

# Initial Study/Mitigated Negative Declaration Manhattan Beach Gelson's Market Response to Comments



**Prepared By:**

**EcoTierra Consulting, Inc.  
5776-D Lindero Canyon Road #414  
Westlake Village, CA 91362**

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# TABLE OF CONTENTS

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I.	INTRODUCTION.....	I-1
II.	LIST OF COMMENTERS.....	II-1
III.	RESPONSES TO COMMENTS .....	III-1
IV.	REVISIONS TO THE DRAFT IS/MND .....	IV-1
V.	APPENDIX MATERIALS .....	V-1

# I. INTRODUCTION

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## 1. SUMMARY OF THE PROPOSED PROJECT

The project would include the following: (i) construction of a 27,900 square foot specialty grocery store, including on-sale and off-sale alcohol sales and instructional tastings, with incidental hot and cold prepared food offerings and incidental seating areas (206 square-foot indoor incidental seating area and 503 square-foot incidental outdoor patio seating area), to be tenanted by Gelson's Market; (ii) an up to 7,000 square foot building, to be tenanted by First Republic Bank which has a retail services and primarily operates as a financial services and investments company; (iii) associated business identification signage; (iv) a surface parking lot on the primary project site; and (v) a surface parking lot for employee use on the auxiliary employee parking site..

## 2. ENVIRONMENTAL REVIEW PROCESS

A Draft Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project. The Draft IS/MND was circulated to local, state and federal agencies, interested organizations and individuals for review from July 21, 2016 through August 22, 2016. Comments were submitted on the Draft IS/MND during the public review period, via email and other written correspondence.

The City's Planning Commission will hold a public hearing for the project.

This document is available for review at the following:

**City of Manhattan Beach City Hall** 1400 Highland Avenue, Manhattan Beach CA, 90266

**City of Manhattan Beach Police/Fire Facility** 400/420 15th Street, Manhattan Beach (Open 24 hours)

**County of Los Angeles Public Library** 1320 Highland Avenue, Manhattan Beach

**Joslyn Community Center** 1601 Valley Drive, Manhattan Beach

**Manhattan Heights** 1600 Manhattan Beach Boulevard, Manhattan Beach

**City of Manhattan Beach Website** <http://www.cityymb.info/city-officials/community-development/planning-zoning/current-projects-programs>

## 3. ORGANIZATION OF THE RESPONSE TO COMMENTS

This document, together with the Draft IS/MND, constitutes the "Final IS/MND" for the proposed project. This response to comments is organized in the following sections:

- I. **Introduction**—This section is intended to provide a summary of the project description and the CEQA review process.
- II. **List of Commenters**—This section includes a list of public agencies, organizations, and individuals who submitted comments on the Draft IS/MND.
- III. **Responses to Comments**—This section includes detailed responses to the comment letters submitted to the City in response to the Draft IS/MND.

- IV. Revisions to the Draft IS/MND**—This section includes refinements and clarifications, which have been incorporated into the text of the Draft IS/MND.
  
- V. Appendix Materials**—This section includes appendix materials cited in Section III, Responses to Comments.

## II. LIST OF COMMENTERS

### 1. COMMENTS ON THE DRAFT IS/MND

The following agencies, organizations, and individuals provided written comments on the Draft IS/MND to the City of Manhattan Beach Community Development Department, Planning Division during the public review period from July 21, 2016 through August 22, 2016.

The comment letters and their responses are arranged by (a) state agencies, (b) regional and local agencies, (c) organizations, and (d) individuals. Each comment letter is included in its entirety in Section III (Responses to Comments), along with responses, according to the author code system below. Individual comments within the comment letter are bracketed and numbered. The comment numbering corresponds to the written response numbering.

**Table II-1  
Written Comments Received on the Manhattan Beach Gelson’s Market IS/MND**

Author Code	Date of Correspondence	Commenter
<b>Public Agencies</b>		
A	August 17, 2016	Dianna Watson, IGR/CEQA Branch Chief
B	August 19, 2016	Scott Morgan, Director
<b>Organizations</b>		
C	August 22, 2016	Eileen Neill, on behalf of MBRRD
D	No Date	Various signers
E	No Date	Various signers
F	No Date	MBRRD—Open Letter
<b>Individuals</b>		
G	August 22, 2016	Franci Agajanian
H	August 18, 2016	Kathleen Altobelli
I	August 17, 2016	Einav Aviram
J	July 28, 2016	Louise Bahar
K	August 19, 2016	Leslie Bell
L	August 15, 2016	Darlene Blaney
M	No Date	Julie and Doug Brawn
N	August 22, 2016	Tami Brothers
O	August 22, 2016	Dustin and Nicole Brown
P	August 22, 2016	Patricia L. Brown
Q	August 15, 2016	Robert Bush
R	August 11, 2016	Suzanne Cawthon
S	August 17, 2016	Lorie Chaykowski
T	August 16, 2016	Mary Chiefffe
U	August 18, 2016	Anne DeMartini

<b>Author Code</b>	<b>Date of Correspondence</b>	<b>Commenter</b>
V	August 21, 2016	Diana Driscoll
W	August 18, 2016	Jack Driscoll
X	August 19, 2016	Adriana Eiriz
Y	August 18, 2016	Kari W. Estrin
Z	August 16, 2016	K. R. Falasco
AA	August 22, 2016	Barry Fisher
BB	August 13, 2016	Howard Fishman
CC	August 22, 2016	Stephen Forte
DD	August 18, 2016	Tiffany Friedman
EE	August 22, 2016	Melissa Gevertz
FF	August 19, 2016	Lynn Goldberg
GG	August 22, 2016	Patrice Harmon
HH	August 23, 2016	Joel Hasen
II	August 22, 2016	Tom Hastings
JJ	August 18, 2016	Gregory Haylock
KK	August 22, 2016	Susan Hemstock
LL	August 21, 2016	Rosalind Hewsenian
MM	August 18, 2016	Karen Hill
NN	August 20, 2016	Tracy & James Horan
OO	August 22, 2016	Efrat Jaffe
PP	August 11, 2016	Jerry Jamgotchian
QQ	August 17, 2016	Jill Javahery, M.D.
RR	August 12, 2016	Barbara G. Johnson
SS	August 16, 2016	Barbara G. Johnson
TT	August 7, 2016	Peter W. Joyce
UU	August 18, 2016	Ian Kilcollins
VV	August 17, 2016	Susan Kneisley
WW	August 18, 2016	Charlene and Jim Lee
XX	August 20, 2016	Mary Lively
YY	August 10, 2016	Dan Manson
ZZ	August 22, 2016	Dennis May
AAA	August 19, 2016	Lorie McDonald & Bernard Wong
BBB	August 19, 2016	Lorie McDonald
CCC	August 21, 2016	Bernard Mendes
DDD	August 18, 2016	Michael Miller
EEE	August 20, 2016	Jan Mills
FFF	August 21, 2016	Eileen and John Neill

<b>Author Code</b>	<b>Date of Correspondence</b>	<b>Commenter</b>
GGG	August 22, 2016	Alice Neuhauser
HHH	August 18, 2016	Mike Pitts
III	July 24, 2016	Mar Robbart
JJJ	August 16, 2016	Norman F Robinson and Anne (Sally) O'Mara
KKK	August 20, 2016	RosaLee Saikley
LLL	August 19, 2016	Mike Schimmel
MMM	August 22, 2016	Tara Klein Schimmel
NNN	August 12, 2016	David and Mindy Schmidt
OOO	August 19, 2016	Marilyn Scott
PPP	August 11, 2016	Ron Siegel & Renee Stauffer
QQQ	August 23, 2016	Deborah Sigel
RRR	August 23, 2016	Ron Sigel
SSS	August 9, 2016	Darby Silverberg
TTT	August 9, 2016	Karl Simon
UUU	August 17, 2016	Ralph M. Singer
VVV	August 18, 2016	Craig Stein
WWW	August 19, 2016	Laura Stout
XXX	August 22, 2016	Patricia & John Sullivan
YYY	August 18, 2016	Gary Troop
ZZZ	August 22, 2016	Brett Troop
AAAA	August 22, 2016	Blake Troop
BBBB	August 20, 2016	Tom Troy
CCCC	August 16, 2016	Debra Van Ness
DDDD	August 10, 2016	Lawrence J. Walley
EEEE	August 20, 2016	Raymond Watson
FFFF	August 21, 2016	Renee Raab Whitcombe
GGGG	August 16, 2016	Andrew White
HHHH	August 19, 2016	Scott Whitehead
IIII	August 21, 2016	James C. Withers DDS
JJJJ	August 21, 2016	Scott L. Yanofsy
KKKK	August 18, 2016	Dan Zamsky
LLLL	August 18, 2016	Marla and Sheldon Zaslansky
MMMM	August 22, 2016	Chelsea Zielin
NNNN	August 17, 2016	Jim and Janet Zimmerman
OOOO	August 22, 2016	Mark Shoemaker