

**Martha Alvarez**

---

**From:** Janice Champion <janice@thechampions.com>  
**Sent:** Thursday, January 10, 2019 7:11 AM  
**To:** City Clerk  
**Subject:** Provide Input on Solid Waste Hauler Proposals

I live in the sand section, where there are no green bins. I would like the City Council to consider a way for us to have food waste picked up. Could we drop it off at City Hall? Or another location? We received our food waste bin about two years ago, but haven't used it yet because we don't have green bins. I don't want/need a green bin, but I do have food waste.

Thank you for your consideration.

Sincerely,

Janice Champion  
229 15<sup>th</sup> Street  
Manhattan Beach, CA 90266  
310-617-3614

## Martha Alvarez

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**From:** susan cottle <susancottle6@gmail.com>  
**Sent:** Thursday, January 10, 2019 10:16 AM  
**To:** City Clerk  
**Subject:** solid waste contract-public comment

To City Council,

I have lived in MB for 11 years and feel Waste Management has always provided stellar service. The employees are friendly and professional. Their track record should put them ahead of any other service. I wouldn't change something that isn't broke.

Thanks,  
Susan and Barry Cottle

## Martha Alvarez

---

**From:** Michele Nies <mmnies@yahoo.com>  
**Sent:** Thursday, January 10, 2019 1:42 PM  
**To:** City Clerk  
**Subject:** I like our current solid waste hauler

The drivers are efficient and friendly.  
I appreciate that I can recycle food waste in the green can.

Michele nies  
Resident since 1962

[Sent from Yahoo Mail on Android](#)

## Martha Alvarez

---

**From:** Martha Andreani <mandreani09@gmail.com>  
**Sent:** Sunday, January 13, 2019 4:09 PM  
**To:** List - City Council  
**Cc:** City Clerk  
**Subject:** City Council Mtg 01/15/19 Waste Management

Dear Mayor Napolitano, Mayor Pro Temp Hersman, Councilmembers Howorth, Lesser, and Montgomery:

RE: City Council Meeting on 01/15/2019 -- Agenda Item #14

Let's stay with Waste Management (WM) as our solid waste hauler! I have been very pleased with WM's service, including their food waste recycling and composting programs. Their drivers and customer support can't be beat. It's amazing the way WM drivers are able to maneuver their trucks in our City's small alleyways - including Ocean Drive!

Thank you in advance for your vote in favor of renewing our contract with Waste Management.

Martha Andreani  
Resident

## Martha Alvarez

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**From:** Melanie Petri <melanielpetri@gmail.com>  
**Sent:** Sunday, January 13, 2019 8:33 AM  
**To:** City Clerk  
**Subject:** Waste Management

Dear Council members -

I just wanted to voice my support of Waste Management and for their continued service in Manhattan Beach. I appreciate the fact that I can call for an oversized pickup. They help me dispose of my toxic waste safely. I love the support they give for composting (curb pick up, education, worm bins etc.). I really hope that we don't lose their excellent service.

Melanie Petri  
605 Anderson St.

## Martha Alvarez

---

**From:** Cheryl Abel <cheryl.abel@gmail.com>  
**Sent:** Saturday, January 12, 2019 5:27 PM  
**To:** City Clerk  
**Subject:** Waste Management support

Dear City Clerk-

This is a quick letter in support of Waste Management. I think they've done a great job and don't see a need to change trash haulers. I like our driver, and I like the programs. Their customer service seems to do good job with my special requests, too. There's no need to fix what isn't broken.

Cheryl Abel

936 9th St

MB

*Cheryl*

*Cheryl Abel*

*President*

*Soroptimist International*

*of Manhattan Beach 2018-2019*

[www.simanhattanbeach.org](http://www.simanhattanbeach.org)

## Martha Alvarez

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**From:** obobbieol@aol.com  
**Sent:** Saturday, January 12, 2019 1:54 PM  
**To:** City Clerk; List - City Council  
**Subject:** Waste Management

Dear Council

This is a quick letter in support of Waste Management.

I have worked several years at Tabula Rasa. I'm also a long time resident and homeowner. I think WM has done an outstanding job and I don't see the need to change trash haulers. I love our driver, Willie, who will make special recycle pickups, whenever we get big deliveries. I simply text/call the route manager Felipe or Lisa Ryder and Willie's at our door to pick up our bin of recycles mostly cardboard.

They also do a great job for my condo complex with my special requests for extra pickups and carts when needed.

Please keep WM in Manhattan Beach. There is no need to fix what is not broken.

Sincerely,  
Bobbie Olson  
1155 11th Street

## Martha Alvarez

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**From:** Steve Maulbetsch <stevemaulbetsch@gmail.com>  
**Sent:** Saturday, January 12, 2019 12:26 PM  
**To:** City Clerk; List - City Council; City Manager  
**Subject:** Letter of Support for Waste Management

Dear Council-

This letter is to voice our support for Waste Management, Lisa Ryder and Jason, our trash pickup driver. We know not everyone in the City attends the compost classes (but many do!!). We love the classes! We are now a huge worm composter. The hands-on demonstrations and support we get from Lisa and WM help us compost at home and our garden plot at Pacific Elementary. In fact, Lisa has generously given us buckets of her own compost for our garden! Now that's service!

WM has been a great resource for our city and helps residents do our part for the environment. Please keep Lisa, Jason, WM, and the compost classes in the next contract.

Sincerely,  
Sheila Xu and Stephen R Maulbetsch  
220 5th St



**Martha Alvarez**

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**From:** nazilahi <nazilahi@yahoo.com>  
**Sent:** Friday, January 11, 2019 2:30 PM  
**To:** List - City Council; City Clerk  
**Subject:** In regards to keeping waste management

To whom it may concern, city council members:

This is in regards to waste management and I am in favor of keeping them. They do great job for the community as well. Please keep them.

Thank you

Nazila mahgerefteh  
Body in balance health center Manhattan beach

Sent from my Sprint Samsung Galaxy S7.

## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 8:16 AM  
**To:** Martha Alvarez  
**Subject:** FW: City Council

Bruce Moe  
City Manager  
(310) 802-5053  
bmoe@citymb.info  
City of Manhattan Beach, CA

Office Hours: M - Th 7:30AM - 5:30 PM | Alternate Open Fridays 8:00AM - 5:00 PM | Closed Alternate Fridays | Not Applicable to Public Safety

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

From: Quinn Barrow (External) <qbarrow@rwglaw.com>  
Sent: Sunday, January 13, 2019 3:50 PM  
To: Anne McIntosh <amcIntosh@citymb.info>  
Cc: Bruce Moe <bmoe@citymb.info>  
Subject: Fwd: City Council

FYI

Sent from my iPhone

Begin forwarded message:

Resent-From: <qbarrow@citymb.info<mailto:qbarrow@citymb.info>>  
From: Mark Burton <markfburton@gmail.com<mailto:markfburton@gmail.com>>  
Date: January 13, 2019 at 2:52:06 PM PST  
To: CityCouncil@citymb.info<mailto:CityCouncil@citymb.info>, cm@citymb.info<mailto:cm@citymb.info>  
Subject: City Council

SHORT TERM VACATION RENTALS

Dear Mayor and City Councilmembers:

Thank you for your public service to our community.

In June of 2015, the City Council approved amendments to the City's Municipal Code reinforcing the City's Planning and Zoning Ordinance prohibition of short-term vacation rentals in residential zones.

I urge you to support that existing policy set forth in our Planning and Zoning Ordinance that prohibits short-term vacation rentals in our community, a policy that is consistent with the City's General Plan. Short-term vacation rentals are not only contrary to our City's General Plan but they are not in the best interest of our residents.

Manhattan Beach is first and foremost a residential community, with almost 70% of our land use distribution being residential. We are a City of distinct neighborhoods that people recognize such as the Sand Section, Downtown, the Tree Section, El Porto, the Eastside, and the Village. Our residential character is what makes our City special, creating a wonderful sense of neighborhood and community with an exceptional quality of life that we all value.

Short-term vacation rentals are a transient use that is antithetical to a residential community, and clearly an inappropriate and incompatible use in our residential community. Such transient uses threaten to destroy the very essence of what makes our community special, a residential community of permanent residents who have a stake in the community. Furthermore, short-term vacation rentals are contrary to visions set forth in our General Plan and the several goals to support that vision.

All cities are required to prepare and adopt a General Plan. A General Plan is often referred to as the "constitution" for the development in the City, reflecting the long term vision of the community through its goals, policies and objectives. The overarching principle of our City's General Plan is to "Maintain a small-town community feel that preserves the unique characteristics of individual neighborhoods." The Land Use Element of the General Plan sets forth several goals for protecting our residential neighborhoods including a specific goal "to protect residential neighborhoods from intrusion of inappropriate and incompatible uses". In fact, all of the policies set forth in the Land Use Element support this specific goal. And, the general purpose of our Planning and Zoning Ordinance is to implement the policies of our General Plan and, specifically to "...preserve that character and quality of residential neighborhoods...".

Our Community Development Department has publicly acknowledged that "transient uses including short-term vacation rentals in residential zones are incompatible with the goals and objectives of the City's General Plan. The General Plan aims to preserve and maintain residential neighborhoods and to protect residential neighborhoods from the intrusion of incompatible and character-changing uses. Short-term vacation rentals and other transient uses in residential zones can have a severe negative impact on the character and stability of the residential zones and its residents."

If this City Council truly wants to explore appropriate zoning for short term vacation rentals, then the appropriate process, one that is legally correct and respectful of our residents, would be to update our City's General Plan. General Plans should be updated and our last update was on December 2, 2003, some time ago.

Thank you for your consideration,

Mark Burton

Click here<[https://www.mailcontrol.com/sr/9M8-YUZ-E5jGX2PQPOMvUIQnVH2UXcWU2ZN4Y6AffSQIosfTShvyQ7aVTgysQZFfaA3v43x7I-NI5tH4SJ\\_Mg==](https://www.mailcontrol.com/sr/9M8-YUZ-E5jGX2PQPOMvUIQnVH2UXcWU2ZN4Y6AffSQIosfTShvyQ7aVTgysQZFfaA3v43x7I-NI5tH4SJ_Mg==)> to report this email as spam.

Quinn Barrow (External)

qbarrow@rwglaw.com  
City of Manhattan Beach, CA

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## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 8:16 AM  
**To:** Martha Alvarez  
**Subject:** FW: support for short-term rentals

Bruce Moe  
City Manager  
(310) 802-5053  
bmoe@citymb.info  
City of Manhattan Beach, CA

Office Hours: M - Th 7:30AM - 5:30 PM | Alternate Open Fridays 8:00AM - 5:00 PM | Closed Alternate Fridays | Not Applicable to Public Safety

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

From: Quinn Barrow (External) <qbarrow@rwglaw.com>  
Sent: Sunday, January 13, 2019 3:50 PM  
To: Anne McIntosh <amcIntosh@citymb.info>  
Cc: Bruce Moe <bmoe@citymb.info>  
Subject: Fwd: support for short-term rentals

Sent from my iPhone

Begin forwarded message:

Resent-From: <qbarrow@citymb.info<mailto:qbarrow@citymb.info>>  
From: Anne Marie Knott <dr.annemarie@gmail.com<mailto:dr.annemarie@gmail.com>>  
Date: January 13, 2019 at 1:21:18 PM PST  
To: CityCouncil@citymb.info<mailto:CityCouncil@citymb.info>  
Subject: support for short-term rentals

Dear Mayor Napolitano and Councilmembers:

I wanted to register my support for short-term rentals. I have a lower unit that I keep for friends now, but like the option of being able to open it to others in the event my income ever drops. The complaints people seem to have (noise and parking) are not endemic to short term rentals. I have 2 parking spaces for my unit, and I am particular about who stays in there (so noise isn't an issue).

As long as short-term rentals adhere to MB rental requirements (occupancy limits, parking restrictions, no sub-letting), I don't see them causing any more problems than standard rentals.

Anne Marie Knott  
235 42nd Street

(If this message is spam, please report it to IT Dept. Thank you.)

Quinn Barrow (External)

qbarrow@rwglaw.com  
City of Manhattan Beach, CA

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## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 8:15 AM  
**To:** Martha Alvarez  
**Subject:** FW: Delivery Status Notification (Failure)

**Bruce Moe**  
**City Manager**  
P: (310) 802-5053  
E: [bmoe@citymb.info](mailto:bmoe@citymb.info)



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**From:** Manuela Millington <[m.millington4@gmail.com](mailto:m.millington4@gmail.com)>  
**Sent:** Sunday, January 13, 2019 4:11 PM  
**To:** List - City Council <[CityCouncil@citymb.info](mailto:CityCouncil@citymb.info)>  
**Subject:** Fwd: Delivery Status Notification (Failure)

Dear City Council Members,

As a homeowner in Manhattan Beach I am opposed to having short term rentals in our neighborhood. Although they weren't allowed, we had a neighbor rent it out on Air bnb anyway. It was very disruptive, loud and concerning from a safety stand point. Our community needs to remain a neighborhood. The property values will decrease and will change what ownership looks like in the

future. We are known for being a family friendly community with a strong school system. There are no benefits to allowing short term rentals.

Thank you,  
Manuela Millington

Sent from my iPhone



## Martha Alvarez

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**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 8:12 AM  
**To:** Martha Alvarez  
**Subject:** FW: Agenda Item 13. for January 15 2019 Council Meeting - 19-0024 Introduction of Ordinance Nos. 19-0001 and 19-0002 Amending the Manhattan Beach Municipal Code and Local Coastal Program to Allow Short-Term Rentals

Bruce Moe  
City Manager  
(310) 802-5053  
bmoe@citymb.info  
City of Manhattan Beach, CA

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

From: Quinn Barrow (External) <qbarrow@rwglaw.com>  
Sent: Sunday, January 13, 2019 8:21 PM  
To: Anne McIntosh <amcIntosh@citymb.info>  
Cc: Bruce Moe <bmoe@citymb.info>  
Subject: Fwd: Agenda Item 13. for January 15 2019 Council Meeting - 19-0024 Introduction of Ordinance Nos. 19-0001 and 19-0002 Amending the Manhattan Beach Municipal Code and Local Coastal Program to Allow Short-Term Rentals

Sent from my iPhone

Begin forwarded message:

Resent-From: <qbarrow@citymb.info<mailto:qbarrow@citymb.info>>  
From: jim quilliam <jimquilliam@outlook.com<mailto:jimquilliam@outlook.com>>  
Date: January 13, 2019 at 7:15:32 PM PST  
To: "citycouncil@citymb.info<mailto:citycouncil@citymb.info>"  
<citycouncil@citymb.info<mailto:citycouncil@citymb.info>>, "cm@citymb.info<mailto:cm@citymb.info>"  
<cm@citymb.info<mailto:cm@citymb.info>>  
Cc: Anne McIntosh <amcIntosh@citymb.info<mailto:amcIntosh@citymb.info>>  
Subject: Agenda Item 13. for January 15 2019 Council Meeting - 19-0024 Introduction of Ordinance Nos. 19-0001 and 19-0002 Amending the Manhattan Beach Municipal Code and Local Coastal Program to Allow Short-Term Rentals

Let me ask you all a question.

Do you support policies that will insure the attraction, preservation, distinction and enhancement of Manhattan Beach's core value as a California coastal jewel while protecting the "small-town character" of Manhattan Beach?

If you do agree with this statement then why would you ever consider short term rentals (STRs) in Manhattan Beach.

- \* The previous short-term rental experiment confirms that this would be a negative impact to our community.
- \* It's an intrusion of true community life and values.
- \* It benefits only a small percentage and impacts a greater percentage negatively.
  
- \* We as a city have not consistently enforced and are currently not adequately enforcing the current conditional use permits today (I invite you to join me on any given day in the downtown for you to see first-hand the effects of the failure of voting policies and the failure of enforcement) - How will we ever know that we are effectively enforcing and monitoring the proposed permitting process on short term rentals?
  - \* The negative impacts greatly outweigh the city revenue opportunity
  - \* It opens doors for investors to circumvent the process to purchase multiple homes with the sole purpose of weekend rentals.
  - \* It creates a potential for "hotel strips" to open up shop in the middle of residential neighborhoods.
  - \* Such areas are not zoned or intended for such "commercial" enterprise.

Let me share some research of a U.S. community that allowed short term rentals (STRs).

"Until last year when short-term rentals moved in, this legacy community was a congenial, family oriented, quiet, safe and peaceful place to live" (sounds like Manhattan Beach doesn't it?). "It was those qualities that led to all the homeowners to purchase here— until recently, that is. The impact on our community of the STR incursion has been substantial (and negative) on all these above desirable qualities".

There remains a large associated cost structure (management, law enforcement, roads, housing, emergency response, etc.) that has been overlooked.

There is no evidence that the associated costs are covered by this supposed increase in tax revenue (not to mention that the STR revenue is likely pirated from other Tax based lodging interests in the county meaning no net benefit). County officials reported that of the STR's, either properly permitted or not, they found that 83 percent of the voting population of homeowners end up paying to support the profit-making activities (and the negative effects) of only 17 percent.

How many new Manhattan Beach code enforcement officers, police officers, emergency personnel and city staff are you planning to hire to adequately manage this program? The arguments from STR owners and STR Property Managers that this activity brings tourists and tax income to the county, and raises everyone's property values, = this U.S. community found this argument to be laughable.

**THE CONCLUSION:** The effect of STRs on county taxpayers is decidedly negative, and is substantial.

Is this what we want for our Manhattan Beach Community?

To allow a short-sighted policy of short-term rentals to substantially and negatively impact and possibly devastate the fabric of our Manhattan Beach community and small-town character.

Please vote a resounding NO on short term rentals!

James Quilliam

MB Downtown Resident

Click here<[https://www.mailcontrol.com/sr/BV0-s7XBLSbGX2PQPomvUqy\\_8K4P2-309gtvS8wJHdiv3SRsgrimPI6IpvFUSQCfp4OdZ7pqjSHLq66BGWNXYg==](https://www.mailcontrol.com/sr/BV0-s7XBLSbGX2PQPomvUqy_8K4P2-309gtvS8wJHdiv3SRsgrimPI6IpvFUSQCfp4OdZ7pqjSHLq66BGWNXYg==)> to report this email as spam.

Quinn Barrow (External)

qbarrow@rwglaw.com  
City of Manhattan Beach, CA

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## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 8:07 AM  
**To:** Martha Alvarez  
**Subject:** FW: Short term rentals

**Bruce Moe**  
**City Manager**  
P: (310) 802-5053  
E: [bmoe@citymb.info](mailto:bmoe@citymb.info)



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**From:** Samuel Braitman <[sjbraitman@hotmail.com](mailto:sjbraitman@hotmail.com)>  
**Sent:** Sunday, January 13, 2019 9:17 PM  
**To:** List - City Council <[CityCouncil@citymb.info](mailto:CityCouncil@citymb.info)>  
**Cc:** Cynthia IT. Cell <[slimface1212@yahoo.com](mailto:slimface1212@yahoo.com)>  
**Subject:** Short term rentals

Dear members of the Manhattan Beach City Council,

I would like to voice my objection to allowing rentals of fewer than 30 days. Currently one of my neighbors rents out a unit this way. There are multiple different people there frequently. Parking and noise are issues. These people have no vested interest in our community. Thank you for your consideration.

Samuel J. Braitman  
4102 The Strand

Sent from [Mail](#) for Windows 10

## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Friday, January 11, 2019 2:36 PM  
**To:** Martha Alvarez  
**Subject:** FW: In regards to keeping waste management

**Bruce Moe**  
**City Manager**  
P: (310) 802-5053  
E: [bmoe@citymb.info](mailto:bmoe@citymb.info)



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**From:** nazilahi <nazilahi@yahoo.com>  
**Sent:** Friday, January 11, 2019 2:30 PM  
**To:** List - City Council <CityCouncil@citymb.info>; City Clerk <cityclerk@citymb.info>  
**Subject:** In regards to keeping waste management

To whom it may concern, city council members:

This is in regards to waste management and I am in favor of keeping them. They do great job for the community as well. Please keep them.

Thank you

Nazila mahgerefteh  
Body in balance health center Manhattan beach

Sent from my Sprint Samsung Galaxy S7.

## Martha Alvarez

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**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 10:13 AM  
**To:** Martha Alvarez  
**Subject:** FW: Short Term Rentals

**Bruce Moe**  
**City Manager**  
P: (310) 802-5053  
E: [bmoe@citymb.info](mailto:bmoe@citymb.info)



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---

**From:** Fred Antman <[fantman@kleenkraftservices.com](mailto:fantman@kleenkraftservices.com)>  
**Sent:** Monday, January 14, 2019 10:13 AM  
**To:** List - City Council <[CityCouncil@citymb.info](mailto:CityCouncil@citymb.info)>  
**Subject:** Short Term Rentals

If the short term rental means day to day, this is a bad idea and will turn our neighborhoods into transients and ruin property values. Months sound like a better idea.

*Fred Antman*

President/CEO  
[www.kleenkraftservices.com](http://www.kleenkraftservices.com)  
(800) KLEEN-LA (553-3652)  
323-726-7676 ext. 103  
FAX: 323-726-8646  
Cell: 323-804-6193



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## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 10:10 AM  
**To:** Martha Alvarez  
**Subject:** FW: MB Airbnb

**Bruce Moe**  
**City Manager**  
P: (310) 802-5053  
E: [bmoe@citymb.info](mailto:bmoe@citymb.info)



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**From:** Lisa Ann Clark <[lisaann\\_clark@yahoo.com](mailto:lisaann_clark@yahoo.com)>  
**Sent:** Monday, January 14, 2019 9:55 AM  
**To:** List - City Council <[CityCouncil@citymb.info](mailto:CityCouncil@citymb.info)>  
**Subject:** MB Airbnb

Totally against MB city council allowing this. This will change our town for the worse and potentially increase the number of loud parties in residential areas. It also has the potential to increase crime and drugs. Transients who don't own homes and are temporarily renting (not to build or find a home) can bring in crime and drugs. There is a relationship between wealth and drug use. And sometimes transients without the same or similar morals MB residents tend to have don't care what they do to a city. Neighborhood parking will be worse and our small town feel will disappear.

Vote against Airbnb in MB.

Sent from my iPhone



## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 10:10 AM  
**To:** Martha Alvarez  
**Subject:** FW: Do not allow Airbnbs in Manhattan Beach!

**Importance:** High

**Bruce Moe**  
**City Manager**

P: (310) 802-5053

E: [bmoe@citymb.info](mailto:bmoe@citymb.info)



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**From:** Kimberly Macy <[kmacy@macyinc.com](mailto:kmacy@macyinc.com)>  
**Sent:** Monday, January 14, 2019 10:00 AM  
**To:** List - City Council <[CityCouncil@citymb.info](mailto:CityCouncil@citymb.info)>  
**Subject:** Do not allow Airbnbs in Manhattan Beach!  
**Importance:** High

Hello,

We have been homeowners since 1995 in the tree section at 2709 N. Poinsettia Ave. We've raised our two daughters in Manhattan Beach schools. We love living here, in spite of the many challenges, ie lack of parking, small lot size, noise and lack of visual privacy. However, when you're living next door to a homeowner or a long-term renter, there is mutual consideration that is given relative to these issues. With a short-term Airbnb renter, there is none.

Allowing Airbnb rentals will completely change the tenor of this highly-desirable beach town. Not only will large groups and parties prevail, property values will drop. Buyers do not want to pay \$1M+ to live next door/behind/in front of a party house, with constantly revolving tenants. If we had purchased a home next door to one of the local hotels, we would have gone in with eyes open. But we purchased in this community and on this street for its neighborhood, the neighbors, and its safety.

Please don't allow Airbnb rentals in the area and ruin what is a very special community. As it absolutely would do so.

Sincerely,

Tim and Kim Richardson

## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 10:10 AM  
**To:** Martha Alvarez  
**Subject:** FW: OPPOSE - Agenda Item #13 - Short Term Rentals

**From:** Carol Perrin <cplaw28@gmail.com>  
**Sent:** Monday, January 14, 2019 10:03 AM  
**To:** List - City Council <CityCouncil@citymb.info>  
**Cc:** Bruce Moe <bmoe@citymb.info>; Nhung Madrid <nmadrid@citymb.info>  
**Subject:** OPPOSE - Agenda Item #13 - Short Term Rentals

Dear Mayor and City Council Members,

I am writing to vehemently **Oppose Agenda item #13**, regarding changing the current legal status and allowing short term rentals, for all of the following reasons:.

**1. Purposely legalizing the transition of residentially zoned areas to transient communities** - will exacerbate and be the catalyst for all the negative issues that non residential communities unfortunately suffer - increased homelessness, trash, noise, crime, drugs, etc.. There is a reason hotels are in commercially zoned areas. Make no mistake, short term vacation rentals are a commercial activity and have no place in a residentially zoned area..

**2. . Vacationers have a different attitude** regarding how they want to spend their expensive and precious vacation time, and it's not living the same way and following the same rules that they themselves follow when back home - living in their own residential districts. This is normal and expected.. But it is exactly why hotels are in commercial districts - to deal with the extra loud noises, the drinking and the extra trash that vacationers simply bring.

**3. Is there a financial benefit to MB in this revision? Absolutely not.** The fees identified in the staff report will be severely insufficient to offset the enforcement costs that the City will have to bear. And no amount of fees will compensate for the collateral damage to our community and current way of life. (if this is supposedly a financial issue, then the Council should first set up a full hearing, so the projected fee benefits and costs can be fully discussed, identified, explored and opposing financial information thoughtfully and fully reviewed).

**So the question is - what's the goal? If the goal is to completely change the character of MB**, by first allowing second floor outdoor dining and then following it up by allowing less than 30 day short term rentals, well, this Council may just accomplish that. But remember, all change is not progress. People move to MB and pay the exorbitant property taxes, which is the financial life blood of this community, because we still have a family oriented, small town, pristine feel, with a clean beach and pier - and businesses follow and pay their taxes to be near this residential base. And frankly, this proposal violates the current Manhattan Beach General Plan.

**This change will certainly benefit a very select few, but it will irreparably harm most of the Manhattan Beach community**, and the community itself. Yes, the downtown and sand section residents will be negatively

impacted first and most likely negatively impacted more severely, but the changes to the environment and quality of life in MB will impact all residents, regardless of which section they live in.

**If the Council is at all thinking of approving short term rentals, then at a minimum, before acting, it should hold a well noticed hearing for the whole community to weigh in on this matter, which matter will have significant and dire impacts and consequences.**

Respectfully submitted,  
Carol Perrin,  
Individually and as Representative of the Downtown Residents Group

**Bruce Moe**  
**City Manager**  
P: (310) 802-5053  
E: [bmoe@citymb.info](mailto:bmoe@citymb.info)



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## Martha Alvarez

---

**From:** Susan Warshaw <susan.warshaw@gmail.com>  
**Sent:** Monday, January 14, 2019 1:04 PM  
**To:** City Clerk; City Manager; List - City Council  
**Subject:** In support of Waste Management

Dear City Council and City Manager,

As a resident of Manhattan Beach and former leader of the Manhattan Beach Education Foundation and Grades of Green, I write today in support of Waste Management continuing its outstanding service to our city.

WM was the among the first large, long-term funding partners in MBEF's Business Sponsor program. Their gift showed a deep, ongoing commitment to community partnership and provided greatly needed support for our students.

WM showed similar early foundational support for Grades of Green, proving to be a loyal, dedicated partner to our school community in helping it become an early adopter of sound environmental practices. Many schools want to do the right thing environmentally, but without the support of a willing waste hauler it is impossible. Not difficult, impossible. Manhattan Beach is fortunate to have a hauler that will go above and beyond what other haulers would do for our schools and students.

As a resident, I took full advantage of WM's leading outreach and waste reduction programs. I learned to use my WM compost bin years and years ago and I was an early adopter of the food waste separation program. I appreciate that the company also provides similar outreach and education for commercial customers. Our community is fortunate that WM helps keep our commercial areas well serviced and clean.

I have come to rely on WM's excellent residential waste hauling as well. The drivers in my neighborhood are courteous, trustworthy and safe. My experience with WM is best marked by the lack of any problem, ever, throughout the term of their contract with our city. Not one issue.

I sincerely hope the city will consider the value WM brings to our city as a community partner, environmental leader, and a reliably safe and effective waste hauler.

Sincerely,  
Susan Warshaw

Sent from my iPhone.

## Martha Alvarez

---

**From:** Joe Scully <joe.scully@att.net>  
**Sent:** Monday, January 14, 2019 2:56 PM  
**To:** City Clerk  
**Subject:** Solid Waste Hauler Proposal

Comments were solicited in reference to the above subject proposal.

1. Exhibit 12, item 12-3 defines unrecyclable paper as any recyclable paper less than 4" in any dimension. Does this exclude shredded paper? Any piece of paper less than 4" in some dimension such as postcards?
2. item 12-3 lists as nonrecyclable "cartons." 12-1 specifically includes milk cartons and egg cartons. What does 12-3 mean by "cartons?" Ice cream cartons? what else? Is the coating what makes the difference?

Joe Scully  
joe.scully@att.net

## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 4:14 PM  
**To:** Martha Alvarez  
**Subject:** FW: Airbnb

Bruce Moe  
City Manager  
(310) 802-5053  
bmoe@citymb.info  
City of Manhattan Beach, CA

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

From: Janet Bradfield <janetlee586@icloud.com>  
Sent: Monday, January 14, 2019 4:01 PM  
To: List - City Council <CityCouncil@citymb.info>  
Subject: Airbnb

Please do not approve short term rentals in Manhattan Beach. This should be voted on by all of us.

Janet Bradfield

Sent from my iPad

## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 4:14 PM  
**To:** Martha Alvarez  
**Subject:** FW: Short term rentals

**Bruce Moe**  
**City Manager**  
P: (310) 802-5053  
E: [bmoe@citymb.info](mailto:bmoe@citymb.info)



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**From:** sharondyer3 <[sharondyer3@gmail.com](mailto:sharondyer3@gmail.com)>  
**Sent:** Monday, January 14, 2019 4:03 PM  
**To:** List - City Council <[CityCouncil@citymb.info](mailto:CityCouncil@citymb.info)>  
**Subject:** Short term rentals

We live on Bayview Drive near 6th Street. We endured ongoing problems with short term rentals for a number of years. I can't tell you how grateful we were when the City finally heard our voices and changed the policy to a minimum of 30 days.

I am **outraged** to learn the current Council is close to rescinding the 30 day requirement and about to once again allow the nightmare of short term rentals. Our experience during the "short-term rental hell" proved that both the landlords and property management firms were extremely lax in complying with City regulations. Even more frustrating was the reality that the City did not have the means or manpower to identify the properties being rented. The City ended up relying on complaints from discontent neighbors to discover which properties were being rented, And once we made the City aware of the non-complying landlords, it ended up taking multiple complaints to the City before they actually took actions against the violators.

I would appreciate a response as to the logic behind this turn-about, and more so, what changes the City has made internally that leads them to believe they now have the capability to identify and manage short-term rentals compared to the prior fiasco.

With Much Dismay,

Sharon Dyer  
605 Bayview Drive  
3120/406-0717



## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 4:15 PM  
**To:** Martha Alvarez  
**Subject:** FW: Kudos to Waste Management

**Bruce Moe**  
**City Manager**  
P: (310) 802-5053  
E: [bmoe@citymb.info](mailto:bmoe@citymb.info)



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**From:** Shaya Kirkpatrick <[shayakirkpatrick@gmail.com](mailto:shayakirkpatrick@gmail.com)>  
**Sent:** Monday, January 14, 2019 3:49 PM  
**To:** City Manager <[cm@citymb.info](mailto:cm@citymb.info)>  
**Subject:** Kudos to Waste Management

Dear City Council.

I am a founding member of Grades of Green and former parent of MBUSD students and I want to thank Waste Management for their long term support of our students and schools. Not only have they made a big financial commitment to the Education Foundation and Grades of Green, they always find a way to lend a hand. They provide classroom training, help set up food waste recycling, even have created donation programs like shoes and costume collection. What great messages to teach our young learners.

I hope you will vote in support of WM, who has been so supportive of our community.

Sincerely,

Shaya Kirkpatrick

## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 4:15 PM  
**To:** Martha Alvarez  
**Subject:** FW: Short term rentals

**From:** Diane Giaquinta <dgiaquinta@aol.com>  
**Sent:** Monday, January 14, 2019 3:32 PM  
**To:** List - City Council <CityCouncil@citymb.info>  
**Subject:** Short term rentals

My name is Diane Giaquinta and I am a current homeowner on the Strand. I am also a long time resident of Manhattan Beach, having been born and raised in our city. I have real concerns about opening up to short term rentals. I have properties on both sides of me as well as the unit above me that are not occupied all year round. Previously when there was not a ban on short term rentals, we had someone different renting the house next door every week. While not necessarily a party environment people on vacation live differently, up later particularly outside and having large groups over. This makes it very difficult to sleep and get up early for my regular work life. In addition, short term rentals don't care or are knowledgeable about parking rules and I am constantly trying to find these renters to move from blocking access to my garage or property. Short term rentals ruin any neighborhood feel. Right now when the properties are rented, they are long term and the people become part of the community and are respectful of others around them, rather than have this short term attitude that they will be gone soon and don't care.

Please do not make any changes to the ban on short term rentals. Allowing one month rentals will protect the community and not turn the strand into one giant hotel

Diane Giaquinta, PharmD, FAMCP  
President StrategiCare Inc  
[dgiaquinta@aol.com](mailto:dgiaquinta@aol.com)  
310-379-3996

**Bruce Moe**  
**City Manager**  
P: (310) 802-5053  
E: [bmoe@citymb.info](mailto:bmoe@citymb.info)



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## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 4:15 PM  
**To:** Martha Alvarez  
**Subject:** FW: Oppose short term rentals

Bruce Moe  
City Manager  
(310) 802-5053  
bmoe@citymb.info  
City of Manhattan Beach, CA

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

From: Kelly Parks <parksfam5@aol.com>  
Sent: Monday, January 14, 2019 3:26 PM  
To: List - City Council <CityCouncil@citymb.info>  
Subject: Oppose short term rentals

Hello,

I am not available for the City Council meeting tomorrow, but would like to voice my opinion on short term rentals in MB.

I oppose the idea to allow short term rentals in MB.

Thank you

Kelly Parks

## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 4:16 PM  
**To:** Martha Alvarez  
**Subject:** FW: Short Term Rentals

**From:** Murphy/Perkins <murphyperkins@gmail.com>  
**Sent:** Monday, January 14, 2019 3:15 PM  
**To:** List - City Council <CityCouncil@citymb.info>  
**Subject:** Short Term Rentals

Allowing short term rentals in MB will change our town irrevocably and for the worse.

"You can't throw a rock in the country right now without hitting a city that's moving to more aggressively regulate short-term rentals," said David Wachsmuth, an assistant professor at McGill University's School of Urban Planning, who has studied Airbnb around the world.....

....Miami Beach Mayor Dan Gelber said situations like this are common and not good for the city. Officials from other large cities also have seen similar problems.

"We're seeing commercialized, predatory companies that are trying to commercialize our residential communities in ways that are damaging to our citizens and our residents and our quality of life," Gelber told CNBC. "It is predatory." <https://www.cnbc.com/2018/05/23/unwelcome-guests-airbnb-cities-battle-over-illegal-short-term-rentals.html>

Meanwhile in Manhattan Beach staff and City Council are working aggressively and somewhat secretly to allow more and more such rentals. I cannot understand why.

In Hermosa Beach short term- rentals less than 30 days are not allowed.

Redondo doesn't allow it. "While South Bay cities such as [Manhattan Beach](#) and even tiny Rolling Hills have passed ordinances explicitly banning home rentals under 30 days, Community Development Director Aaron Jones said they already are illegal under Redondo Beach's Municipal Code. ...."Spring break behavior says it all," Jones told the council." <https://www.dailybreeze.com/2016/03/02/redondo-beach-becomes-latest-south-bay-city-to-crack-down-on-short-term-rentals/>

But Manhattan Beach is poised to ignore the bad experiences of Anaheim, New York City, Beverly Hills and cities all over the world who have been burned by the disruptive effects of Airbnb type businesses. Anaheim allowed short term rentals thinking it would be families visiting Disneyland who would supplement the income of residents. When they learned how destructive it was to their neighborhoods they tried to outlaw the rentals but the fledgling giant industry responded with lawsuits and aggressive opposition. This is from an industry publication bragging about how it will attack if you try to change direction.

"In 2014, the city {Anaheim} adopted an ordinance requiring all short-term rental hosts get a permit and pay their taxes, but as the market continued to explode, the City changed policy and issued a moratorium on new permits. The 2016 moratorium and ban on new rentals gave existing short-term renters 18 months to phase out their businesses. The change in policy was immediately faced with [lawsuits from Airbnb, HomeAway and the Anaheim Rental Alliance](#). Facing these costly lawsuits, the City changed direction again and [eased some of the restrictions](#) and sought a legal settlement. As part of the settlement the City also removed the language from its ordinance that holds the web platforms accountable for unlicensed rentals in the city."  
<https://hostcompliance.com/short-term-vacation-rentals-bans-gone-wrong/>

The proposed regulation allowing MB short term rentals seems ill thought out. The entire town will be able to become a 365 day a week hotel. No pure residential areas will be preserved. There is no discussion of controlling parties. Commercial ventures are outlawed but weddings, birthdays or just the beach blowouts with much drinking and public urination (I have witnessed this at an illegal short term rental near my house) are not dealt with. Dealing with these problems after legalization has occurred could be an expensive and painstaking process.

I have heard rumors that people are building places in Manhattan Beach to the desired specification for short term renters. With your vote on January 15 you may be changing the housing stock in our town. Certainly you will be changing how we will live here.

We already have too many short term rentals in our town. What we need is a real effort to apply the laws we already have banning such rentals and not expanding the scope and then seeing what happens. We need to spend money on enforcement to make our town better. We don't need to open the doors to the commercialization of every neighborhood in Manhattan Beach. You can do better.

Your constituent,

Michelle Murphy  
4420 The Strand  
Manhattan Beach, CA 90266

...

**Bruce Moe**  
**City Manager**  
P: (310) 802-5053  
E: [bmoe@citymb.info](mailto:bmoe@citymb.info)



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## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 4:16 PM  
**To:** Martha Alvarez  
**Subject:** FW: air BNB

**Bruce Moe**  
**City Manager**  
P: (310) 802-5053  
E: [bmoe@citymb.info](mailto:bmoe@citymb.info)



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**From:** John Osten <[jsosten@rnjprinting.com](mailto:jsosten@rnjprinting.com)>  
**Sent:** Monday, January 14, 2019 3:10 PM  
**To:** List - City Council <[CityCouncil@citymb.info](mailto:CityCouncil@citymb.info)>  
**Subject:** air BNB

Please do not allow short term rentals into manhattan beach! It will change the make up of the beach community. Weekend parties with no respect for the neighbors or neighbor hood. We have seen that first hand before it became regulated.

The cost to police and clean up the mess will far exceed the revenue from the bed tax. My address is 116 23rd place.

Thank you

--

**John S. Osten**  
President  
**RnJ Printing**  
16005 S. Broadway  
Gardena, Ca. 90248  
Ph. 310.638.7768 \*12  
Fx. 310.638.1030  
[jsosten@rnjprinting.com](mailto:jsosten@rnjprinting.com)

## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 4:18 PM  
**To:** Martha Alvarez  
**Subject:** FW: Opposition to Agenda Item #13

**From:** tami zamrazil <tamizami@gmail.com>  
**Sent:** Monday, January 14, 2019 3:02 PM  
**To:** List - City Council <CityCouncil@citymb.info>; Steve Napolitano <snapolitano@citymb.info>; City Manager <cm@citymb.info>  
**Subject:** Opposition to Agenda Item #13

Dear City Council,

I am shocked that we have to revisit short term rental ban in Manhattan Beach. The Municipal Code has zoning regulations that prohibit commercial activity RIGHTLY SO. If I wanted to live in a commercial zone, I would have purchased a home in a commercial zone. I vehemently oppose Agenda item #13 allowing short term rentals. I should not have to deal with vacationers next door partying at all hours and vacationers should not have to deal with professionals that have to wake at early hours to work and complain about the noise, smoke, trash and parking.

There is no financial benefit to the city of Manhattan Beach from allowing short term rentals and only downsides to our community. Fees will not be sufficient to offset the enforcement costs that the City will have to bear. In fact the city has already FAILED at enforcing a simple ban in residential areas and now you are proposing adding more complexity to enforcement. What else is the city willing to give up for more money? Medical marijuana dispensaries or bird scooter rentals? No. We should avoid short term rentals with the same vigor.

There is a reason hotels are in commercially zoned areas. And make no mistake, short term vacation rentals are a commercial activity. Vacationers have a different attitude regarding how they want to spend their expensive and precious vacation time, and it's not living the same way and following the same rules they themselves follow when back home - living in their own residential districts. That is normal and there is nothing wrong with it. But it is exactly why hotels are in commercial districts - to deal with the extra loud noises, the parking, the drinking, and the extra trash that vacationers bring.

Manhattan Beach attracts high property values and our residents pay high property taxes TO PRESERVE OUR COMMUNITY & schools, and these taxes are the financial life blood of this community. We do this because we still have a family oriented, small, safe town, pristine feel, with a clean beach and pier, and businesses follow and pay their taxes to be near this residential base.

Allowing short term rentals will certainly benefit a select few, but it will irreparably harm most of us and mostly, Manhattan Beach as a community. Yes, the downtown and sand section residents will be negatively impacted first and more so, but the changes to the environment and quality of life in MB will impact all residents, regardless of area.



Please preserve our community and do not succumb to special interest money in the short term rental industry and oppose allowing short term rentals in residential areas.

Kind Regards,  
Tami & Charlie Zamrazil  
211 5th Street  
310-779-0690

**Bruce Moe**  
**City Manager**  
P: (310) 802-5053  
E: [bmoe@citymb.info](mailto:bmoe@citymb.info)



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## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 4:23 PM  
**To:** Martha Alvarez  
**Subject:** FW: Short term rentals

**Bruce Moe**  
**City Manager**  
P: (310) 802-5053  
E: [bmoe@citymb.info](mailto:bmoe@citymb.info)



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**From:** Steve Fazzio <[steve.fazzio@me.com](mailto:steve.fazzio@me.com)>  
**Sent:** Monday, January 14, 2019 4:19 PM  
**To:** List - City Council <[CityCouncil@citymb.info](mailto:CityCouncil@citymb.info)>  
**Subject:** Short term rentals

We're opposed to short term rentals. What are you thinking???

Steve Fazzio  
2516 Pine Ave.

Steve Fazzio  
[stevefazzio@gmail.com](mailto:stevefazzio@gmail.com)  
310.266.6953

## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 5:08 PM  
**To:** Martha Alvarez  
**Subject:** FW: Customer Letters  
**Attachments:** Scanned from a Xerox Multifunction Device (003).pdf

**Bruce Moe**  
**City Manager**  
P: (310) 802-5053  
E: [bmoe@citymb.info](mailto:bmoe@citymb.info)



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**From:** Shapiro-Fox, Sharon <[sshapir1@wm.com](mailto:sshapir1@wm.com)>  
**Sent:** Monday, January 14, 2019 4:51 PM  
**To:** City Manager <[cm@citymb.info](mailto:cm@citymb.info)>  
**Subject:** Customer Letters

Good afternoon,

Attached you will find letters of support for Waste Management from customers.

Thank you,

---

**Recycling is a good thing. Please recycle any printed emails.**

To: City of MANHATTAN BEACH  
RE: WASTE MANAGEMENT

Sep. 26<sup>th</sup>, 2018

DEAR City of MANHATTAN BEACH,

I am writing you in regards to keeping Waste Management as our trash/recycling service in the city. It would be such a shame to see a smaller company come in. We absolutely love Waste Management & the exceptional service, kindness, & sense of community they provide. We greatly appreciate them & would hate to see them leave. Please do not replace Waste Management in Manhattan Beach.

Thank you! 😊

Respectfully,

LINDSEY EDMUNDS, CODY EDMUNDS

228 23<sup>RD</sup> Pl.

MB, CA 90266

November 14, 2018

To Whom It May Concern,

We are very happy with the service we've been receiving from Waste Management. They are always timely and consistent, and the collectors are friendly and considerate. We hope that Waste Management continues to be our trash and recycling company here.

Thank you,

Erin & Phil Shipley  
Owners, Cafe Wild  
3505 Highland Ave.,  
Manhattan Beach, CA  
90266

From: **Nancy Wheeler** nancywheeler@mac.com  
Subject: Waste Management  
Date: November 5, 2018 at 9:12 PM  
To: Nancy Wheeler nancywheeler@mac.com



**To Whom It May Concern:**

It is our understanding that the City of Manhattan Beach is considering changing from Waste Management to another trash service to handle the city's needs. We wanted to let you know that we think that would be a horrible mistake. Waste Management and its employees have served our city for years and done a superb job. Jason and Manuel, who have been picking up our trash and recyclables in our area of MB, are dedicated, knowledgeable and always helpful and kind. They do an excellent job and they feel like part of our neighborhood family. I can't tell you how nice it is to know that they are safely doing their work in our area. As we all know, the trucks they guide through our city streets are cumbersome and difficult to manage, yet manage they do, traversing our streets and alleys safely and without incident. More importantly, Jason and Manuel always greet us with a smile and go above and beyond the call of duty, not only disposing of our trash and recyclables, but generously returning our cans to our side yard once they finish with them. I hope the city reconsiders making any change away from Waste Management. They are excellent at what they do and Jason and Manuel are the kind of employees we need servicing our community.

Sincerely,

A handwritten signature in black ink that reads "Nancy &amp; Tim - 11/5/18". The signature is written in a cursive, flowing style.

Nancy and Tim Wheeler  
225 No. Poinsettia Ave.  
Manhattan Bch., 90266

October 16, 2018

CITY OF MANHATTAN BEACH

REFER: WASTE MANAGEMENT

THE QUALITY OF SERVICE FROM THIS ORGANIZATION HAS BEEN OUTSTANDING FOR THE 20+ YEARS THAT WE HAVE LIVED IN MANHATTAN BEACH (several addresses).

THE DRIVERS GO OUT OF THEIR WAY TO BE HELPFUL AND MAKE SURE THE AREA AROUND THE COLLECTION POINTS REMAIN TIDY.

SINCERELY,



WILLIAM BORDAGES &  
MARY PIERSON  
417 MARINE PLACE  
MANHATTAN BEACH, CA 90266  
310-545-4060

Serene Branson Peterson  
717 26<sup>th</sup> St.  
Manhattan Beach, CA 90266  
[serenepeterson@gmail.com](mailto:serenepeterson@gmail.com)  
(310)487-0611 cell

October 1, 2018

To Manhattan Beach City Leaders,

My husband, Matt Peterson, and I would like to express our support for keeping Waste Management as the contract company for Waste and Recyclable collection for the city. We have had a wonderful experience with them. Our 3 year old son looks forward to them coming every Monday and Jason and the guys are always so kind and thoughtful. They go above and beyond their job and hope that you will keep the company in years to come.

Please feel free to contact us!

Thank you for your time and consideration!

Serene Branson Peterson



September, 28<sup>th</sup> 2018

City of Manhattan,

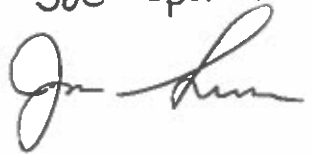
We have lived in Manhattan Beach for a little over 4 ½ years. We have loved our experience with Waste Management. I have found them to be very professional and take pride in their jobs. I have seen them take extra steps to make sure all the trash is picked up and streets are kept clean. Some the streets in the neighbor are narrow and tight. They are always patient and give a smile or wave as residents pass by. We have developed a relationship over the years with Jason, our streets collector. On a few occasions we have let him know we would be on vacation. Jason made sure our bins were moved off the street and back into our driveway. We support and hope for renewal of the Waste Management contract in Manhattan Beach.

Best,

The Sporkin Family

1847 8<sup>th</sup> Street

Manhattan Beach

Joe Sporkin  


William M. McCardle  
Lisa M. McCardle  
116 21st Pl  
Manhattan Beach, CA 90268-4402

Thurs 9/20/18

Waste Management,

I really like the  
services you provide

I am Lisa McCardle  
at 116 21st Place  
Manhattan Beach  
CA 90268

cell 310-469-4324

It would be very  
disappointing to me if  
the City of Manhattan Beach  
did not renew your  
contract when it comes  
up for renewal

The people you employ  
are terrific and the  
service you provide is great  
Thank you  
Lisa M. McCardle

604-25th St.  
Manhattan Beach, Calif.  
October 9, 2018

**City of Manhattan Beach**

**To Whom it May Concern:**

**It has come to our attention that Western Waste's contract is up for renewal and our city could possibly contract with another company.**

**We would like to really encourage you to renew the contract with Western Waste. They have been with our community for so many years and have always done an excellent job. The men who drive the trucks are so accommodating, friendly, and helpful—they help to make the community neighborhoods closely knit. The other services offered, such as extra bins or pick-ups, pick-ups of bulky materials, and front door pick-up of hazardous materials are all convenient courtesies.**

**It would make us very sad to lose the guys who drive the trucks—they're our friends.**

Sincerely,

*William Colfer*  
*Brenda Colfer*

**William and Brenda Colfer**

Dear Western Waste Management:

We have been happy  
with our pick up service.

Jansen, Manuel, + Morten  
are efficient + reliable.

They go out of their  
way to give us the best  
service possible.

Please contact us  
if you have any  
concerns.

Sincerely,

Jack + Maureen  
Gillespie

746 33rd Street  
Man. Bch.

Scott Holcomb  
444 Marine Avenue  
Manhattan Beach, CA 90266  
sholcomb8@yahoo.com

October 17, 2018

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

To whom it may concern,

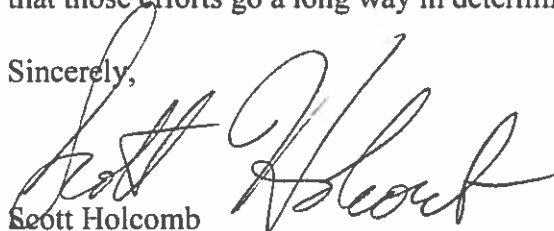
I was recently informed that our city is reviewing the contracts of our waste disposal service and weighing its options. While I have no idea of the financial considerations, I would like to express my appreciation of our current service provider, Waste Management.

First and foremost, my interactions with my local collection crew have been overwhelmingly positive. Usually, I would guess that waste disposal is only noticed by the average customer when it is missed or done poorly. However, I have been consistently impressed by the unexpected level of customer service that is provided on a regular basis. On numerous occasions I have seen our local crew going the extra mile, whether it be cleaning up overflowing collection bins, wheeling out the bins when homeowners have forgotten, assisting with oversized items, responding to customer questions or taking the time to engage with curious young kids. Our guys seem to truly care about their work and always seem to perform their duties with a good attitude and a friendly wave or smile.

As a parent volunteer, I also had an opportunity to work with Waste Management during our Grand View Elementary Beautification days. During the three years I was in charge of the event, Waste Management was generous enough to offer us additional green waste and recycling bins as a public service, dropping them off and collecting them free of charge. As a volunteer with the elementary school Grades of Green program, I was equally impressed with how receptive the company was in working with us to help educate our future generation on topics including recycling, composting and renewable energy. I was also surprised and grateful that Waste Management helped provide free reusable lunch kits to all incoming first graders

One of the things I love about Manhattan Beach is the strong sense of community we share. In my experience, Waste Management has tried to be an integral part of our community and I would hope that those efforts go a long way in determining a continued relationship.

Sincerely,

  
Scott Holcomb

Dear City of Manhattan Beach,

I am writing this letter of concern and gratitude for Waste Management. My husband has been a resident since 1999.

I myself have been a resident of Manhattan beach for 12 years and a native of the South Bay.

I heard that Manhattan Beach was considering to change vendors for our trash. Please do not fix what is not broken. I am assuming there is a great incentive to change over but I don't believe it is worth the happiness of the community.

I truly would be saddened, as well as my family and neighborhood if we lost ~~JASON~~ anyone at Waste Management. Not only does he collect our trash but he has watched my children grow and has become a part of our lives. Money can't buy this. They go above and beyond what their service is called for. They care. If for some reason I am out of town or I have not put out my bins on time, they make sure my trash and recycling is emptied. Again, not apart of the service but they do it. We say hello as they do routes on different days in the city. Always gracious and happy.

I am not one to plead or beg but in this case, I will do both. Please consider keeping the Waste Management Team as a part of our community, please. They belong here with us.

Sincerely,



Dino and Christiana Crescentini

October 8, 2018

To Whom It May Concern:

We are writing on behalf of Janson Vartanian and the entire Waste Management Company to express our gratitude and appreciation for their unparalleled professionalism and hard work ethic. Janson goes out of his way every week to bring our trash cans back along side our house and will even bring them out and empty them when we are out of town. He always has a wonderful smile on his face and a friendly wave to our boys. Tuesdays are very exciting for us when the trash trucks come down the street. In addition, Waste Management does an excellent job of keeping us informed of changes in the trash schedule and picks up our trash in a timely manner. We hope that the city of Manhattan Beach renews the Waste Management's contract for many years to come. Please contact us if you have any questions.

Sincerely,



Craig and Shana Kish

310-937-1092

City of Manhattan Beach  
Refuse Services  
1400 highland Ave.  
Manhattan Beach, CA. 90266

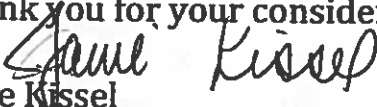
RE: Waste Management

To whom it may concern:

I have heard that the company--Waste Management Services-- may no longer be handling our local trash pick-up. I hope the city will reconsider the change in light of the workers' reliable effort, consideration to residents, politeness, and good attitude, as well as their stellar driving ability under difficult to harrowing circumstances of narrow streets with parked cars and containers in precarious spaces. The company has been doing this more than satisfactorily for the last 20 years (where I have lived on Manhattan Ave and Bayview) and prior to that on for more than 10-20 years on Poinsettia. In addition, the special pick-up services for large unusual items,--handled by the pleasant personnel at their company--is very efficient.

Although changing companies may result in what seems to be savings, I doubt if the efficient and relative problem-free quality of the work and workers, which we have come to assume and expect, will be as good. Getting a smile and wave from Jason counts for a lot.

Thank you for your consideration of my perspective.

  
Janie Kissel  
412 Manhattan Ave.  
Manhattan Beach, CA 90266



October 18, 2018

Waste Management  
Re: Outstanding Service

Dear Waste Management Supervisors,

I am writing to let you know of the outstanding service we receive from Waste Mgmt.

We have had three main men service our home over the last 17 years - Jason, Martine and Manuel. They go above and beyond for the neighborhood. Always friendly, super helpful when I have excess trash, never leaving messes and leaving the trash cans orderly. My son used to wait every Thursday morning to see the trash getting dumped and say hello to Manuel. I have also gotten to know Jason and Martine over the years. Wonderful men who take pride in their work – especially in a job that most would not want to do.

These men are part of the community and I hope they will continue to service our area for many years to come.

Sincerely,



Sue Koenig  
515 24<sup>th</sup> St.  
Manhattan Beach, CA 90266  
bkandsues@hotmail.com

## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 5:08 PM  
**To:** Martha Alvarez  
**Subject:** FW: ShortTerm Rentals

**Bruce Moe**  
**City Manager**  
P: (310) 802-5053  
E: [bmoe@citymb.info](mailto:bmoe@citymb.info)



**Office Hours:** M - Th 7:30AM - 5:30 PM | Alternate Open Fridays 8:00AM - 5:00 PM | Closed Alternate Fridays | Not Applicable to Public Safety

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**From:** Kristine Schumacher <[schumacherjk@icloud.com](mailto:schumacherjk@icloud.com)>  
**Sent:** Monday, January 14, 2019 4:54 PM  
**To:** List - City Council <[CityCouncil@citymb.info](mailto:CityCouncil@citymb.info)>  
**Subject:** ShortTerm Rentals

Please do not approve shorter rentals!

It is not fair to MB residents to have tenants coming and going like a hotel. I speak from experience, our neighbors have different people coming and going all the time (short term guests that change all the time?)

The result = we can never find parking, loud music and parties. **The bottom line... short term people care even less then a renter.**

Kristine Schumacher  
Manhattan Beach Resident

## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 5:14 PM  
**To:** Martha Alvarez  
**Subject:** FW: In support of Waste Management

Bruce Moe  
City Manager  
(310) 802-5053  
bmoe@citymb.info  
City of Manhattan Beach, CA

Office Hours: M - Th 7:30AM - 5:30 PM | Alternate Open Fridays 8:00AM - 5:00 PM | Closed Alternate Fridays | Not Applicable to Public Safety

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

From: Susan Warshaw <susan.warshaw@gmail.com>  
Sent: Monday, January 14, 2019 1:04 PM  
To: City Clerk <cityclerk@citymb.info>; City Manager <cm@citymb.info>; List - City Council <CityCouncil@citymb.info>  
Subject: In support of Waste Management

Dear City Council and City Manager,

As a resident of Manhattan Beach and former leader of the Manhattan Beach Education Foundation and Grades of Green, I write today in support of Waste Management continuing its outstanding service to our city.

WM was the among the first large, long-term funding partners in MBEF's Business Sponsor program. Their gift showed a deep, ongoing commitment to community partnership and provided greatly needed support for our students.

WM showed similar early foundational support for Grades of Green, proving to be a loyal, dedicated partner to our school community in helping it become an early adopter of sound environmental practices. Many schools want to do the right thing environmentally, but without the support of a willing waste hauler it is impossible. Not difficult, impossible. Manhattan Beach is fortunate to have a hauler that will go above and beyond what other haulers would do for our schools and students.

As a resident, I took full advantage of WM's leading outreach and waste reduction programs. I learned to use my WM compost bin years and years ago and I was an early adopter of the food waste separation program. I appreciate that the company also provides similar outreach and education for commercial customers. Our community is fortunate that WM helps keep our commercial areas well serviced and clean.

I have come to rely on WM's excellent residential waste hauling as well. The drivers in my neighborhood are courteous, trustworthy and safe. My experience with WM is best marked by the lack of any problem, ever, throughout the term of their contract with our city. Not one issue.

I sincerely hope the city will consider the value WM brings to our city as a community partner, environmental leader, and a reliably safe and effective waste hauler.

Sincerely,  
Susan Warshaw

Sent from my iPhone.

## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 5:18 PM  
**To:** Martha Alvarez  
**Subject:** FW: No more Airbnb in Manhattan Beach

Bruce Moe  
City Manager  
(310) 802-5053  
bmoe@citymb.info  
City of Manhattan Beach, CA

Office Hours: M - Th 7:30AM - 5:30 PM | Alternate Open Fridays 8:00AM - 5:00 PM | Closed Alternate Fridays | Not Applicable to Public Safety

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

From: Greg Pousson <gregermd@yahoo.com>  
Sent: Monday, January 14, 2019 11:57 AM  
To: List - City Council <CityCouncil@citymb.info>  
Subject: No more Airbnb in Manhattan Beach

To whom it may concern:

I wish to voice my disapproval and 100% opposition to Airbnb in ManhattanBeach. We had a nearby neighbor running a hotel out of his house with 12 beds in a single home.

I am entitled to the quiet enjoyment of my home which will be infringed upon should Airbnb return.

Sincerely,  
GK Pousson

Sent from my iPhone

## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 5:20 PM  
**To:** Martha Alvarez  
**Subject:** FW: Oppose Airbnb in Manhattan Beach

**Bruce Moe**  
**City Manager**  
P: (310) 802-5053  
E: [bmoe@citymb.info](mailto:bmoe@citymb.info)



**Office Hours:** M - Th 7:30AM - 5:30 PM | Alternate Open Fridays 8:00AM - 5:00 PM | Closed Alternate Fridays | Not Applicable to Public Safety

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**From:** Mr GP <[pamplonico@yahoo.com](mailto:pamplonico@yahoo.com)>  
**Sent:** Monday, January 14, 2019 11:21 AM  
**To:** List - City Council <[CityCouncil@citymb.info](mailto:CityCouncil@citymb.info)>  
**Subject:** Oppose Airbnb in Manhattan Beach

To whom it may concern:

I am emailing you to strongly oppose allowing Airbnb in Manhattan Beach.

Prior to the ban we had multiple episodes of noisy parties at a neighbors home they would rent routinely. This makes living in Manhattan Beach miserable. I spent good money to live in this wonderful city. Lets keep it that way.

Thanks

Garry Peters

## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 5:23 PM  
**To:** Martha Alvarez  
**Subject:** FW: In Opposition of Airbnb

Bruce Moe  
City Manager  
(310) 802-5053  
bmoe@citymb.info  
City of Manhattan Beach, CA

Office Hours: M - Th 7:30AM - 5:30 PM | Alternate Open Fridays 8:00AM - 5:00 PM | Closed Alternate Fridays | Not Applicable to Public Safety

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

From: Deborah <[deborah.goldberg@yahoo.com](mailto:deborah.goldberg@yahoo.com)>  
Sent: Monday, January 14, 2019 11:14 AM  
To: List - City Council <[CityCouncil@citymb.info](mailto:CityCouncil@citymb.info)>  
Subject: Fwd: In Opposition of Airbnb

>  
> As a resident of Manhattan Beach, I stand in strong opposition of permitting Airbnb rentals in our city. I have heard so many tourists say they don't like LA because it is so spread out and congested and they always tell me that Manhattan Beach is the one place they found to be charming and different from the rest of the county. I agree with them and I don't want Airbnb to ruin that feel. Someone down my street was Airbnb-ing (if such a verb exists) their home and it was really disruptive to our neighborhood. Not only were the visitors loud, they also blocked our street, parking illegally and left litter on the yard. I don't want this to become the norm. Let's protect our city and maintain its community feel by opposing Airbnb.

>  
> Sent from my iPhone

## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 5:23 PM  
**To:** Martha Alvarez  
**Subject:** FW: No Airbnb in MB

Bruce Moe  
City Manager  
(310) 802-5053  
bmoe@citymb.info  
City of Manhattan Beach, CA

Office Hours: M - Th 7:30AM - 5:30 PM | Alternate Open Fridays 8:00AM - 5:00 PM | Closed Alternate Fridays | Not Applicable to Public Safety

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

From: Hermosa Property Management <hermosamgmt@gmail.com>  
Sent: Monday, January 14, 2019 11:13 AM  
To: List - City Council <CityCouncil@citymb.info>  
Subject: No Airbnb in MB

To whom it may concern:

I am 100% against any Airbnb in ManhattanBeach. Before the city Council restricted Airbnb, my neighbor would rent his house out on weekends to noisy parties that ruined my right to he quite enjoyment of my own home. Please do not allow Airbnb back into our city.

Sincerely  
Greg Isturiz



## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 5:26 PM  
**To:** Martha Alvarez  
**Subject:** FW: Short term rental policy

Bruce Moe  
City Manager  
(310) 802-5053  
bmoe@citymb.info  
City of Manhattan Beach, CA

Office Hours: M - Th 7:30AM - 5:30 PM | Alternate Open Fridays 8:00AM - 5:00 PM | Closed Alternate Fridays | Not Applicable to Public Safety

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

From: Stephen Manis <[semanis@gmail.com](mailto:semanis@gmail.com)>  
Sent: Monday, January 14, 2019 5:18 PM  
To: List - City Council <[CityCouncil@citymb.info](mailto:CityCouncil@citymb.info)>  
Subject: Short term rental policy

Outrageous. No short term rentals. Noisy dirty let me live in peace and quiet 🙄

Sent from my iPhone

## Martha Alvarez

---

**From:** Bruce Moe  
**Sent:** Monday, January 14, 2019 5:26 PM  
**To:** Martha Alvarez  
**Subject:** FW: Short-Term Vacation Rentals

**From:** Martha Andreani <mandreani09@gmail.com>  
**Sent:** Monday, January 14, 2019 5:16 PM  
**To:** List - City Council <CityCouncil@citymb.info>; City Clerk <cityclerk@citymb.info>  
**Cc:** Anne McIntosh <amcIntosh@citymb.info>  
**Subject:** Short-Term Vacation Rentals

Dear Mayor Napolitano, Mayor Pro Temp Hersman, Councilmembers Howorth, Lesser, and Montgomery:

RE: Short-term Rentals

Your decision about whether or not to allow Short-term rentals in our City is one of the most important decisions you will make during your time as Councilmembers. To allow short-term rentals is one of the most far-reaching and potentially City-altering actions to come before Council. I urge you to VOTE NO.

We are primarily a residential community. Our City's General Plan sought that environment, and updates to the General Plan have adhered to that. Let's keep it that way.

Some who want to rent their homes or rental property will argue that property owners have a "right" to rent their homes and/or rental dwellings for any length of time they choose. I say that "community rights" takes precedence.

Those seeking short-term rentals have access to hotels and motels. Let's not have residential property owners entering the hotel/motel business.

Parking is a huge problem in our City -- not only in the Downtown (where I reside), but in most all our residential neighborhoods. It is folly to think that short-term renters will only need or want one (1) parking space. This issue CANNOT be glossed over by amping up parking "enforcement". One only needs to (try to) walk along Manhattan and Highland Avenues and see cars illegally parked across sidewalks. In the "sand section" of our City, short-term rentals would elevate parking problems to an even greater extent than they are now.

Short-term rentals exacerbates our residential safety issues. Neighborhood Watch may not be able to keep up with the pace of short-term rentals in many neighborhoods.

There will always be illegal short-term rentals, just as there will always be speeding and jay-walking. But let's not fool ourselves into thinking we only have to watch out for Airbnb or VRBO. Do a quick Google search....I see at least 8 others in that marketplace.

Council's power in decision-making comes with responsibility. The big picture here isn't whether some want to rent for less than 30-days, and whether they pay the TOT that may be due, but whether or not you want to preserve the quality of life for the residents (and visitors) who come to our community. **KEEP OUR SFRs (single family residential) neighborhoods!!**

One last thought and comment: At the City Council Meeting of 1/3/19, City Councilmembers were contemplating postponing their decision regarding Second-Floor Outdoor Dining, in order to better define some of the parameters. Anne McIntosh came to the podium and stated that she "maybe able to help avoid another meeting" by offering some suggestions. As much as I respect and like our Community Development Director, I was aghast at that remark which, in my mind, clearly thwarted the public input and public comment process which would have been encouraged by more public input. If you require more time and more information for this subject of short-term rentals, take it.

Thank you for your service to our community.

Martha Andreani  
(Resident and rental property owner)

**Bruce Moe**  
**City Manager**  
P: (310) 802-5053  
E: [bmoe@citymb.info](mailto:bmoe@citymb.info)



 Please consider the environment before printing this email.

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