — including the evaluation of project “pros and cons,” the analysis of environmental and safety impacts, or a meaningful summary of community input.

Therefore, we respectfully request that LUPC recommend a *continuance or denial* of the project until the applicant provides a complete set of required materials, and the community has had adequate time to review them.

This request is consistent with the LUPC Charter, which requires the committee to base recommendations on full project information and public input. Proceeding without essential documents would undermine both transparency and procedural fairness.

Thank you very much for your time, consideration and service to the community. I'm not

the only one who appreciates your diligence in ensuring that any Coastal Zone development is safe, compliant, and compatible with the neighborhood – one that means so so much to me and many others here.

Best,

**Steve Day
Hills Artists
Los Angeles | London
steve@hillsartists.com
+1 254 433 0191**

From: Liz Burnette lizburnette@icloud.com
Subject: LUPC Main St, Market St., Horizon Ave

Date: December 4, 2025 at 6:20 PM

To: LUPC@venicenc.org

Cc: David Turnbull davidturnbull.lupc@gmail.com, David Feige dfeige.lupcmail@gmail.com, Sarah Wauters sarah.wauters.vnclupc@gmail.com, mehrnoosh Mojallali mehrnoosh.mojallali.vnclupc@gmail.com, nicole meyer nicolemeyervnc@gmail.com, Janessa Kurland jkat.vnclupc@gmail.com, Robin Rudisill robin.rudisill.vnclupc@gmail.com, Ted Henderson tedhvnc@gmail.com, Mark Mack mark.mack@venicenc.org, board@venicenc.org

To: LUPC@venicenc.org; David Turnbull <davidturnbull.lupc@gmail.com>, David Feige <dfeige.lupcmail@gmail.com>, Sarah Wauters <sarah.wauters.vnclupc@gmail.com>, mehrnoosh Mojallali <mehrnoosh.mojallali.vnclupc@gmail.com>, nicole meyer <nicolemeyervnc@gmail.com>, Janessa Kurland <jkat.vnclupc@gmail.com>, Robin Rudisill <robin.rudisill.vnclupc@gmail.com>, Ted Henderson <tedhvnc@gmail.com>, Mark Mack <mark.mack@venicenc.org>

Cc: board@venicenc.org

Bcc: smallstreetsbighearts@gmail.com

Subject: Request for Continuance or Denial – 1410-1422 Main St (Incomplete Application & Missing Required Documents) CPC-2021-2020-DB-CDP-SPPC-MEL-HCA; ENV-2021-2021-EAF

Dear LUPC Chair and Members,

I am writing as a concerned Venice resident regarding the proposed development at 1410-1422 Main Street, which is scheduled to be heard at LUPC this evening.

This is the third time this developer has proposed consolidating multiple lots at the end of Horizon Avenue and Market Street, and this version has many issues. I live within one block of this proposed project and by law I thought residents were supposed to receive notice. I only learned about it from a neighbor who lives within 300 hundred feet but they weren't notified either.

After reviewing the applicant's materials, we have identified numerous required documents and analyses that are missing, preventing both LUPC and the community from conducting a proper review of the project. These include, but are not limited to:

- Mello Act determination (required in the Coastal Zone)
- Coastal Act compliance analysis
- CEQA review appropriate to the scale of excavation, commercial intensity, and coastal hazards
- Traffic and alley circulation study
- Parking demand analysis & verification of AB 2097 eligibility
- Noise study for rooftop and outdoor dining impacts
- Geotechnical / construction impact analysis for excavation adjacent to century-old buildings
- Proof of proper noticing to all residents and owners within 300 feet

Without these fundamental documents, LUPC cannot produce the findings required in its written report – including the evaluation of project “pros and cons,” the analysis of environmental and safety impacts, or a meaningful summary of community input.

Therefore, we respectfully request that LUPC recommend a *continuance or denial* of the project until the applicant provides a complete set of required materials, and the community has had adequate time to review them.

This request is consistent with the LUPC Charter, which requires the committee to base recommendations on full project information and public input. Proceeding without essential documents would undermine both transparency and procedural fairness.

Thank you very much for your consideration and for your service to the Venice community. We appreciate your willingness to ensure that development in the Coastal Zone is safe, compliant, and compatible with the neighborhood.

Sincerely,

Elizabeth Burnette

Address: 308 Market Street #A Venice, CA 90291

Email: Lizburnette@icloud.com

Phone number: (310) 480-6377

From: Mike Bravo bravo@defendvenice.org
Subject: 🚧 Serious Concerns Regarding 1410-1422 Main Street Project – Request for Continuance
Date: December 4, 2025 at 5:47 PM
To: lupc@venicenc.org
Cc: board@venicenc.org

MB

Dear LUPC Chair and Members,

I'm writing as a fifth-generation Venetian regarding the proposed development at 1410-1422 Main Street, scheduled for tomorrow evening's hearing.

This is the third iteration of this developer's attempt to consolidate multiple lots at the end of Horizon Avenue and Market Avenue. That pattern alone should raise questions about what's driving these repeated proposals and whether the process is being respected or exploited.

I've learned from a local community member that many residents within the required 300-foot radius were left off the mailing list and only learned about this hearing through word of mouth. That's not just a procedural oversight—it's a violation that undermines community input and raises concerns about whether this project is being pushed through without the transparency our Coastal Zone requires.

It's worth noting that seemingly small violations like improper noticing are exactly what enable the collective destruction of communities. When we let these "insignificant" procedural failures slide—especially with developers of questionable integrity and projects of this scale—we set a precedent that erodes the very protections meant to preserve Venice. Integrity in process matters, particularly when the stakes are this high.

I also find it striking that this neighborhood council and many community members have been vocal in their opposition to the Venice Dell project, yet this proposal—which raises similar concerns about scale, impact, and coastal compliance—has received relatively little scrutiny or media/ VNC Newsletter attention. That inconsistency is worth examining.

After reviewing the applicant's materials, it's clear that numerous required documents and analyses are missing, making it impossible for LUPC or the community to conduct a proper review. These include, but are not limited to:

- Mello Act determination (required in the Coastal Zone)
- Coastal Act compliance analysis
- CEQA review appropriate to the scale of excavation, commercial intensity, and coastal hazards
- Traffic and alley circulation study
- Parking demand analysis & verification of AB 2097 eligibility
- Noise study for rooftop and outdoor dining impacts
- Geotechnical / construction impact analysis for excavation adjacent to century-old buildings
- Proof of proper noticing to all residents and owners within 300 feet

Without these fundamental documents, LUPC cannot produce the findings required in its written report—including evaluation of project "pros and cons," analysis of environmental and safety impacts, or a meaningful summary of community input.

I'm requesting that LUPC recommend a continuance or denial until the applicant provides a

complete set of required materials and the community has had adequate time to review them. This is consistent with the LUPC Charter, which requires the committee to base recommendations on full project information and public input.

My family has been part of Venice's fabric for five generations. We've witnessed what happens when projects move forward without proper review and genuine community engagement. Proceeding without essential documents doesn't just undermine transparency — it continues a pattern where development interests are prioritized over the people whose families have actually built and sustained this community.

I trust LUPC will ensure this project receives the thorough, compliant review our community deserves.



Respectfully,

Mike Bravo
611 Sunset Ave. 90291
bravo@defendvenice.org
<https://defendvenice.org>

To unsubscribe from this group and stop receiving emails from it, send an email to lupc+unsubscribe@venicenc.org.