

**LATE ATTACHMENTS
DISTRIBUTED
AT
JULY 24, 2013
PLANNING COMMISSION
MEETING**

LAND USE

13. **Phase I (Village Shops)** requires the following:

- c. The Applicant shall provide a U-turn, traffic circle, or other connection at the Rosecrans Avenue entrance in the lower level parking lot with a minimum outside turning radius of 30 feet, to internally connect both drive aisles.

Also in Condition No. 50k.

(No other changes to Condition #13)

FIRE

28. **Fire Emergency Response Plan.** A Fire Emergency Response Plan for fire lanes, fire sprinklers, fire hydrants, and other Fire emergency response requirements shall be provided and maintained for the Shopping Center property. The Fire Emergency Response Plan shall include, but not be limited to, the following:

- a. Provide a minimum vertical clearance of 15 feet and horizontal clearance of 20 feet for Fire vehicle access under all bridges and other overhead structures on Village Drive, Cedar Way, Carlotta Way, Fashion Boulevard, and within the lower level parking lot. In the lower level parking lot, the horizontal clearance of 20 feet for Fire vehicle access is required in only one of the two drive aisles. This is intended to allow ambulance-paramedic vehicle access throughout the Shopping Center property, but not within the parking structures. Village Drive, Cedar Way, Carlotta Way, Fashion Boulevard, and within the lower level parking area, and any other required roadways, shall be designated as Fire lanes as determined by the Fire Department, shall allow “no stopping” on both sides of roadways, and be clearly marked. Additional lane width will be required in certain areas to accommodate vehicle turning movements and bicycles.

(No other changes to Condition #28)

TRANSPORTATION, CIRCULATION AND PARKING

34. **Bicycle and Pedestrian Plan.** The Applicant shall submit a Bicycle and Pedestrian Plan to provide bicycle and pedestrian improvements throughout the Shopping Center property as depicted in the Approved Plans, including the perimeter of the property, with interconnected walkway and bicycle networks and linkages to off-site improvements and transit (including pavement treatment, raised intersections, improved pedestrian crossings, bike parking, and arrows). Crosswalks with activated flashing beacons on key uncontrolled crossings on Carlotta Way, such as at Carlotta Way in the vicinity of the 3500 Sepulveda Boulevard building, shall be provided. A dedicated separate bikeway under the Sepulveda bridge, through the Shopping Center Property, and connecting to Village Drive shall be provided. The bikeway in the lower level parking lot shall connect from under the Sepulveda Bridge and up to the Fry’s site, but it does not need to continue and connect to Rosecrans Avenue. A separate pedestrian pathway (maximum width of 6 feet clear) shall link the entire length of the lower level parking lot (Sepulveda Bridge to Rosecrans Avenue). The bike path on Cedar Way shall extend south from Rosecrans Avenue to Village Circle; a sharrow shall be

MANHATTAN VILLAGE DRAFT RESOLUTION PROPOSED STAFF CHANGES
PLANNING COMMISSION
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provided from Village Circle to Marine Avenue. The bike network shall connect on and off site and to the bike racks/lockers/facilities, with racks distributed in key locations. The Plan shall include an active “Walk to the Mall” program to encourage non-motorized access to the Shopping Center. The Plan shall include a component of working and partnering with groups that promote walking and alternative forms of transportation. The improvements shall generally be consistent with the Approved Plans, although the pavement treatments shall be provided throughout Cedar Way from Macy’s Fashion store to Ralph’s. Additional improvements shall be provided at the Ralph’s/CVS building at the south end of the Shopping Center to enhance pedestrian accessibility and safety from the parking lot to the buildings. All access shall meet ADA requirements.

37. **Valet Parking Management Plan.** The Applicant shall provide a Valet Parking Management Plan to designate valet parking areas, circulation, hours, days, rates, validations, operations, terms, remote drop-off/pick-up location, signage, passenger drop-off and pick-up, implementation schedule, etc. The Plan shall be submitted to the Community Development Department and the City Traffic Engineer for review and approval with the submittal of plans for Phase I. The City will review and approve the Plan and the applicant shall implement the Plan during Phase I, in accordance with the approved implementation schedule in the Plan. If it is determined that the valet parking is not being fully utilized, the Applicant may modify or cease providing valet parking with the concurrence of the Director of Community Development.

39. **Sepulveda Boulevard.** The retention, modification, relocation and/or removal of the existing Fry’s driveway off Sepulveda Boulevard that accesses the Northwest Corner parcel is subject to review and approval of Caltrans and the City Public Works, Fire, Police and Community Development Departments.

The Applicant shall reimburse the City the \$12,455 cost of the Caltrans required Traffic Stimulation Study that evaluated the impact of the Fry’s driveway to the traffic flow on Sepulveda Boulevard.

The retention, modification, ~~and/or~~ relocation, and/or removal of the existing Fry’s driveway off Sepulveda Boulevard that accesses the Northwest Corner may be phased as follows:
(No other changes to Condition #39)

40. **Rosecrans Avenue.** The Applicant shall provide an irrevocable offer to dedicate (IOD), for a new acceleration/deceleration lane and improved sidewalk on the south side of Rosecrans Avenue, beginning a minimum of 165 feet west of the future westernmost (~~Fry’s-Phase III~~) driveway to the easternmost driveway off of Rosecrans Avenue prior to issuance of permits for Phase I. The IOD shall provide for a 12 foot curb lane width and 8 foot sidewalk; however, the sidewalk shall be continuous from Sepulveda Boulevard to Village Drive. The Applicant shall submit plans for the improvements to the Public Works, Fire, Police and Community Development Departments and the City Traffic Engineer, for review and approval, for the eastern portion serving as a turn lane into the lower level parking driveway with the submittal of plans for Phase 1. The Applicant shall submit plans for the improvements to the Public Works, Fire, Police and Community Development Departments and the City Traffic Engineer, for review and approval, for the portion adjacent to the

MANHATTAN VILLAGE DRAFT RESOLUTION PROPOSED STAFF CHANGES
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westernmost (~~Fry's Phase III~~) driveway and for the easternmost driveway portion not already constructed with the submittal of plans for Phase III, or six months from when Fry's vacates the site, whichever comes first. The City will review and approve the Plan, and the Applicant shall dedicate the property and construct the improvements, or cause the improvements to be constructed, per the approved plans with the construction of Phase I for the eastern portion serving as a turn lane into the lower level parking driveway, and with the construction of Phase III for the portion adjacent to the westernmost (~~Fry's Phase III~~) driveway.

44. **Village Drive at Rosecrans Avenue.** The Applicant shall provide an irrevocable offer to dedicate (IOD) at the southwest corner of Rosecrans Avenue and Village Drive to accommodate improvements for future dual-left turn lanes and improved truck-turning radii from westbound Rosecrans Avenue to southbound Village Drive provided that the dedication and improvements will not impact the structural integrity or conformance with applicable Codes of the Medical Building at 1200 Rosecrans Avenue. The IOD and a concept plan for the improvements shall be submitted to the Public Works and Community Development Departments, and the City Traffic Engineer, prior to the first building final for Phase I, and shall include a schedule for the completion of the improvements. The schedule for completion of the improvements shall be coordinated with other planned improvements for the area, including additional improvements at the intersection of Rosecrans Avenue and Village Drive anticipated to be completed by the developer of The Point at El Segundo. The City will review and approve the Plan, and the Applicant shall dedicate the property and construct, or cause to be constructed, the improvements during construction of Phase II and/or as otherwise provided in the approved Plan.
47. **Rosecrans Avenue U-turn at Village Drive.** The City and the Applicant will work cooperatively to secure a "U-Turn" movement from eastbound Rosecrans Avenue at Village Drive ~~if the intersection is fully signalized~~, and if the U-turn can be designed to Traffic Engineering standards, all safety criteria is met, and traffic flow is not significantly impacted. The Applicant is not required to install these improvements; however, if the Applicant seeks to install these improvements, the Applicant shall submit plans for the improvements to the Public Works, Police, Fire and Community Development Departments and the City Traffic Engineer, for review and approval. Any portions of the improvements within another jurisdiction shall also require a permit from that jurisdiction. The City will review and approve the plan, and the Applicant shall install the improvements per the approved plans.



3500 Sepulveda, LLC, 13th & Crest Associates, LLC,

6220 Springs Associates, LLC

July 23, 2013

Planning Commission
City of Manhattan Beach
City of Manhattan Beach City Hall
1400 Highland Avenue
Manhattan Beach, California 90266

RE: Manhattan Village Mall Expansion

Respected Planning Commissioners,

The owners of the 3500 Sepulveda building are not opposed to a thoughtful expansion of the Manhattan Village Mall. However, we are opposed to losing property rights via the current Master Use Permit application which we were required to sign.¹

The application we signed provided the following:

- a) **That it amends** the 2002 MVSC MUP (Resolution PC 01-27).
- b) **That it vests** all existing land uses entitled under the 2002 MVSC MUP (Resolution No. PC 01-27, pg 5, Land Use 7 a-j), the 2008 and 2010 Hacienda MUP amendments and the 1991 Fry's CUP.
- c) That the conditions of approval under the Hacienda MUP amendments shall be rolled into the MVSC Site MUP Amendment and **shall not be superseded**.

The current MUP DRAFT RESOLUTION and the associated Conditions of Approval, if approved, undermine points (b) and (c) above, and take the existing flexibility of use and valuable property rights from us, while giving our neighboring property owner the right to build additional buildings valued at over \$61 million dollars.

As a reminder, MUP RESOLUTION PC 01-27 was in place when RREEF and the owners 3500 North Sepulveda purchased our respective properties.² MUP RESOLUTION PC 01-27 only contains limits on the square footage of restaurants (75,000 SF) and on restaurant usage providing alcohol service (68,000 SF).

The proposed MUP (DRAFT RESOLUTION PC 13-XX)³ eliminates 3500 Sepulveda's right to use its property for a bank, and eliminates our existing right to use our building for medical or dental offices. The right to use the property for medical and dental office was confirmed in the Settlement Agreement⁴ referenced in the draft resolution.

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We respectfully request you approve the current MUP application with a provision allowing 3500 Sepulveda to retain all rights under MUP RESOLUTION PC 01-27 with no limits on use of space other than the limits on restaurants and alcohol service contain therein, and the limits agreed to in the Settlement Agreement.⁵ The Settlement Agreement provides for the uses of the 3500 Sepulveda Property that RREEF and 3500 Sepulveda agreed to as a material part of their settlement.⁶

Otherwise, we request that you do not approve the current MUP application and the associated Conditions of Approval, as they constitute the taking of our existing vested property rights to benefit our neighboring property owner.

Respectfully,



Mark A. Neumann on behalf of 3500 Sepulveda, LLC,
13th & Crest Associates, LLC and 6220 Spring Associates, LLC

CC: Ms. Laurie Jester– Chief Planner

FOOTNOTES

¹ Resolution No. PC 08-15 November 12, 2008, which provided in pertinent part as follows:

“The property owners request for a new Master Use Permit is administratively withdrawn as it is no longer necessary with the approval of this clarification that the subject site is included with the Manhattan Village Mall entitlements. The property owner shall also be required to be an applicant in the EIR for the three-phase expansion plan that is currently being processed, as well as work cooperatively with the Mall owner in future applications that affect both parties and sign any Master Use Permit Amendment or other entitlement applications that affect both parties as required by the Municipal Code.”

² Relative dates of MUP and property acquisitions:

12-12- 2001: RESOLUTION PC 01–27 Adopted by Planning Commission.

5-5-2004: Manhattan Village Mall purchased by RREEF America REIT II Corp. BBB.

11-16-2005: 3500 North Sepulveda purchased by 3500 Sepulveda, LLC, 13th & Crest Associates, LLC and 6220 Spring Associates, LLC, as tenants in common.

³ Resolution No. PC 01–27 provides in pertinent part as follows:

Land Use

7. The land uses approved for the Manhattan Village Mall shall include:
 - a) Retail Sales;
 - b) Personal Services;
 - c) Personal Improvement Services;
 - d) Travel Services;
 - e) Food and Beverage Sales (including Grocery Stores);
 - f) Offices, Business and Professional; (*This use includes medical/dental*)
 - g) Commercial Recreation and Entertainment (including Indoor Movie Theaters);
 - h) Banks, Savings and Loans; and,
 - i) Eating and Drinking Establishments (restaurants).

10. Under the provisions of this MUP the Shopping Center may convert up to 13,005 square feet of vacant, retail, or office space to restaurant use, for a total of 75,000 square feet gross leasable area of restaurant uses on the site. (75,000 square feet is the maximum restaurant square footage given an overall parking supply of 4.1 stalls per 1,000 square feet gla.) Conversion to restaurant uses in excess of 75,000 square feet will require amendment of the Master Use Permit.

11. Once there is a total of 68,000 square feet of restaurant usage on-site providing alcohol service (as specified in conditions 13 and 14), no additional restaurants may seek to provide full alcohol service without approval obtained in a duly noticed public hearing before the Planning Commission.

⁴ Draft Resolution No. PC 13-XX provides in pertinent part as follows:

vi. Medical and Dental offices will be limited in square footage. Exceeding 21,800 square feet (existing square footage) will increase the parking demand and will exceed the on-site capacity which could cause adverse impacts on the site, adjacent uses and the surrounding street systems.

18. Land Uses and Square Footages. The following land uses and maximum square footages are approved for the entire Shopping Center property. The existing Shopping Center contains approximately 572,837 square feet gross leasable area (GLA). The project may add a maximum of 123,672 net new square feet GLA (133,389 square feet with the Equivalency Program) within the Development Area. The Shopping Center property may not exceed 696,509 square feet GLA (706,226 with the Equivalency Program). For any proposed square footage that exceeds 696,509 square feet, up to the 706,226 square foot cap, the Applicant shall submit traffic and parking data for review by the Community Development Department and the City Traffic Engineer to determine if the proposal is consistent with the trip generation and parking thresholds established in the Certified Final EIR and the Equivalency Program. The study shall include an update of the sitewide list of tenants in Exhibit "A", uses and GLA, and the Applicant shall pay the cost of the City Traffic Engineers review.

The Shopping Center property may provide the following land uses, not to exceed the maximum square footage for each land use type:

- a. Retail Sales (including drug stores)
- b. Personal Services (e.g., Beauty salons, Dry-Cleaners, Shoe repair)
- c. Food and Beverage Sales (including Grocery Stores, but excluding high traffic generating or high parking demand land uses such as liquor or convenience stores as determined by the Director of Community Development)
- d. Offices, Business and Professional-69,300 square feet maximum for Business and Professional offices. Additionally, 21,800 square feet maximum for Medical and Dental offices (existing square footage rounded, no additional allowed).
- e. Banks and Savings and Loans- 36,200 square feet maximum (existing square footage, no additional allowed).

- f. Eating and Drinking Establishments (restaurants). 89,000 square feet maximum, which includes outdoor dining areas for restaurants that provide full table service.
- g. Uses identified as permitted (by right) in the underlying zoning district (CC) which are not included in this Master Use Permit shall be left to the discretion of the Director of Community Development to determine if Planning Commission review is required.

The following uses are not permitted by this Master Use Permit:

- a. Personal Improvement Services (Gyms, Dance studios, Trade schools, etc).
- b. High traffic generating or parking demand land uses, including but not limited to, liquor stores and convenience stores as determined by the Director of Community Development.
- c. Commercial Recreation and Entertainment (Indoor Movie Theaters, bowling alleys, ice skating, etc.).
- d. Bars.

⁵ Reference in Draft Resolution No. PC 13-XX to Settlement Agreement between 3500 Sepulveda and RREEF:

16. The 3500 Sepulveda Blvd. property owners entered into a Settlement Agreement with RREEF American REIT II Corp. BBB, current owner of the Manhattan Village Shopping Center, in October 2008 regarding the existing Master Use Permit entitlements on the properties, as well as other private issues. A summary of the facts related to that Settlement Agreement are included in PC Resolution No. PC 08-15. The City determined that with the clarification of PC Resolution 08-15, the Master Use Permit (PC Resolution 01-27) applies to the 3500 Sepulveda Property and accordingly, the property owner application for a separate Master Use Permit was administratively withdrawn.

⁶ Settlement Agreement Provisions:

d. 3500 Sepulveda has provided RREEF copies of permit drawings identifying the gross square feet of the Hacienda Building, attached hereto as Exhibit I. RREEF shall, based on Exhibit I, identify the Hacienda Building in the amended RREEF Application as a mixed use building with approximately 19,840 gross square feet. The 7,938 gross square feet on the top floor of the Hacienda Building shall be identified as office/medical use. The 11,902 gross square feet on the ground floor shall be identified as restaurant/office/medical/retail use; provided that only 4,375 square feet on the ground floor may be used as a restaurant with full alcohol service and only an additional 3,000 square feet of the ground floor may be used as a

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restaurant that provides service of beer and wine which is incidental to, and in conjunction with, the service of food. 3500 Sepulveda agrees to provide all documentation required by the City to process the RREEF Application or perform environmental review of the Shopping Center Project to confirm the gross leasable area or net square feet in the Hacienda Building.



3500 Sepulveda, LLC, 13th & Crest Associates, LLC,

6220 Springs Associates, LLC

July 24, 2013

Planning Commission
City of Manhattan Beach City Hall
1400 Highland Avenue
Manhattan Beach, CA 90266

Re: Item 6 on Planning Commission Agenda for July 24, 2013 (Manhattan Village Shopping Center Enhancement Project; Final Environmental Impact Report, Master Use Permit, Variance and Sign Exception/Sign Program)

Dear Members of the Manhattan Beach Planning Commission:

I am on behalf of 3500 Sepulveda, LLC, 13th & Crest Associates, LLC and 6220 Spring Associates, LLC. I am writing in opposition to the Manhattan Village Shopping Center Enhancement Project and urge you not to approve the environmental impact report, master use permit, variance, sign exception/sign program, and any other approvals you are considering. The project (including all of the associated approvals) and the environmental impact report's certification should be denied because approval would violate the California Environmental Quality Act, the Planning and Zoning Law, and your agency's own ordinances and policies. With respect to the California Environmental Quality Act, the environmental impact report does not adequately analyze all environmental impacts and the mitigation measures you have identified are insufficient. With respect to the permits themselves, you have not made all of the required findings, the findings are not supported with sufficient evidence, and the conditions of approval are insufficient. Altogether, we have serious concerns about this project.

If for any reason your consideration of this item is not completed at this meeting, please provide me with written notice of the new date and time for their consideration.

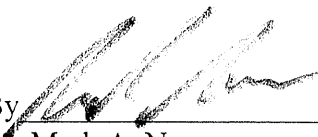
Thank you for your consideration of these comments.

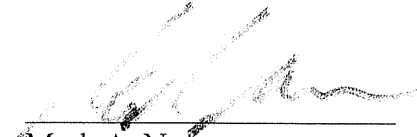
Sincerely,

3500 Sepulveda, LLC

13th & Crest Associates, LLC

6220 Spring Associates, LLC

By 
Mark A. Neumann
Managing Member


Mark A. Neumann
Managing Member


Richard Rizika
Managing Member

CC: Ms. Laurie Jester—Chief Planner

*Distributed
at Planning
Commission Meeting
7/24/13*

Laurie B. Jester

From: SPackwood <ppss4@aol.com>
Sent: Wednesday, July 24, 2013 5:09 PM
To: Laurie B. Jester
Cc: rthompson@citymb.onfo
Subject: Re: Manhattan Village Shopping Center- Planning Commission Meeting- Public Hearing-July 24th 6:30 PM

Laurie,

We are opposed to the variances requested for the height of the parking structures and lighting on top and the height of the proposed signage for the Manhattan Village Mall proposed project.
Steve and Paula Packwood

-----Original Message-----

From: Laurie B. Jester <ljester@citymb.info>
To: Richard Thompson <rthompson@citymb.info>
Sent: Fri, Jul 19, 2013 12:20 pm
Subject: Manhattan Village Shopping Center- Planning Commission Meeting- Public Hearing-July 24th 6:30 PM

Thank you for your continued interest in the project.
The Planning Commission staff report and attachments will be posted on the City website around 5:00 PM today. A Draft Resolution with conditions of approval will be included.
Below is a link to the webpage-

<http://www.citymb.info/Index.aspx?page=1367>

At the June 26th meeting the Planning Commission Certified the Final EIR. It is anticipated that the Planning Commission will take action on the Master Use Permit and other applications at the July 24th meeting.

The staff report recommends that the Planning Commission approve the project with conditions.
After the Planning Commission takes action, the City Council will hold a public hearing on the applications.

If you have questions please feel free to contact me-
Laurie

Laurie B. Jester
Planning Manager

P: (310) 802-5510

E: ljester@citymb.info



Distributed at
Planning Commission
meeting
7/24/13

Laurie B. Jester

From: Richard Thompson
Sent: Wednesday, July 24, 2013 2:41 PM
To: Laurie B. Jester
Subject: Fwd: Manhattan Village Mall Expansion

Sent from my iPhone

Begin forwarded message:

From: Richard Montgomery <richmont11@me.com>
Date: July 24, 2013, 2:29:50 PM PDT
To: Rich Thompson <rthompson@citymb.info>
Cc: "kparalusz@citymb.info" <kparalusz@citymb.info>
Subject: Manhattan Village Mall Expansion

Rich,

As you know, i was on the planning commission when this project first started over 10 years ago!

in addition, i have seen multiple revisions as a council member for the past eight years.

After 10 years of listening from hundreds of residents, i wanted to express my support for the project "as proposed" tonight as long as the commission addresses the amount of parking (to be increased), the increase in traffic lanes for the exit at Marine avenue and reduced traffic inside the mall parking area itself.

I appreciate and want to thank the commission for reviewing this last and hopefully final submission from the mall owner.

Sincerely, Richard

Richard P. Montgomery
Former Mayor
City of Manhattan Beach

Pardon the typo's!

Sent from my iPhone

Richard Thompson
Director of Community Development
P: (310) 802-5502

Distributed at
Planning Commission
meeting
7/24/13

Laurie B. Jester

From: Mark English <mark.english@db.com>
Sent: Wednesday, July 24, 2013 12:58 PM
To: List - Planning Commission
Cc: Richard Thompson; Laurie B. Jester; Philip Pearson; fancherco@msn.com; Mark@columbiadevelopmentgroup.com; richard.rizika@cbre.com; peter.gutierrez@lw.com; beth.gordie@lw.com; Quinn Barrow (External)
Subject: Manhattan Village Conditions of Approval | Letter to Planning Commissioners
Attachments: MVSC Letter to Planning Commission re Conditions of Approval July 24 2013.pdf

Dear Planning Commissioners,

On behalf of Manhattan Village, please find attached a letter that we will be presenting and using as the basis for most of our prepared comments this evening.

(See attached file: MVSC Letter to Planning Commission re Conditions of Approval July 24 2013.pdf)

Kind regards,
Mark English



Mark English

RREEF Management L.L.C.
Real Estate Asset Management - Alternatives and Real Assets
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Tel. +1(415)262-2089
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Distributed at
Planning
Commission
meeting 7/24/13



July 24, 2013

Mr. Chris Conaway, Chairperson
Ms. Martha Andreani, Commissioner
Mr. Steve Ortman, Commissioner
Ms. Kathleen Paralusz, Commissioner
Mr. Paul Gross, Commissioner
Planning Commission
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

Mark English, Vice President
RREEF Management LLC
101 California Street, 26th Floor
San Francisco, CA 94111
Tel 415-262-2089
Fax 415-781-2229
Mark.English@db.com

RE: Manhattan Village Shopping Center Enhancement Project: Proposed Modifications to Conditions of Approval

Dear Chairperson Conaway and Commissioners:

RREEF wishes to express our thanks and gratitude to your Commission for all of the time and effort you have devoted to the review of the Manhattan Village Shopping Center Enhancement Project (the "Project"). In addition, we wish to thank and acknowledge the hard work of your staff with whom we have been working for many years on the Project. Our collective efforts have helped to shape the Project in a way that will make it a source of pride for you and the Manhattan Beach community for years to come.

As you directed at your last public hearing, we have been working with staff on the proposed Conditions of Approval for the Project in an effort to reduce the number of Conditions where there has been disagreement. We have come a long way to reach consensus and have resolved many of the issues; however, there are still a few significant issues that need to be resolved. This letter sets forth our proposed changes to Condition No. 11 regarding the Shopping Center Master Sign Program; Condition No. 18, which as proposed restricts the Shopping Center owners' ability to exchange permitted land uses at the Shopping Center property pursuant to the Equivalency Program; and Condition No. 38 regarding the provision of electric vehicle charging parking spaces. We consider these three Conditions to be threshold matters, the resolution of which is necessary for the Project to be viable. In addition, we request modifications to Condition Nos. 50.I and 51.

Condition of Approval No. 11, Signage Site-wide Plan/Master Sign Program

We propose as part of the Project the Master Sign Program, which is an integral part of the Project and is essential in getting new tenants and attracting visitors to the Shopping Center. Although staff had previously recommended approval of the Master Sign Program as part of the Project, staff now recommends that the Master Sign Program be deferred and addressed at a future, separate meeting. We appreciate the concern that some Commissioners expressed about getting additional information about the Master Sign Program before voting on the Program. At tonight's hearing, we will provide a detailed presentation and answer any questions about the Master Sign Program and the proposed signs at the Shopping Center. We trust that after you have seen the carefully planned Master Sign Program for the Shopping Center, you will agree that it complements the Shopping Center. We request that you vote to approve it as part



of the Project. We appreciate that staff has included as Attachment B to the Staff Report Draft Findings and Condition No. 11 for the Sign Program if you determine to approve it.

Included as Attachment A to this letter is proposed, additional language to Condition No. 11 to authorize those businesses with storefronts interior to the Shopping Center, but which have building faces along Marine Avenue, Sepulveda Boulevard, Rosecrans Avenue, or Village Drive to install business signs on the perimeter street sides of the building. This will ensure that these businesses are not disadvantaged in terms of advertising vis-a-vis those businesses whose storefronts and business signs face exterior streets.

Condition of Approval No. 18, Land Uses and Square Footages

Condition No. 18 prohibits several land uses currently permitted for the Shopping Center under the existing Master Use Permit and Municipal Code and prohibits any new medical or dental office and banks. Both RREEF and the owners of the Hacienda Building located at 3500 Sepulveda oppose taking away any currently permitted uses at the Shopping Center. Additionally, the "caps" proposed in Condition No. 18 are inconsistent with the Equivalency Program analyzed in the certified Environmental Impact Report ("EIR") for the Project and arbitrarily restrict the Shopping Center owners, including RREEF and 3500 Sepulveda, LLC, from making market based business decisions regarding Shopping Center tenants. Condition No. 18 not only prohibits certain uses at the Shopping Center that are approved under the existing Master Use Permit, it also prohibits uses included in the proposed Equivalency Program, including Personal Improvement Services (e.g., health club) and Commercial Recreation and Entertainment (e.g., Movie Theaters).

RREEF proposed the Equivalency Program as part of the Project to allow specific land uses permitted by the Master Use Permit to be exchanged for one another at prescribed conversion ratios such that the exchange does not result in an increase in peak hour vehicle trips. The Equivalency Program was included in the EIR's Project Description and thoroughly analyzed in the certified EIR. In order to respond to the future needs and demands of the southern California economy, as well as Shopping Center customer and tenant demands, the Equivalency Program provides that retail, restaurant, cinema, office, medical office, and health clubs may be exchanged for each other based on specific conversion factors. As determined in the certified EIR, under the Equivalency Program, no new peak hour traffic impacts would occur, and peak hour trips would remain the same or less when compared to the trips evaluated for the Project. Accordingly, provided that the approved uses at the Shopping Center are exchanged based on the specific conversion factors included in the EIR and the Shopping Center owners demonstrate that on-site parking is adequate pursuant to the Master Use Permit, EIR, and/or the Municipal Code, there would be no significant traffic or parking impacts associated with use of the Equivalency Program.

Included as Attachment B to this letter are proposed modifications to Condition No. 18 to remove the prohibitions on land uses and authorize permitted land uses to be exchanged in accordance with the Equivalency Program analyzed as part of the Project in the certified EIR.

Condition No. 38, Electric Vehicle (EV) Charging

As part of RREEF's commitment to sustainability, we are agreeable to providing up to 3 percent of the parking spaces at the Shopping Center property as electric vehicle charging spaces as demand for such parking spaces is demonstrated, as set forth in Condition No. 38.



However, it is essential to the provision of sufficient overall parking spaces at the Shopping Center that the implementation of the electric vehicle charging parking spaces correspond to the utilization rate of such spaces. If demand for the electric vehicle charging parking spaces does not correspond to the number of such spaces provided, those charging station spaces – which are designated for electric vehicle parking only – cannot be utilized by non-electric vehicles resulting in empty, unusable parking spaces. This potential is an undesirable outcome for the Shopping Center owners and visitors to the Center, particularly during peak shopping seasons.

Condition No. 38 requires that 1 percent of the total parking spaces at the Shopping Center be installed in Phase I, which will be approximately 27 parking spaces. Based on our experience at shopping centers and market research, current demand for electric vehicle charging stations does not require a supply of one percent of the total parking spaces. Indeed, electric vehicles currently are less than one-half of one percent of new car sales today. Moreover, research suggests that when electric vehicles utilize commercial charging stations it is typically to “top-off” since recharging at night at home is less expensive. We request that the installation of these parking spaces be implemented in groups of 8 to be increased commensurate with demand. As set forth in Condition No. 38, once utilization of the then existing electric vehicle charging stations is 75 percent, RREEF will provide additional electric vehicle charging stations up to 3 percent of the total parking spaces, which is approximately 88 electric vehicle parking spaces. The electrical conduit to support these charging stations will be installed throughout the Shopping Center site during construction so that as electric vehicle parking space demand is demonstrated, additional electric vehicle parking spaces can be added.

Included as Attachment C to this letter are proposed modifications to Condition No. 38. As shown in the proposed modifications, RREEF is amenable to providing up to three percent of the total parking spaces as electric vehicle charging stations. Given how essential it is to the Shopping Center to not have empty parking spaces, we request that the timing to provide that the spaces be phased based on utilization.

Other Conditions Proposed for Modification: Condition Nos. 50.I and 51

Included as Attachment D to this letter are modifications to Condition No. 50.I, which requires a two-way internal drive aisle at 30th Street between Carlotta Way and Cedar Way. The two-way internal drive aisle at that location is not consistent with the internal circulation for the Shopping Center. We request that the two-way drive aisle be located at another location south of the south parking deck between Carlotta Way and Cedar Way.

Included as Attachment E are modifications to Condition No. 50, Transit Plan. RREEF requests a minor modification to specify the potential transit route through the Shopping Center property, which was discussed between RREEF and staff.

Conclusion

Again, it is vitally important to RREEF that we reach an acceptable resolution on the threshold Condition Nos. 11, 18, and 38. As detailed above, the Master Sign Program is an essential component of the Project and the larger enhancements to the Shopping Center. The Shopping Center owners need to have the flexibility to utilize the Equivalency Program to exchange retail, restaurant, cinema, office, medical office, and health clubs – while ensuring that there are not significant impacts. In addition, the provision of electric vehicle charging stations



should be phased based on utilization to ensure that sufficient numbers of parking spaces are available to Shopping Center visitors.

We respectfully request that you approve the Project with these modifications to the Conditions of Approval. Thank you for your time and attention.

Sincerely yours,

Mark English

Attachments

cc: Richard Thompson, Community Development Director
Laurie B. Jester, Planning Manager
Quinn Barrow, City Attorney, Richards Watson Gershon
Philip Pearson, RREEF
Charles E. Fancher, Jr., Fancher Partners LLC
Mark Neumann, 3500 Sepulveda, LLC
Richard Rizika, 3500 Sepulveda, LLC
Peter J. Gutierrez, Latham & Watkins
Beth Gordie, Latham & Watkins

Attachment A

Proposed Modifications to Condition of Approval No. 11

Signage Site-wide Plan/Master Sign Program. The Project shall provide consistent signage improvements throughout the Shopping Center property. The total square footage of signage for the Shopping Center property shall not exceed 9,500 square feet as defined by the Code. The sign improvements shall generally be consistent with the Master Sign Program and the project description with the following revisions:

a. Signs shall be compatible with their related buildings and not be crowded within their locations or backgrounds. Harsh plastic or illuminated backgrounds (backlit acrylic sign faces) shall be avoided, wall and pole signage may be internally illuminated, and low profile monument signs are encouraged.

[] Buildings having front or side walls viewable from Marine Avenue, Sepulveda Boulevard, Rosecrans Avenue, or Village Drive and occupied by storefronts facing away from those perimeter streets, may have additional storefront signage on the perimeter street sides of the building.

b. Roof signs are prohibited.

c. All signage on parking structures shall be accessory to the structure through the design, color, location, size and lighting; while the parking structure architecture shall dominate. Any tenant signage on a parking structure shall have a locational relationship and proximity between the parking structure and the tenant. Signage near the top of parking structures is discouraged, but can be approved by the Director of Community Development through the Master Sign Program if it is compatible with the architectural design of the subject structure on which the signage is proposed, as well as consistent with the intent and criteria of the Sign Code and Master Sign Program.

d. In conjunction with the Planning Commission public hearing process for Phase III, the Applicant shall include with the Site Plan Review a plan for the City Gateway identification signage at the corner of Rosecrans Avenue and Sepulveda Boulevard. The City will review the City Gateway signage as part of Phase III, and the Applicant shall install the City Gateway signage prior to the first building final for Phase III. The Gateway signage shall not count as part of the Applicant's 9,500 square feet of signage approved as part of the Master Sign Program. If the public hearing process for Phase III has not commenced upon Fry's vacating the Northwest Corner and the completion of the Sepulveda Bridge Widening project, the Applicant shall install a temporary monument sign at the corner of Rosecrans Avenue and Sepulveda Boulevard welcoming people to the City of Manhattan Beach.

e. The number and size of any new Department store and non-Department store anchor wall signs shall be reviewed through the Master Sign Program.

f. The Fry's pole sign adjacent to the Sepulveda Boulevard bridge shall be removed, or relocated if Fry's is still occupying the Northwest Corner, by the Applicant upon 90 days' notice from the City when determined necessary as part of the Sepulveda Bridge Widening and at the sole cost of the Applicant. The relocation location shall be within the Shopping Center property along the Northwest Corner fronting Sepulveda Boulevard. This Sepulveda Boulevard Fry's pole sign, as well as the two Fry's pole signs along Rosecrans Avenue, shall be removed when Fry's vacates the Northwest Corner

g. All new interior and exterior signs at the Shopping Center shall be approved by the property owner or designated representative. All new signs at 3500 Sepulveda Boulevard and

Macy's shall be subject to review and approval under the provisions set forth in the Code for consistency with the approved Master Sign Program based on application by their respective property owners or representatives.

Attachment B

Proposed Modifications to Condition of Approval No. 18

Land Uses and Square Footages. The following land uses and maximum square footages are approved for the entire Shopping Center property. The existing Shopping Center contains approximately 572,837 square feet gross leasable area (GLA). The ~~P~~project may add a maximum of 123,672 net new square feet GLA (133,389 square feet with the Equivalency Program) within the Development Area. The Shopping Center property may not exceed 696,509 square feet GLA (706,226 with the Equivalency Program).

For any proposed square footage that exceeds 696,509 square feet, up to the 706,226 square foot cap, ~~and for any other proposed square footage utilizing the Equivalency Program, the Applicant Shopping Center owner seeking the square footage shall submit traffic and parking data for review by the Community Development Department and the City Traffic Engineer to determine if the proposal is consistent with the trip generation and parking thresholds established in the Certified Final EIR and the Equivalency Program. The study shall include an update of the sitewide list of tenants in Exhibit "A", uses and GLA. The Shopping Center owner seeking the square footage, and the Applicant shall pay the cost of the City Traffic Engineers review. The land uses, square footages, and utilization of the Equivalency Program apply to the entire Shopping Center property and all Shopping Center owners.~~

The Shopping Center property may provide the following land uses, ~~not to exceed the maximum square footage for each land use type:~~

- a. Retail Sales (including drug stores)
- b. Personal Services (e.g., Beauty salons, Day Spas, Dry-Cleaners, Shoe repair)
- c. Food and Beverage Sales (including Grocery Stores, ~~but excluding high traffic generating or high parking demand land uses such as liquor or convenience stores as determined by the Director of Community Development~~)
- d. Offices, Business and Professional ~~69,300 square feet maximum for Business and Professional offices. Additionally, 21,800 square feet maximum for Medical and Dental offices (existing square footage rounded, no additional allowed).~~
- e. Banks and Savings and Loans ~~36,200 square feet maximum (existing square footage, no additional allowed).~~
- f. Eating and Drinking Establishments (restaurants). Eating and Drinking Establishments are capped at 89,000 square feet maximum, which includes outdoor dining areas for restaurants that provide full table service. An additional 20,000 square feet of restaurant square footage for a total of 109,000 square feet of restaurant uses within the Shopping Center property is permitted provided that an additional 2.6 parking spaces would be required for each 1,000 square feet of restaurant square footage above 89,000 square feet.
- g. Uses identified as permitted (by right) in the underlying zoning district (CC) which are not included in this Master Use Permit shall be left to the discretion of the Director of Community Development to determine if Planning Commission review is required.
- h. Personal Improvement Services

i. Commercial Recreation and Entertainment

The following uses are not permitted by this Master Use Permit:

- ~~a. Personal Improvement Services (Gyms, Dance studios, Trade schools, etc).~~
- ~~b. High traffic generating or parking demand land uses, including but not limited to, liquor stores and convenience stores as determined by the Director of Community Development.~~
- ~~c. Commercial Recreation and Entertainment (Indoor Movie Theaters, bowling alleys, ice skating, etc.).~~
- ad. Bars

The permitted uses included in this Condition No. 18 may be exchanged pursuant to the Equivalency Program analyzed in the certified EIR and as provided in EIR Appendix E, Peak Hour Traffic Equivalency Program. The exchange of land uses shall also be subject to satisfying applicable Shopping Center and Manhattan Beach Municipal Code requirements governing parking. The land uses, square footages, and utilization of the Equivalency Program apply to the entire Shopping Center property and all Shopping Center owners.

Attachment C

Proposed Modifications to Condition No. 38

Electric Vehicle (EV) Charging. The Applicant shall install and maintain for public use EV parking/charging stations within the parking structures and/or parking lots at a ratio of a minimum of 1 percent of the total on-site parking spaces. The installation of stations up to 1 percent may be phased. The Applicant shall provide a minimum of 8 EV parking/charging stations in Phase 1. The number of EV parking/charging stations shall be increased in minimum groups of 8 up to 1 percent as total system charging station usage demonstrates a 75 percent utilization rate during a 12 month period. Electrical conduit to support additional charging stations (resulting in a supply of charging stations of up to 3 percent of the total on-site parking spaces) will be installed throughout the Shopping Center site as is deemed appropriate during initial construction for future conversion should charging station usage demonstrate a 75 percent utilization rate during a 12 month period. The stations shall provide a Level 2 charging capacity (208-240 volts), may charge prevailing rates for the purchase of the energy, and the parking spaces will be designated for the exclusive use of EV charging. The Applicant shall submit plans to the Community Development Department with the submittal of plans for each parking structure. The City will review and approve the Plan, and the Applicant shall install the improvements per the approved Plan with each parking structure.

Attachment D

Proposed Modifications to Condition of Approval No. 50.I

Northbound left-turn pockets shall be provided on Carlotta Way at 27th and 30th Street entry points. A two-way internal drive aisle will be provided ~~at 30th Street~~ between the South Deck and Olive Garden between Carlotta Way and Cedar Way. No dead-end aisles may be permitted.

Attachment E

Proposed Modifications to Condition of Approval No. 51

Transit Plan. The Applicant shall submit a Transit Plan to provide a transit route through the Shopping Center property between Rosecrans Avenue and Village Drive via Fashion Boulevard with the plans for Phase II. The plans for Phases II and III shall be consistent with the Transit Plan. The Applicant shall coordinate with transit providers and the City to provide a transit route through the Shopping Center including cooperating on grant applications and the design and implementation of improvements within the Shopping Center property to accommodate the transit route. If a transit provider seeks to route through the Shopping Center, the Applicant shall make the necessary improvements within the Shopping Center site to accommodate transit through turning radius, clearance, transit stops, shelters, linkages, signage, and similar improvements. Public transit improvements, as detailed above, shall be installed on the property, and on adjacent public property if feasible, providing connectivity on and off-site with transit, pedestrians and bikes. If a transit provider desires to route through the Shopping Center in the travel way between Rosecrans Avenue and Village Drive, as described above, the Applicant shall construct the improvements, or cause the improvements to be constructed, per the approved Plan.

Eric Fonoimoana
2501 N Sepulveda
Manhattan Beach, CA 90266
(310)350-5578
ericfonoim@msn.com

6/28/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave.
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Eric Fonoimoana. I am a resident of Manhattan Beach and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. I shop here and my family eats here frequently. The village is past due for an upgrade.

Thank you for your time and consideration on this important matter.

Respectfully,

Eric Fonoimoana

Eric Fonoimoana

Distributed at
Planning Commission
meeting 7/24/13

page 1 of

Dr. Christopher Ullman
P.O. Box 789
Manhattan Beach, CA 90267
(310)780-9599
docn8@roadrunner.com

7/11/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave.
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Dr. Christopher Ullman. I am a resident of Manhattan Beach and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. It will be good for the tax base for the City of MB

Thank you for your time and consideration on this important matter.

Respectfully,

Dr. Christopher Ullman

Dr. Christopher Ullman

Caitlin Antos
18324 Mansel Avenue
Redondo Beach, CA 90278
(310)795-3591
caitlin.antos@gmail.com

7/24/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave.
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Caitlin Antos. I am a resident of Redondo Beach and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. Revitalizing the area will only serve to bring up the existing businesses and increase retail spending in the area. The shops across the street are much nicer and cleaner now (in El Segundo), so when out of towners see them, they're attracted to those instead. I used to love Manhattan Village but haven't spent much time there recently due to there being so many other places to go that are "shinier!"

Thank you for your time and consideration on this important matter.

Respectfully,

Caitlin Antos

Caitlin Antos

Stephen Brey
2361 Rosecrance Ave, Suite 150
El Segundo, CA 90245
(310)403-9680
stephen.brey@am.jll.com

6/27/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave.
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Stephen Brey. I am a resident of El Segundo and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

Thank you for your time and consideration on this important matter.

Respectfully,

Stephen Brey

Stephen Brey

Megan Zimmer
1623 8th Street
Manhattan Beach, CA 90266
(310)753-1382
meganezimmer@gmail.com

7/24/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave.
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Megan Zimmer. I am a resident of Manhattan Beach and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. I think the mall needs more parking. I think the addition of leveled parking will help relieve some of the congestion.
2. I am eager to see more family friendly restaurants at the mall. I would like to see the mall expanded.
3. It would be great to have more shops so that we can continue to support businesses in Manhattan Beach.

Thank you for your time and consideration on this important matter.

Respectfully,

Megan Zimmer

Megan Zimmer

Lynne White
Chairman of the Board -Manhattan Beach Chamber of Commerce
1717 Stanford Avenue
Redondo Beach, CA 90278
(310)640-2996
lynne@hanavanmarketing.com

6/26/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Lynne White. I am a resident of Redondo Beach and I support the Manhattan Village Enhancement Project. The reason(s) I support the project are as follows:

1. As the new Chairman of the Board of the Manhattan Beach Chamber of Commerce, I highly support this project, which will enhance business in Manhattan Beach and increase tax dollars for the city, which translates to improvements and beautification for its residents. We want to attract those very desirable businesses to our city...or do we want to see those businesses end up in El Segundo or Torrance?
2. The Manhattan Mall desperately needs a facelift to attract new shops and dining options, giving residents and locals the convenience of not having to travel far to spend their money. This improvement is long overdue. The movie theaters are gone, Macy's is in two places, the shops in the middle of the parking lot don't really make sense. The Mall is very fragmented, so the shopping "experience" is fragmented. The new improvement will make people want to spend more time, i.e. more dollars shopping and dining. Again, all of those tax dollars translate to street and park improvements in the city and other beautification projects, which translate to property values for its residents.
3. Entering Manhattan Beach on Sepulveda from the North is an eyesore. The new concept of beautifying the Sepulveda - Rosecrans corner is desperately needed.
4. The open air concept better reflects what Manhattan Beach is all about and it is high time that the parking be addressed and the traffic congestion entering the Mall reworked.
5. This is a very well researched and well thought-out plan for moving into the future.

Thank you for your time and consideration on this important matter.

Respectfully,

Lynne White

Lynne White

Helen Baboujian
2706 Graham Ave #3
redondo Beach, CA 90278
(310)545-1760
h.baboujian@gmail.com

6/26/2013
Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Helen Baboujian. I am a resident of redondo Beach and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. We have to stay in competition with surrounding malls and shopping centers
2. We need more diverse stores for all age groups for men and women
3. We need to update and keep up with the trends and new hot stores and offer stores that no other shopping center has in order to build greater clients we need to offer more stores
4. Change is always good and we need to keep up and compete with other centers

Thank you for your time and consideration on this important matter.

Respectfully,

Helen Baboujian

Helen Baboujian

Arman Tumurcuoglu
105 S. Francisca Ave #209
redondo beach, CA 90277
(310)545-1760
arman5550@yahoo.com

6/26/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Arman Tumurcuoglu. I am a resident of redondo beach and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. I support the project as a tenant of the Village mall to promote business.
2. Stay in competition with surround shopping centers
3. To promote more clients and bring in more people to the village shops
4. We need to keep up and compete with our competitors as other Shopping centers are growing, the village has less things to offer. If we don't support this project business is only going to get worse and we are going to lose our clients to other shopping centers.

Thank you for your time and consideration on this important matter.

Respectfully,

Arman Tumurcuoglu

Arman Tumurcuoglu

Gina Poindexter
(424)206-1615

6/26/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Gina Poindexter and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. I have always loved shopping at Manhattan Village, but it does feel and look like an outdated shopping center. When you have new gorgeous shopping centers being built next door, you really see the need to modernize and refresh Manhattan Village.
2. An update could help bring in new business partners like Nordstrom or Saks.
3. Additional parking that allows for better traffic flow through out the center would create a less hectic feel. When the center is really busy, it can be an unpleasant experience getting in and out.
4. I love the idea of improving the shopping experience by creating a more pedestrian friendly environment through out the center.

Thank you for your time and consideration on this important matter.

Respectfully,

Gina Poindexter

Gina Poindexter

Kathe Reiken
3213 Pacific Ave.
Manhattan Beach, CA 90266
(310)545-8208
schoepe@aol.com

6/26/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Kathe Reiken. I am a resident of Manhattan Beach and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. The project has evolved into a very functional, aesthetically pleasing development. They listened to the community's concerns every step of the way.
2. The tenants in the mall meet the needs of our demographics.
3. Parking will not be an issue as it is in other areas of the city.

Please do not let the NIMBYS continue to delay a project that is so vital to the economic growth of our community. Please let's move forward!

Thank you for your time and consideration on this important matter.

Respectfully,

Kathe Reiken

Kathe Reiken

Sandra Yanke
18 Monterey Ct.
Manhattan Beach, CA 90266
(310)546-6097

6/26/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Sandra Yanke. I am a resident of Manhattan Beach and I support the Manhattan Village Enhancement Project. The reason I support the project is because it sounds like a good and needed project.

Thank you for your time and consideration on this important matter.

Respectfully,

Sandra Yanke

Sandra Yanke

Karen Yuan
423 Marine Place
Manhattan Beach, CA 90266
yaya422@hotmail.com

6/25/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Karen Yuan. I am a resident of Manhattan Beach and I support the Manhattan Village Enhancement Project. The reason I support the project is I believe the enhancement of Manhattan Village will help minimize the loss of patrons that now go to Plaza El Segundo to continue to drive the local economy.

Thank you for your time and consideration on this important matter.

Respectfully,

Karen Yuan

Karen Yuan

Dana Zupanovich
314 Dave Drive
San Pedro, CA 90732
(310)210-3678
danazup@att.net

6/25/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Dana Zupanovich. I am a resident of San Pedro and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. We like to come to this mall quite often! We feel there should be some more restaurants. We go to Islands and China Bistro the most! Where the LA Food Show was Would be a great spot for a Cheesecake Factory or Maggianos Italian. Mexican Food restaurant would be good since I don't think there are any in that center?!!
2. Angled parking is better than straight. Easier to get in and out of spaces.
3. New movie theatres. We miss going to the movies there. It was an old theatre but new stadium seating would be great!

Thank you for your time and consideration on this important matter.

Respectfully,

Dana Zupanovich

Dana Zupanovich

MICHAEL RABE
518 THE STRAND
MANHATTAN BEACH, CA 90266
(651)338-3383
MIKERABE@YAHOO.COM

6/25/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Michael Rabe. I am a resident of Manhattan Beach and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. I'm looking to lease some space at Manhattan village but there simply isn't any. The project would give me and other business owners I know the opportunity.
2. My fiance likes to shop but doesn't like going farther than she has to to do so. She has also discovered that there is a limited selection when it come to men, teens, and children's fashion.
3. It will keep "it" in our community. I'm tired of seeing people go shopping elsewhere. Let's keep it closer to home.

Thank you for your time and consideration on this important matter.

Respectfully,

MICHAEL RABE

MICHAEL RABE

Nanci Goussak
1657 1st Street
Manhattan Beach, CA CA
(310)714-0074
ngoussak@aol.com

6/25/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Nanci Goussak. I am a resident of Manhattan Beach and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. Manhattan Village Mall is a great supporter of the Community.
2. New, Exciting Shopping Malls are great tax generators for the city.
3. The community would like to see more store options at this location.

Thank you for your time and consideration on this important matter.

Respectfully,

Nanci Goussak

Nanci Goussak

Scott Shaw
1410 N. Ardmore Ave.
Manhattan Beach, CA 90266
(909)525-2670
sashaw21@gmail.com

6/25/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Scott Shaw. I am a resident of Manhattan Beach and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. I like seeing renovation. Renovation = improvment. I'm not sure what happened that all of a sudden, everybody figured that this renovation project would mean bad things for the city? From what I am hearing, people of the city are complaining about the overflow of traffic and the lighting (And by "people of the city", I mean "Oak Ave. Residents"). Well, at the last city meeting, a traffic expert came and claimed that the increase of traffic caused by the improvement plan would be "insignificant". Also, a lighting expert was brought in to explain that its not 1980 anymore and they make lights that shine straight down and not into somebody's living room a quarter mile away. Finaly, I love the argument made by the Wade Phillips looking old man. While trying to rebuttle the traffic expert that just went on for some 30 minutes (he could have gone for 2 hours but he made his point and it was time to move on) with the main points of his 400 plus page report showing testing results and evidence that the increase of traffic will be insignificant, the old man stated "Well, the traffic expert says it won't make a difference in traffic but I think we all know that thats a bunch of you know what." Very credible.
2. I don't like that I have to go elsewhere (Redondo or El Segundo) to find the shopping that I want. The improvement plan generates new retail space for additonal stores and shops that can give me more options so that I do not have to go to El Segundo. To be specific, I wanted a pair of tennis shoes - something I could work out in. I'm not 13 anymore so I can't lace up a pair of Sketchers that I could most easily get at the walkable downtown store. Currently, Manhattan Village doesn't present a very good sporting good's option. So, I had to go to Dick's in El Segundo. Now, I konw that the proposed direction of new business is going to be high end retail. To me, brands like Nike, Lululemon, and Under Armor are pretty high end so I see those as perfectly legitimate targets to set up shop at the newly renovated Manhattan Village. I also love the idea of having more restaurants and an outdoor space to socialize and mingle between different businesses. I think that creates a lovely exhuberance that everybody can enjoy.

Thank you for your time and consideration on this important matter.

Respectfully,

Scott Shaw

Scott Shaw

Helen Block
1610-22nd Street
Manhattan Beach, CA 90266
(310)717-5736
Helenb@bcapension.com

6/25/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Helen Block. I am a resident of Manhattan Beach and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. In accordance with the city plan, the site of Manhattan Village Mall is to be developed and maintained as a regional commercial retail destination. To maintain a competitive edge the mall must be updated and expanded so it can attract businesses up to the standards of the local community and consumers from outside the immediate area. The city council recently echoed the need for the city to develop business revenues in order for the city to bridge the gap between current tax income and city expenditures.
2. As a resident of a neighborhood bordering the mall I recognize the enhancement would bring more traffic onto already busy streets and thoroughfares. Areas east of the mall will most likely bear the larger portion of the traffic than our more vocal residents immediately west of Sepulveda. Consideration should be given to modifying the entrances and exits to the mall and the timing of the traffic lights. But additional traffic should not be the reason to withhold approval.
3. Without the proposed enhancements, the mall could lose key tenants and with it, the foot traffic to hold the other stores. Nothing is worse than vacant retail space for attracting vandals and lowering surrounding property values. Improving the mall will b

Thank you for your time and consideration on this important matter.

Respectfully,

Helen Block

Helen Block

Danielle Macias
1500 Steinhart Ave
Redondo Beach, CA 90278
(504)495-7770
danielle.macias@dealer.com

6/24/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Danielle Macias. I am a resident of Redondo Beach and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

4. It will revitalize and beautify the Northeast corridor into Manhattan Beach and the beach cities.
5. It will expand upon an underutilized space and offer a more complete shopping experience with better ambiance and increased retail/restaurant options.
6. It will increase the tax revenue for the city of Manhattan Beach to help improve our schools and community.

Thank you for your time and consideration on this important matter.

Respectfully,

Danielle Macias

Danielle Macias

Anthony Pacini
4936 W 121st St
Hawthorne, CA 90250
(310)339-0045
anthonypacini@gmail.com

6/24/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Anthony Pacini. I am a resident of Hawthorne and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. The Manhattan Village mall is presenting a plan to update the property while adding additional parking which is desperately needed.
2. The area is regularly busy with residents and people eating, banking and shopping- growth needs to happen as time goes by. There is a solution being made and the appearance and flow of the mall will be enhanced while continuing to be considerate of the neighbors and supporting the community.

Thank you for your time and consideration on this important matter.

Respectfully,

Anthony Pacini

Anthony Pacini

Brooke McIntyre Tuley
1311 10th Street
Manhattan Beach, CA 90266
(310)374-2520

6/24/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Brooke McIntyre Tuley. I am a resident of Manhattan Beach and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. Redevelopment and upgrades will enhance the shopping mall and attract more visitors and shoppers.
2. The design is pedestrian and animal friendly.
3. The design is bicycle friendly.
4. As residents are concerned about traffick, I have come to understand that parking and traffick flow have been at the forefront of the design to ensure low empact on the residents.

Thank you for your time and consideration on this important matter.

Respectfully,

Brooke McIntyre Tuley

Brooke McIntyre Tuley

Gregory Lesser
225 14th Street
Manhattan Beach, CA 90266
(310)545-7003
gregory.lesser@usdoj.gov

6/24/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Gregory Lesser. I am a resident of Manhattan Beach and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. The MV Mall could use a face lift.
2. The additional parking is a great idea, especially if the Walnut-Creek-Style rooftop parking structures are used.
3. We want to keep important anchor tenants such as Apple.

Thank you for your time and consideration on this important matter.

Respectfully,

Gregory Lesser

Gregory Lesser

Susan Stromgren
2301 Manhattan Avenue
Manhattan Beach, CA 90266
(310)545-5319
suefowl@mac.com

6/24/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Paul & Susan Stromgren. I am a resident of Manhattan Beach and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. Need to stay current to compete
2. Plans reflect "small town" environment
3. Mostly boutique-size stores rather than adding another dept store
4. Parking structures low-rise in plans
5. Improves ingress & egress

Thank you for your time and consideration on this important matter.

Respectfully,

Susan Stromgren

Susan Stromgren

Paul Stromgren
2301 Manhattan Avenue
Manhattan Beach, CA 90266
(310)545-5319
suefowl@mac.com

6/24/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Paul & Susan Stromgren. I am a resident of Manhattan Beach and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. Need to stay current to compete
2. Plans reflect "small town" environment
3. Mostly boutique-size stores rather than adding another dept store
4. Parking structures low-rise in plans
5. Improves ingress & egress

Thank you for your time and consideration on this important matter.

Respectfully,

Paul Stromgren

Paul Stromgren

Cynthia McMaster
PO Box 3595
Redondo Beach, CA 90277
(310)318-4202
cynthiamcmaster@renaissancefinemarble.com

6/24/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Cynthia McMaster. I am a resident of Redondo Beach and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. I believe that the improvements slated will help boost the local economy
2. I believe if this project is not approved Manhattan Beach will lose some of the businesses that are currently leasing space at the Man Vlg
3. As a lifelong South Bay resident, I would like to see more shopping options at the Manhattan Village & the proposed upgrade will attract new shops

Thank you for your time and consideration on this important matter.

Respectfully,

Cynthia McMaster

Cynthia McMaster

Caitlin Kim
535 Marine Street
Manhattan Beach, CA 90266
(310)951-2800
Grantkim@gmail.com

6/21/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Caitlin Kim. I am a resident of Manhattan Beach and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. Get opportunity to get a better anchor, especially with Nordstrom leaving SB Galleria
2. Need better stores like Zara, Gucci, Michael Kors, Burberry, Armani Exchange
3. Love the idea of more parking close to stores
4. The outdoor experience will be a great addition to walk around with family
5. Need more food and drink inside mall

Thank you for your time and consideration on this important matter.

Respectfully,

Caitlin Kim

Caitlin Kim

Kyle King
2808 Manhattan Ave
MB, CA 90266
(310)545-2404
kyle.b.king@gmail.com

6/21/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Kyle King. I am a resident of MB and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. Fear we will lose good tenants if the expansion is not approved
2. Need additional shopping options in MB (Neimans & Saks). Dont want them going across the street to El Segundo.
3. The mall is outdated and needs this to attract high quality tenants
4. Continuing to circle for a space clogs the parking lot unnecessarily
5. Attract the tax base for MB

Thank you for your time and consideration on this important matter.

Respectfully,



Kyle King

Andrea McCracken
Manhattan Beach, CA 90266
zeebab@yahoo.com

6/20/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Andrea McCracken. I am a resident of Manhattan Beach and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. It will enhance the look and feel of a major section of manhattan beach.
2. We could use more quality shopping and restaurant choices in east manhattan beach.
3. The space builds community and togetherness, like metlox plaza.
4. We live nearby and would love to bring the whole family.
5. It will add to the city's tax revenue

Thank you for your time and consideration on this important matter.

Respectfully,

Andrea McCracken

Andrea McCracken

Grant Kim
535 Marine Street
Manhattan Beach, CA 90266
(310)951-2800
Grantkim@gmail.com

6/21/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Grant Kim. I am a resident of Manhattan Beach and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. Need to add better stores and selection to our mall
2. Save me the trip to other malls in LA
3. Keep tax revenue in Manhattan Beach
4. Would love to see more ethnic cuisine
5. Create a better place for families to shop

Thank you for your time and consideration on this important matter.

Respectfully,

Grant Kim

Grant Kim

Elizabeth McGregor
1900 Highland Avenue
Manhattan Beach, CA 90266
(415)596-5406
elizabeth.mcgregor@am.jll.com

6/20/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Elizabeth McGregor. I am a resident of Manhattan Beach and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. it's attractive high end retail in a designated retail corridor
2. it will reduce our driving outside the Manhattan Beach area
3. It's a benefit for the local community and in alignment with Manhattan Beach growth plans

Thank you for your time and consideration on this important matter.

Respectfully,

Elizabeth McGregor

Elizabeth McGregor

Eddy Yuan
3100 Walnut Ave
MANHATTAN BEACH, CA 90266
(310)651-0200
eddyyuan@yahoo.com

6/19/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Eddy Yuan. I am a resident of MANHATTAN BEACH and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. It will update an existing property that sorely needs it.
2. It will likely have a positive impact on my property value
3. The additional restaurants are always welcome.

Thank you for your time and consideration on this important matter.

Respectfully,

Eddy Yuan

Eddy Yuan

PAT HEINEMAN
15322 AINSWORTH ST.
GARDENA, CA 90247
(310)404-7161

6/18/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is PAT HEINEMAN. I am a resident of GARDENA and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. Manhattan Beach Mall needs to be updated.
2. The remodel will bring in more retail business.
3. Macy's needs to be remodeled.

Thank you for your time and consideration on this important matter.

Respectfully,

PAT HEINEMAN

PAT HEINEMAN

nicole lee
1321 E Grand Avenue
El Segundo, CA 90245
(310)529-8431
nstanitz@yahoo.com

6/15/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is nicole lee. I am a resident of El Segundo and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. I would never have to leave the South Bay!
2. We are in need of some updating of our shops
3. parking is a nightmare, and really in need of a face lift

Thank you for your time and consideration on this important matter.

Respectfully,

nicole lee

nicole lee

Steve Solomon
2361 Rosecrans Avenue, #150
El Segundo, CA 90245
(424)294-3434
steve.solomon@am.jll.com

6/20/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Steve Solomon. I am a resident of El Segundo and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. I work in El Segundo
2. Great project but needs improvements.

Thank you for your time and consideration on this important matter.

Respectfully,

Steve Solomon

Steve Solomon

CS GREY
8763.5 Reading ave
Los Angeles, CA 90045
(310)567-0722
csgrey@gmail.com

6/14/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is CS GREY. I am a resident of Los Angeles and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. Aesthetic concept is sound
2. Become more competitive with upgraded malls
3. Keeps and enhances your customer base
4. Corner lot development create better visibility
5. No more missing the entrance to MV

Thank you for your time and consideration on this important matter.

Respectfully,

CS GREY

CS GREY

Shelley Griffith
421 10th Place, Unit B
Manhattan Beach, CA 90266
(626)825-5194
griffith.shelley@gmail.com

6/14/2013

Planning Commissioners
City of Manhattan Beach
1400 Highland Ave
Manhattan Beach, CA 90266

Dear Planning Commissioners:

My name is Shelley Griffith. I am a resident of Manhattan Beach and I support the Manhattan Village Enhancement Project. The reasons I support the project are as follows:

1. I'd like new shops
2. Fry's is outdated and an eyesore
3. I'd like new restaurants
4. I'd like a nicer mall area

Thank you for your time and consideration on this important matter.

Respectfully,

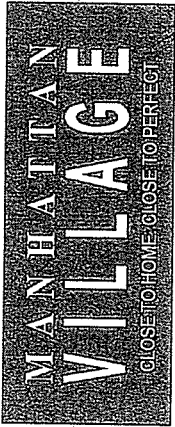
Shelley Griffith
Shelley Griffith

MANHATTAN
VILLAGE
CLOSE TO HOME. CLOSE TO PERFECT.

Name And back
Address 476 27th St
City mb State ca Zip Code 90666
Phone 310 367-2000 Email great we love it
Comments: a mvs + do!

- I support the proposed plan for Manhattan Village
I will voice my support by:
- Writing or emailing a support letter
 - Attending a public hearing
 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

Visit us on the web at www.shopmanhattanvillage.com

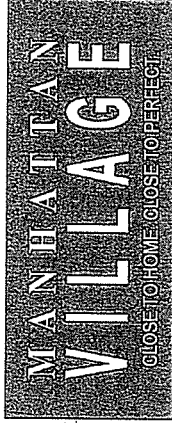


Name JOHN GARLAND
 Address 2501 N. SHERWOOD #200
 City MB State CA Zip Code 90266
 Phone 310-486-0197 Email _____
 Comments: _____

- I support the proposed plan for Manhattan Village
 I will voice my support by:
- Writing or emailing a support letter
 - Attending a public hearing
 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

Visit us on the web at www.shopmanhattanvillage.com/rediscovermv/

Name Bonny Larson
Address 3524 Elm Avenue
City Manhattan Beach Ca Zip Code 90266
Phone 310 505 1793 Email bonny.larson@youth
baybrothers.com



- I support the proposed plan for Manhattan Village
I will voice my support by:
- Writing or emailing a support letter
 - Attending a public hearing
 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

Comments: Love it. Look forward to improved appearance, better stores. Parking was a concern but plan looks good

Visit us on the web at www.shopmanhattanvillage.com/rediscovermv/



Name Alli Balachni

Address 1404 Chestnut

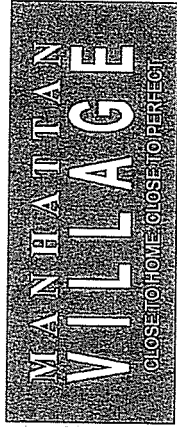
City MB State MA Zip Code _____

Phone 310-804-2203 Email allijensen@hotmail.com

Comments: I am 35, mother of 3 and a lit long resident of MB. Would love to see the mall get a new look w/ new stores. Concerned w/ not pulling in easy w/ kids but it seems this is going to be great. Visit us on the web at www.shopmanhattanvillage.com/rediscovermy/ The Big Shopper - would love to hear on what stores.

Support the proposed plan for Manhattan Village I will voice my support by:

- Writing or emailing a support letter
- Attending a public hearing
- Speaking at a public hearing
- Calling my elected official
- Contact me about other ways to show my support.



Name Sara Dinneman

Address 2501 Spaulden 2nd Floor

City MC State CA Zip Code 90106

Phone _____ Email ~~Sara.Dinneman@shopmanhattanvillage.com~~

Comments: Sara Dinneman South Bay Group

Please email updates on progress

I support the proposed plan for Manhattan Village
I will voice my support by:

Writing or emailing a support letter

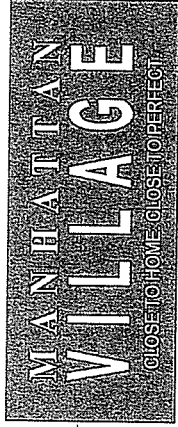
Attending a public hearing

Speaking at a public hearing

Calling my elected official

Contact me about other ways to show my support.

Visit us on the web at www.shopmanhattanvillage.com/rediscovermy/



Name Nick Schneider

Address 1804 Pacific Avenue

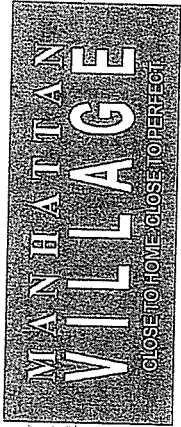
City Manhattan Beach State CA Zip Code 90266

Phone 610 809-4875 Email nick.schneider@southbaybrokers.com

Comments: Great presentation! I'm all about growth and this will add value to our city!

- I support the proposed plan for Manhattan Village
- I will voice my support by:
 - Writing or emailing a support letter
 - Attending a public hearing
 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

Visit us on the web at www.shopmanhattanvillage.com/rediscovermv/



Name Robyn Brenner

Address 1730 8th St.

City M.B. State CA Zip Code 90260

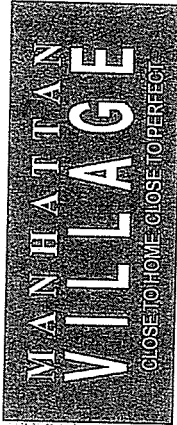
Phone _____ Email Robynbrenner@Southbaypro.net

Comments: _____

I support the proposed plan for Manhattan Village
I will voice my support by:

- Writing or emailing a support letter
- Attending a public hearing
- Speaking at a public hearing
- Calling my elected official
- Contact me about other ways to show my support.

Visit us on the web at www.shopmanhattanvillage.com



Name Mia Michaels

Address 10 San Miguel Ct.

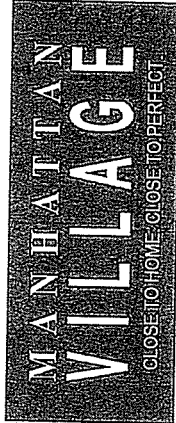
City Manhattan, CA State CA Zip Code 92266

Phone 310-318-1743 Email mia.michaels@SunnyBayBank.com

Comments: Very Excited + Supportive -
Center + Board for good store

- I support the proposed plan for Manhattan Village
- I will voice my support by:
 - Writing or emailing a support letter
 - Attending a public hearing
 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

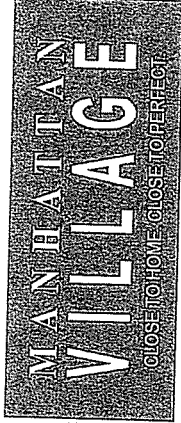
Visit us on the web at www.shopmanhattanvillage.com



Name JACK GILLESPIE
Address 2501 N. Sepulveda
City MB State Ca Zip Code 90266
Phone 818-546-7611-3664
Comments: _____

- I support the proposed plan for Manhattan Village
I will voice my support by:
- Writing or emailing a support letter
 - Attending a public hearing
 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

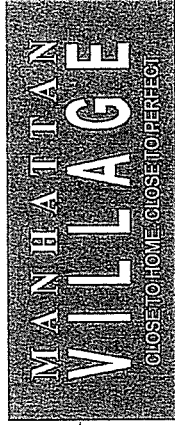
Visit us on the web at www.shopmanhattanvillage.com



Name Don Van Zante
Address 1461 21ST
City MTB State CA Zip Code 90266
Phone 310 466 1009 Email Don.VANZANTE@SOUTHWAYBOOKS.COM
Comments: _____

- I support the proposed plan for Manhattan Village
- I will voice my support by:
 - Writing or emailing a support letter
 - Attending a public hearing
 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

Visit us on the web at www.shopmanhattanvillage.com/rediscovermy/



Name LIDA SANDERA

Address 465-26TH ST

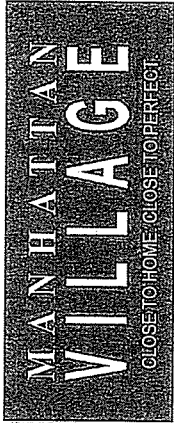
City M.B. State CA Zip Code 90266

Phone (310) 545-1100 Email LIDA.SANDERA@SERRINBAYBROTHERS.COM

Comments: H.B. is a upscale C.S. and need find clean shopping center.

- I support the proposed plan for Manhattan Village
I will voice my support by:
- Writing or emailing a support letter
 - Attending a public hearing
 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

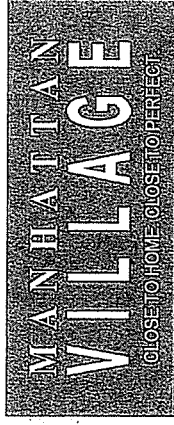
Visit us on the web at www.shopmanhattanvillage.com/rediscovermv/



Name Hana El Sawy
Address 834 2nd St.
City Manhattan Bld State CO Zip Code 90266
Phone _____ Email elsawy@caat.net
Comments: _____

I support the proposed plan for Manhattan Village
I will voice my support by:
 Writing or emailing a support letter
 Attending a public hearing
 Speaking at a public hearing
 Calling my elected official
 Contact me about other ways to show my support.

Visit us on the web at www.shopmanhattanvillage.com



Name Sunnie Manly
Address 520 21st St
City Hermosa Beach State CA Zip Code 90254
Phone 310 713-0565 Email Sunnie.Manly@SouthBayVillage.com
Comments: CLATE REBAREL SUGGESTED
Store

- I support the proposed plan for Manhattan Village
- I will voice my support by:
- Writing or emailing a support letter
 - Attending a public hearing
 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

Visit us on the web at www.shopmanhattanvillage.com



Name Susan Williamson

Address 500 S. Francisco Ave.

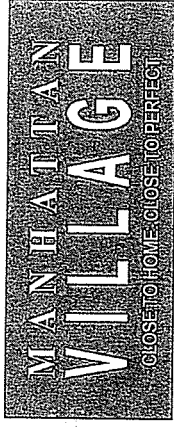
City RB State CA Zip Code 90877

Phone 310-666-6897 Email Susie.Williamson@SouthernBrokers.com

Comments: _____

- I support the proposed plan for Manhattan Village
I will voice my support by:
- Writing or emailing a support letter
 - Attending a public hearing
 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

Visit us on the web at www.shopmanhattanvillage.com



Name Heather Clark

Address 220 Ave EI

City Redondo State CA Zip Code 90277

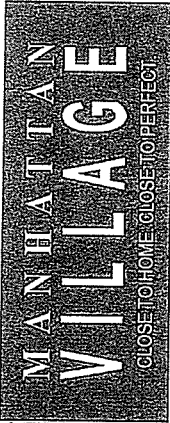
Phone 310877-0775 Email heather.clark@southbaybrokers.com

Comments: looks like a great plan and I'd love to see new

retailers in Manhattan Village.

Visit us on the web at www.shopmanhattanvillage.com/rediscovermv/

- I support the proposed plan for Manhattan Village
- I will voice my support by:
- Writing or emailing a support letter
 - Attending a public hearing
 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.



Name RICCI PERARDIN

Address 211 YACHTCLUB WAY #306

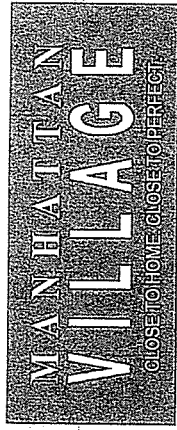
City PEDONTS BEACH State CA Zip Code 90277

Phone 610-914-6071 Email ricci@perardin.com
Southbaypartners.com

Comments: _____

- I support the proposed plan for Manhattan Village
I will voice my support by:
- Writing or emailing a support letter
 - Attending a public hearing
 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

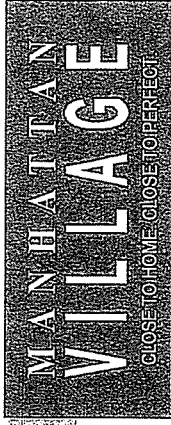
Visit us on the web at www.shopmanhattanvillage.com



Name Kirsten Cole
Address 1600 Ardmore #214
City HB State CA Zip Code 90254
Phone 310.756.3524 Email Kirsten.Cole@southbay
Comments: The plan looks great.

- I support the proposed plan for Manhattan Village
I will voice my support by:
- Writing or emailing a support letter
 - Attending a public hearing
 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

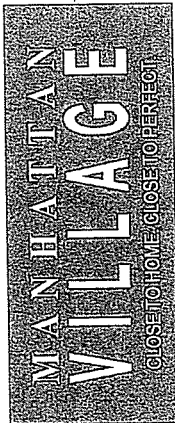
Visit us on the web at www.shopmanhattanvillage.com/rediscovermv/



Name Dan Rogers
Address 608 Prospect
City Kenosha State WI Zip Code 53102
Phone 310-880-3386 Email Dan@Dorogers.com
Comments: We need this in MB

- I support the proposed plan for Manhattan Village
I will voice my support by:
- Writing or emailing a support letter
 - Attending a public hearing
 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

Visit us on the web at www.shopmanhattanvillage.com



Name Susan Jensen

Address 711 Longfellow

City Hampton Bch State CA Zip Code 90254

Phone _____ Email _____

Comments: Appxious to see new stores in the area, Fashion & Home Stores, Decorator stores

- I support the proposed plan for Manhattan Village
 I will voice my support by:
- Writing or emailing a support letter
 - Attending a public hearing
 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

Visit us on the web at www.shopmanhattanvillage.com/rediscovermv/

Name MAROUN ABOUTANOS

Address 1431 - 19TH ST.

City MAN/BCH State CA Zip Code 90266

Phone 310-545-6482 Email MAROUN88@GMAIL.COM

Comments: _____

LOVE THE PLAN!



- I support the proposed plan for Manhattan Village
I will voice my support by:
- Writing or emailing a support letter
 - Attending a public hearing
 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

Visit us on the web at www.shopmanhattanvillage.com

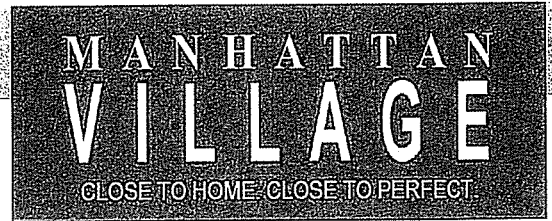
Name Logan Adaza

Address 1135 21st

City MB State CA Zip Code 90266

Phone 310-619-9548 Email _____

Comments: _____



- I support the proposed plan for Manhattan Village
- I will voice my support by:
 - Writing or emailing a support letter
 - Attending a public hearing
 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

Visit us on the web at www.shopmanhattanvillage.com

11



Name MARIE COLMEY

Address 3804 OCEAN DRIVE

City MANHATTAN BCH State _____ Zip Code 90266

Phone 310 546 5029 Email me.colmey@yahoo.com

Comments: _____

- I support the proposed plan for Manhattan Village *from what I know*
- I will voice my support by:
 - Writing or emailing a support letter
 - Attending a public hearing
 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

Visit us on the web at www.shopmanhattanvillage.com/rediscovermy/

Name Katie David

Address 500 7th Street

City MB State CA Zip Code 90260

Phone _____ Email Katiem david@hotmail.com

Comments: With all the crime incidents at this mall, this redo should be a MB priority!



I support the proposed plan for Manhattan Village
I will voice my support by:

- Writing or emailing a support letter
- Attending a public hearing
- Speaking at a public hearing
- Calling my elected official
- Contact me about other ways to show my support.

Visit us on the web at www.shopmanhattanvillage.com

Name Enka Esparza

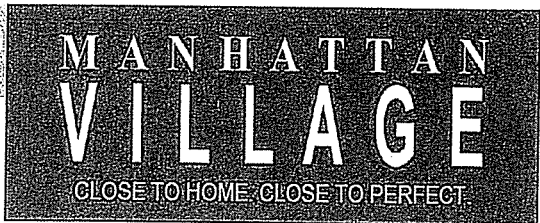
Address 12026 Thuro Ave

City Hawthorne State CA Zip Code 90250

Phone 310 970 9492 Email enka7632@gmail.com

Comments: This would be

wonderful



I support the proposed plan for Manhattan Village

I will voice my support by:

- Writing or emailing a support letter
- Attending a public hearing
- Speaking at a public hearing
- Calling my elected official
- Contact me about other ways to show my support.

Visit us on the web at www.shopmanhattanvillage.com

Name Wilfredo GIRALT

Address 2501 W Redondo Beach BL

City GARDENA State CA Zip Code 90249

Phone 310-329-5977 Email wilfredo.giralt777@yahoo.com

Comments: New jobs & tourism



- I support the proposed plan for Manhattan Village I will voice my support by:
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 - Attending a public hearing
 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

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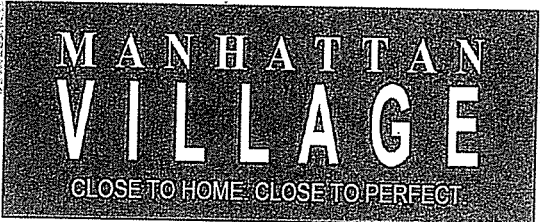
Name Jay Hirsch

Address 563 31st St.

City Manhattan Beach State CA Zip Code 90266

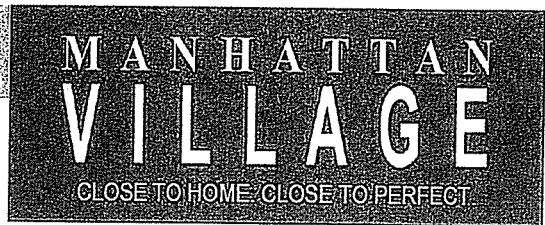
Phone 310 621 1728 Email jay@newenergyconstruction.com

Comments: _____



- I support the proposed plan for Manhattan Village
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 - Attending a public hearing
 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

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Name Bernadette Kay

Address 525 Oregon St

City ES State OR Zip Code 90215

Phone 310)6669625 Email _____

Comments: go for it!

- I support the proposed plan for Manhattan Village
 I will voice my support by:
- Writing or emailing a support letter
 - Attending a public hearing
 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

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Name Madenn Le Sommier

Address 1447 Manhattan Beach BV

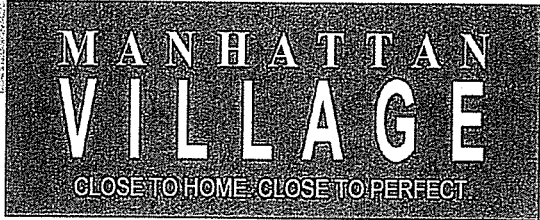
City Manhattan State CA Zip Code 90266

Phone 1-917-375-2905 Email madenn2000@gmail.com

Comments: This will be great!

Don't close the mail though

;-)



I support the proposed plan for Manhattan Village

I will voice my support by:

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- Attending a public hearing
- Speaking at a public hearing
- Calling my elected official
- Contact me about other ways to show my support.

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Name Chandra Macleod

Address 312 Highland Ave

City MB State _____ Zip Code 90266

Phone _____ Email Chandramacleod

Comments: The current @yahoo

MVillage is tired. I drive

to Fashion Island + The Grove for major shopping

I support the proposed plan for Manhattan Village

I will voice my support by:

- Writing or emailing a support letter
- Attending a public hearing
- Speaking at a public hearing
- Calling my elected official
- Contact me about other ways to show my support.

Visit us on the web at www.shopmanhattanvillage.com trips.

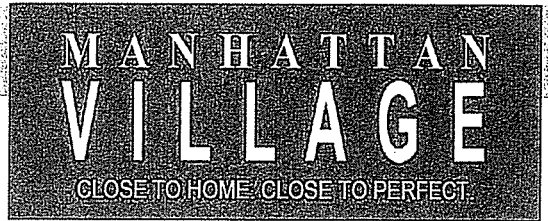
Name Chad Monty

Address 1771 Markers

City MB State CA Zip Code 90266

Phone 310 468 1656 Email 000my my@yahoo.com

Comments: _____



I support the proposed plan for Manhattan Village

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- Attending a public hearing
- Speaking at a public hearing
- Calling my elected official
- Contact me about other ways to show my support.

Visit us on the web at www.shopmanhattanvillage.com



Name Carol Mendelsohn

Address 5422 W. 138th St.

City Holly blen State CA Zip Code 90250

Phone 310 413 4943 Email _____

Comments: _____

- I support the proposed plan for Manhattan Village
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 - Speaking at a public hearing
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 - Contact me about other ways to show my support.

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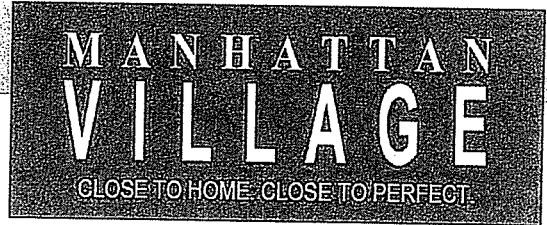
Name Barry Miller

Address 15713 Brighton Ave

City Gardena State CA Zip Code 90247

Phone 562 888 0444 Email barry@studio44fotos.com

Comments: I work in the area



- I support the proposed plan for Manhattan Village
I will voice my support by:
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 - Contact me about other ways to show my support.

Visit us on the web at www.shopmanhattanvillage.com

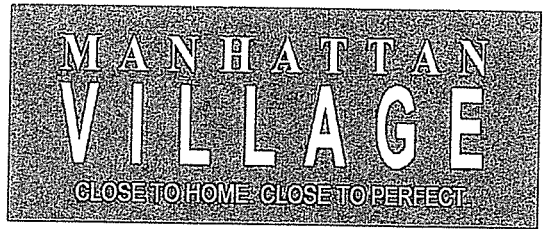
Name BETH Muir

Address 1642 10th ST.

City DJ. B. State CA Zip Code 90266

Phone _____ Email BMuir1112@AOL.Com

Comments: _____



- I support the proposed plan for Manhattan Village
I will voice my support by:
- Writing or emailing a support letter
 - Attending a public hearing
 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

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Name Wunna Marcus Myothein

Address 3848, VINTON AVE, #3

City CULVER CITY State CA Zip Code 90232

Phone (310)895-5621 Email manhattanpowercell@gmail.com

Comments: _____



- I support the proposed plan for Manhattan Village
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 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

Visit us on the web at www.shopmanhattanvillage.com/rediscovermv/

Name Robert Olsen

Address 1913 Warfield

City Redondo Beach State CA Zip Code 90278

Phone _____ Email rolsenphotoart@verizon.net

Comments: _____



- I support the proposed plan for Manhattan Village
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 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

Visit us on the web at www.shopmanhattanvillage.com

Name ZACH ROGERS

Address 1000 Pacific Ave

City Manhattan Beach State CA Zip Code 90266

Phone _____ Email Zach-Rogers1@yahoo.com

Comments: The Manhattan Beach Mall is the Worst

Mall ever. In the 40 years I've been a
resident, myself & my family, NEVER have heard the
Mall. Need Improvement!



I support the proposed plan for Manhattan Village
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- Contact me about other ways to show my support.

Visit us on the web at www.shopmanhattanvillage.com

Name Cathy

Address 1526 21st Street

City Manhattan Beach State CA Zip Code 90256

Phone 310(429) 3587 Email crrschubert@verizon.net

Comments: this is a great idea! we need
more clothing stores for teenagers
and young adults.



- I support the proposed plan for Manhattan Village I will voice my support by:
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 - Speaking at a public hearing
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Name Anne Thorne

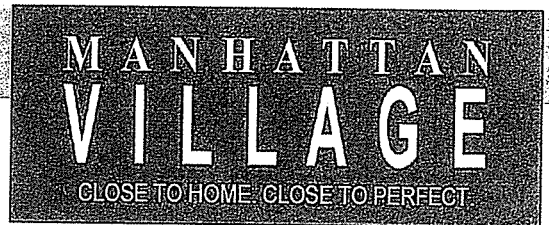
Address _____

City _____ State _____ Zip Code _____

Phone _____ Email Shushee@dslexteer.com

Comments: _____

proposed changes look
most efficient!

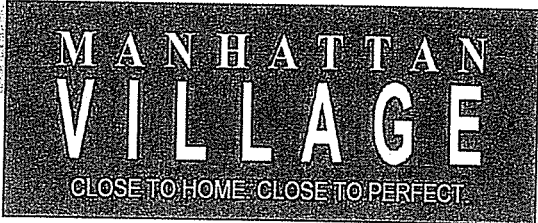


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- Speaking at a public hearing
- Calling my elected official
- Contact me about other ways to show my support.

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Name SARA TRIVEDI

Address Marshallfield lane

City REDONDO BEACH State CA Zip Code 90278

Phone / Email sarantrivedi@msn.com

Comments: Don't want to give address.
You can email me.

I support the proposed plan for Manhattan Village

I will voice my support by:

- Writing or emailing a support letter
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- Speaking at a public hearing
- Calling my elected official
- Contact me about other ways to show my support.

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Name

Jane Watts

Address

917 Manhattan Beach Blvd

City

Man Beach

State

Ca

Zip Code

90266

Phone

310 347-7025

Email

myreactorjan@gmail.com

Comments:

Put in Forever 21

Living Spaces

MANHATTAN VILLAGE

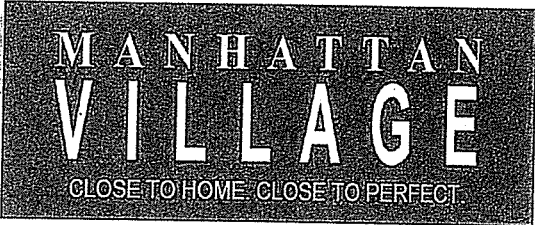
CLOSE TO HOME. CLOSE TO PERFECT.

I support the proposed plan for Manhattan Village

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- Speaking at a public hearing
- Calling my elected official
- Contact me about other ways to show my support.

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Name ~~THE~~ Austin Wolfe

Address 1343 8th St Manhattan Beach

City Manhattan State CA Zip Code 90260

Phone 310 355 5521 Email Austin.Wolfe.NYC@gmail.com

Comments: _____

- I support the proposed plan for Manhattan Village
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 - Speaking at a public hearing
 - Calling my elected official
 - Contact me about other ways to show my support.

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