

Gene and Aileen Harbeck
1416 15th Street
Manhattan Beach, CA k 90266

As long time owners and residents at 1416 15th Street in Manhattan Beach, we are providing this public comment to the City of Manhattan Beach Planning Commission in regards to the project being reviewed at 1421 15th Street, Lot 19, Block 56, Tract #141.

As a point of reference, the committee should know that 15th street is located between Meadows Elementary and MBUSD Preschool sites. Both schools have insufficient parking for visitors/employees, and families, which has long been an issue on the street. Further, 15th street is and has been zoned as an R2 block since the 1950s and all new builds have maintained this zoning including new condominiums built in the last 5 years.

By allowing this project to proceed, the planning commission would be authorizing a change from an R2 zoned block to an R3 zoned block with the construction of 3 condominiums as stated in the letter sent to residents February 22, 2021. In doing this the planning commission would:

- 1) increase density on this block,
- 2) increase parking needs on this block,
- 3) increase safety issues with traffic and parking near a preschool and elementary school

We request that the planning commission not approve this project, which calls for the building of three new residential condominium units and eliminates the R2 zoning on this block. We simply request that this project be revised to support the R2 zoning now in place, limiting the project to two new condominiums. Finally, we ask that the planning commission review any new building plans for 15th street requiring each residence have one parking space per bedroom to ensure sufficient parking for all living on 15th street.

These are 'unusual circumstances' which would prohibit this project as not exempt from requirements of the California Environmental Quality Act (CEQA), per sections 15303 (b), for new construction of multi-family residential structures.

On a more human level, we ask that the planning commission do more to include residents in decisions that so drastically change a community and our block. One R3 will lead to future much larger projects and detract from the safe and wonderful community in Manhattan Beach we have come to love and enjoy. Please do not allow this project to proceed as an R3 structure.

We ask that there be follow up to our requests noted above prior to approval for these new building plans.

Thank you.
Gene and Aileen Harbeck, Residents