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**From:** Ted Faturros  
**Sent:** Monday, January 24, 2022 11:54 AM  
**To:** Planning  
**Subject:** Fw: [EXTERNAL] Highrose El Porto, LLC - 401 Rosecrans and 3770 Highland

Forwarded message.



**TED FATUROS**  
ASSOCIATE PLANNER

(310) 802-5512  
tfaturros@manhattanbeach.gov

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**From:** Joanne Hadley <joanne@hadleybiz.com>  
**Sent:** Friday, January 21, 2022 7:26 PM  
**To:** Ted Faturros  
**Cc:** Joanne Hadley  
**Subject:** [EXTERNAL] Highrose El Porto, LLC - 401 Rosecrans and 3770 Highland

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Mr. Faturros,  
Stop the HIGHROSE PROJECT for tons of reasons.

I live in the neighborhood of Highland and Rosecrans and the proposal of Highrose, a 79-unit, 4-story apartment project at 50' tall is wrong. The surrounding neighborhood would seem shrunk next to this. This project must certainly not be fast tracked!

The applicant has requested that the building exceed the 30' building height limit by 20'! That is a 50' building that will significantly impact the surrounding homes and businesses. It is nearly 60' above the corner of Rosecrans and Highland! They should adhere to our standards of height currently required in the area.

This project is not providing any meaningful answer to affordable housing. They're just telling our city that in a sneaky attempt to side step the city's longstanding design standard. We see through it and should not bend on this one!

And we also need to require a through EIR Environmental Impact Report on this. Just this week in the MB City Council Meeting, our members discussed our continued concerns and challenges to providing enough affordable water to our current residents. Where do we suddenly find more water for 79-158 or more new residents? And should we? And the area is already overloaded with traffic, too. Letting this through would be all-around irresponsible!

Residents are tired of seeing this kind of approach taken way too often, with developers proposing projects with extreme size and scale that is out of touch with the character of the community and eviscerates the city's design standards for height and setbacks in a residential area!

We need community input and strong leadership on this to insure any development here (or elsewhere in our city) is in scale and in character to our low key community. This is how, for example, the original design proposals such as Metlox were properly downscaled and refined in order to achieve the more acceptable outcome that it is today.

I strongly oppose the applicant's request for waivers and implore the Director of Community Development to deny the request. We also ask that City Council amend the Urgency Ordinance adopted in December to include ALL zones so that the impacts of SB 9 can be thoroughly reviewed and mitigated before any projects are considered for ministerial review.

Thank you,  
Joanne Hadley  
763 33rd Street  
Manhattan Beach, CA 90266  
310-489-9725

**Elaine S. Yang**

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**From:** Ted Faturos  
**Sent:** Saturday, January 22, 2022 10:34 AM  
**To:** Planning  
**Subject:** FW: [EXTERNAL] Verandas project



**TED FATUROS**

ASSOCIATE PLANNER

(310) 802-5512

tfaturos@manhattanbeach.gov

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**From:** Carrie Tai, AICP  
**Sent:** Saturday, January 22, 2022 10:34:10 AM (UTC-08:00) Baja California  
**To:** Ted Faturos  
**Subject:** Fwd: [EXTERNAL] Verandas project

Sent from my iPhone

Begin forwarded message:

**From:** Sarah Stoker <sarahstoker1@gmail.com>  
**Date:** January 22, 2022 at 09:15:38 PST  
**To:** "Carrie Tai, AICP" <ctai@manhattanbeach.gov>  
**Subject:** [EXTERNAL] Verandas project

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Dear Ms. Tai,

I recently became aware of the large project proposed for the Verandas site. I live nearby at 3312 The Strand, and I am very concerned about the impact of a large apartment building in our neighborhood. Is there an environmental impact report I can review? Not only is an apartment building not in keeping with the neighborhood, the congestion on the corner of Rosecrans and Highland will be terrible for working, tax-paying, commuting residents of Manhattan Beach, Hermosa Beach, and El Segundo. Please let me know what else I can do to register a complaint. I'm surprised this has been kept a secret from residents who will be impacted by a major project.

Thank you,  
Sarah Stoker

Sarah Stoker, Ph.D.  
Licensed Clinical Psychologist  
1050 Duncan Avenue, Suite L  
Manhattan Beach, CA 90266  
310.545.9210

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**CARRIE TAI, AICP**  
DIRECTOR OF COMMUNITY DEVELOPMENT

310-802-5503  
ctai@manhattanbeach.gov

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**Elaine S. Yang**

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**From:** Ted Faturos  
**Sent:** Monday, January 24, 2022 11:53 AM  
**To:** Planning  
**Subject:** Fw: 79 Unit Building Rosecrans and Highland  
**Attachments:** image.png

Forwarded message.



**TED FATUROS**  
ASSOCIATE PLANNER

(310) 802-5512  
tfaturos@manhattanbeach.gov

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**From:** Marcia Hrichison <marcia@maxzelda.com>  
**Sent:** Saturday, January 22, 2022 12:10 PM  
**To:** Ted Faturos  
**Subject:** [EXTERNAL] FW: 79 Unit Building Rosecrans and Highland

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Dear Mr Faturos,

A neighbor just mentioned this project being developed in my MB Neighborhood. I am wondering why no one in my block has heard about this? I would love to comment on the development, and get more information on the exemption. And also, why no environmental study is necessary? That is a large development in an already congetsted area. I looked up the code that exempts the project, but it is not clear to me.

Can you please supply more information on what is happening.

Long time resident and voter,

Marcia P. Hrichison

831.521.9662

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

From: RICHARD RALPH <rralph6696@aol.com>

To: tfaturos@manhattanbeach.gov

Sent: Mon, Jan 17, 2022 12:58 pm

Subject: 79 Unit Building Rosecrans and Highland

Dear Mr. Faturos,

As a long term North Manhattan (El Porto) homeowner, living less than a block away from the proposed 79 unit housing proposed on Rosecrans Ave, near Highland, I wish to oppose this project.

Our area is already fraught with congestion entering and exiting the Rosecrans Ave and Highland Ave intersection. Parking is already a difficult task for both residents and visitors. Building a large 79 unit complex with little consideration to environment and quality of existing residents because merely six units qualify the project to be rushed, concerns many of us residents. A large apartment complex of this nature does not currently fit with the existing neighborhood and it's aesthetic.

My concern is that a project on this scale, without the normal vetting and environmental studies required, will potentially create a nightmare for residents in an already highly dense neighborhood.

If we have any input that counts for anything, I am strongly voicing my opposition to this potential project. It is doubtful the developers live in El Porto or will suffer the consequences that the existing residents likely will. The developers will however be allowed to rush through a large project and make a fast buck with zero concern for existing residents.

Sincerely,

Richard Ralph

Sent from my iPhone