

Elaine S. Yang

From: Code
Sent: Tuesday, January 25, 2022 9:12 AM
To: Planning
Subject: FW: [EXTERNAL] Rosecrans / Highland Apartment Development

Hello Planning,
Per Gil Quijada's request, forwarding this email to you for handling. Thank you, -Liz Tanner/Code Enforcement Clerk

Code

310-802-5518
code@manhattanbeach.gov

City of Manhattan Beach, CA

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

From: Kimberly Macy <kmacy@macyinc.com>
Sent: Thursday, January 20, 2022 5:02 PM
To: Hildy Stern <hsstern@manhattanbeach.gov>; Steve Napolitano <snapolitano@manhattanbeach.gov>; Richard Montgomery <rmontgomery@manhattanbeach.gov>; Joe Franklin <jfranklin@manhattanbeach.gov>; Suzanne Hadley <shadley@manhattanbeach.gov>; Permits <permits@manhattanbeach.gov>; Code <code@manhattanbeach.gov>; CD Admin <cdadmin@manhattanbeach.gov>; Traffic <traffic@manhattanbeach.gov>
Subject: [EXTERNAL] Rosecrans / Highland Apartment Development

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It has been brought to my attention (and others) through the El Segundo neighborhood blog, that a massive 70+ unit apartment development is being slipped through the approval process on the corner of Highland and Rosecrans, also incorporating the special events space further up Highland.

This entire approval process has been underhanded at best; and quite honestly, could be contested as illegal. Due to the fact that a small portion (10%?) of the approved units are dedicated to low-income (as all developments are now required to include), it has sailed through very quietly and is supposedly not required to undergo traffic studies, environmental reports, and all that is in keeping with responsible development. I didn't hear about it until after the 'community input' period was quietly passed. There's nothing on any Manhattan Beach city websites that I can find; nothing in permitting; and this type of development smacks of the what happened (and ruined) the neighborhoods near the beach in Redondo.

I have developed property myself - in Playa del Rey - which is highly political and know what responsible development entails. This is anything but that.

As a 26 year resident in the tree section, my friends, neighbors and I have a vested interest in retaining the Manhattan Beach lifestyle that we've all come to know and love. We've raised our children here; have friends here; support the local businesses; and to have our city allow development on what is arguably the second busiest intersection in all of Manhattan Beach (outside of Manhattan Beach Blvd./Highland) is flat out wrong.

I'm hoping you can work together to ensure that only developments are approved that are in-scale with existing neighborhoods and the existing properties. It would be a massive mistake to let this development proceed if it's even close to the scale that is proposed.

Please feel free to reach out if you wish to discuss further.

Sincerely,

Kimberly Macy
2709 N. Poinsettia Ave.
Manhattan Beach, CA 90266
310/339-4022

Elaine S. Yang

From: Carrie Tai, AICP
Sent: Tuesday, January 25, 2022 9:22 AM
To: Ted Faturus
Subject: FW: [EXTERNAL] Project on Highland and Rosecrans

Carrie Tai, AICP
Director of Community Development
310-802-5503
ctai@manhattanbeach.gov

City of Manhattan Beach, CA

Office Hours: M - Th 8:00 AM - 5:00 PM | Fridays 8:00 AM - 4:00 PM | Not Applicable to Public Safety

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

From: Cynthia Strand <strands739@verizon.net>
Sent: Tuesday, January 25, 2022 9:21 AM
To: ctai@mb.gov
Cc: List - City Council <CityCouncil@manhattanbeach.gov>
Subject: [EXTERNAL] Project on Highland and Rosecrans

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Dear Ms Tai:

I write this as a concerned resident of Manhattan Beach. I strongly urge you to not allow the development on the corner of Highland and Rosecrans. The negative impact of this on our small and quaint city can not be emphasized enough. We pride ourselves on being unique and that means we do not want high rise developments and all that they bring with them - traffic, congestion, noise and overcrowding. This is a very poor choice for our community and this should not progress further. Those of us who live in north Manhattan Beach are going to feel this keenly but everyone and anyone who uses this area to commute north or south are going to be severely impacted by this unnecessary 'project'. High rise apartment or commercial types of buildings do not belong in a quiet residential or business area like this. "El Porto" is already impacted enough - there is no room for more traffic or congestion.

I urge you to reject this development idea and leave the high rise developments to other cities more equipped to handle them.

Sincerely

Cyndi Strand
28 year resident of Manhattan Beach

Sent from my iPad

Elaine S. Yang

From: Carrie Tai, AICP
Sent: Tuesday, January 25, 2022 11:13 AM
To: Ted Faturros
Subject: FW: Development



CARRIE TAI, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT

310-802-5503
ctai@manhattanbeach.gov

The City of Manhattan Beach continues to care about your health and safety. The [Citizen Self Service \(CSS\) Online Portal](#) is available for City permit and planning applications and inspections. Most Community Development services are available [online](#) and various divisions can be reached at (310) 802-5500 or [Email](#) during normal City business hours.

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From: Alexandria Latragna <alatragna@manhattanbeach.gov>
Sent: Tuesday, January 25, 2022 11:12 AM
To: Carrie Tai, AICP <ctai@manhattanbeach.gov>
Subject: FW: Development



ALEXANDRIA LATRAGNA
POLICY AND MANAGEMENT ANALYST

(310) 802-5063
alatragna@manhattanbeach.gov

CITY OF MANHATTAN BEACH 1400 Highland Avenue Manhattan Beach, CA 90266
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From: Christian Froude <christianfroude@msn.com>

Sent: Tuesday, January 25, 2022 10:40 AM

To: City Manager <cm@manhattanbeach.gov>

Subject: [EXTERNAL] Development

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Greetings and Salutations,

My partner and I own a home at 226 42nd St in El Porto. We have seen reports of a proposed development at the corner of Highland and Rosecrans that seeks to break current height restrictions and though billed as "affordable housing" it appears that only six of the planned seventy nine apartments would fall under that rubric. The concern about the influx of cars and traffic is great amongst my El Porto neighbors.

Will this matter be going through a city hall meeting? Where can we direct our comments and opinions? I would like to organize our opposition to this project in a civil, procedural way. Any direction you can give me would be most appreciated.

Best regards,

Christian C. Froude

504 784 2220 mobile

Elaine S. Yang

From: Carrie Tai, AICP
Sent: Tuesday, January 25, 2022 12:04 PM
To: Ted Faturus
Subject: Fwd: [EXTERNAL] Project on Rosecrans and Highland

Sent from my iPhone

Begin forwarded message:

From: Cynthia Strand <strands739@verizon.net>
Date: January 25, 2022 at 12:01:42 PST
To: "Carrie Tai, AICP" <ctai@manhattanbeach.gov>
Subject: [EXTERNAL] Project on Rosecrans and Highland

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Dear Ms Tai:

I write this as a concerned resident of Manhattan Beach. I strongly urge you to not allow the development on the corner of Highland and Rosecrans. The negative impact of this on our small and quaint city can not be emphasized enough. We pride ourselves on being unique and that means we do not want high rise developments and all that they bring with them - traffic, congestion, noise and overcrowding. This is a very poor choice for our community and this should not progress further. Those of us who live in north Manhattan Beach are going to feel this keenly but everyone and anyone who uses this area to commute north or south are going to be severely impacted by this unnecessary 'project'. High rise apartment or commercial types of buildings do not belong in a quiet residential or business area like this. "El Porto" is already impacted enough - there is no room for more traffic or congestion.

I urge you to reject this development idea and leave the high rise developments to other cities more equipped to handle them.

Sincerely

Cyndi Strand
28 year resident of Manhattan Beach

Sent from my iPad



CARRIE TAI, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT

310-802-5503
ctai@manhattanbeach.gov

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Elaine S. Yang

From: Christian Froude <christianfroude@msn.com>
Sent: Tuesday, January 25, 2022 12:45 PM
To: Ted Fatuos
Subject: [EXTERNAL] Highrose development

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Hello Ted,

Just another El Porto resident and homeowner wanting to express my extreme opposition to the proposed Highrose development. And for the main reasons: too much additional traffic in an already congested intersection, building heights should not be allowed to break existing standards, population density in this area is already extremely high. Please don't allow El Porto to become the next Playa Vista or Marina del Rey. Keep our north Manhattan Beach neighborhood charming!

Best,

Christian C. Froude
504 784 2220 mobile

Elaine S. Yang

From: Distinguished Speakers Series <contact@speakersla.com>
Sent: Tuesday, January 25, 2022 12:50 PM
To: Ted Faturios
Subject: [EXTERNAL] AGAINST THE HIGHROSE DEVELOPMENT

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Dear Ted,
This letter is to express my concern with the Highrose development being discussed for the corner of Rosecrans and Highland.
I am a property owner & I have lived in the El Porto area for the last 15 years and am adamantly against the project. The traffic flow on Highland is difficult at best, currently!!!!
Adding a property of that size would be detrimental to the traffic flow in and around that corner.
70 apartments x 2 vehicles in and out of that corner onto an already congested corner is a horrible idea. Plus the summer guest parking would further congest the corner.

Susan Swan
226 42nd St
Manhattan Beach, CA 90266



Join in on the Conversation!
Be a part of our **FACEBOOK** page through the following link: <https://www.facebook.com/speakersla>
We're also on the web - www.speakersla.com

Elaine S. Yang

From: Garrett Kelchner <garrett.r.kelchner@gmail.com>
Sent: Tuesday, January 25, 2022 1:55 PM
To: Ted Faturros
Subject: [EXTERNAL] Highrose Development Opposition

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Mr. Faturrose,

El Porto's community would be irreversibly altered with the addition of the proposed housing development at 401 Rosecrans and 3770 Highland. The juxtaposition of a massive apartment complex towering over the quaint multi-family homes in the neighborhood is an abomination. I was shocked to hear of this project only through word of mouth from neighbors and not via direct notification from the city. The impacts of this project warrant a broad discussion with your community, not fast-tracked decisions behind closed doors.

The 79-unit complex consisting of 21 studios, 11 one-bedroom, 40 two-bedroom, and seven three-bedroom apartments could conceivably house more than 200 residents. Vehicular traffic at this location is already problematic during afternoon rush hour at all times of the year, but is especially congested during summer months when friends and family visit those of us that live in the area. Back of the napkin math indicates the need for 400+ parking spaces to accommodate the number of new residents and guests for a development this size. The corner-cutting by the developer to avoid detailed analyses and reviews is obvious. Anyone can see the project is untenable with El Porto's infrastructure let alone its ethos!

I am vehemently opposed to Highrose and implore you to please reject the proposal in its entirety. Further, the residents of El Porto and the broader MB community would appreciate more open communication regarding any future projects in the area.

Regards,
Garrett R. Kelchner

Elaine S. Yang

From: Jason Argent <jasonargent@gmail.com>
Sent: Wednesday, January 26, 2022 8:49 AM
To: Carrie Tai, AICP; Ted Faturos
Subject: [EXTERNAL] HighRose project - IMPORTANT

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Ms. Carrie Tai
Community Development Director
ctai@manhattahbeach.gov

Mr. Ted Faturos
Planning Director
tfaturos@manhattanbeach.gov

Ms. Tai and Mr. Faturos,

I am writing to respectfully, but formally and aggressively, oppose the HighRose project that is being proposed at the former Verandas property in North Manhattan Beach.

Whether or not one agrees or would be accepting of a new development that is taller than current city design and zoning standards, (and for clarity I am not,) this would set a very dangerous precedent and create a slippery slope for allowing other exceptions and variances requested by not only commercial developers, but also by individual single family home owners wishing to build bigger and higher. We already have mansionization issues in Manhattan Beach, and we cannot allow it to further continue to negatively affect the aesthetics, quality of life and increase crowding of the city we all love.

Further, I'm very concerned about the process by which this project has been proposed and fast-tracked. My understanding is that the developer is attempting to sidestep the official process for requesting approval and variances by the City under the auspice of "affordable housing." I personally have no objections to the creation of affordable housing in Manhattan Beach, but it's crucial to the future of the City that all developers MUST be held to following the process just like everyone else, and equally as important, there is no valid reason for the City to approve any variances in the first place.

I appreciate you taking my feedback. Please acknowledge receipt of my email at your earliest convenience.

Respectfully,
Jason

Jason Argent
504 4th St.
Manhattan Beach, CA 90266

Elaine S. Yang

From: Gail Fortis <gfortis@yahoo.com>
Sent: Wednesday, January 26, 2022 3:59 PM
To: Carrie Tai, AICP; Planning
Cc: Steve Napolitano; Richard Montgomery; Suzanne Hadley; Hildy Stern; Joe Franklin; markfburton@gmail.com
Subject: [EXTERNAL] HighRose El Porto Apartment Complex

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Dear Ms. Tai:

Last week, it was a huge surprise for me to first hear about the new HighRose apartment project (HighRose), to be located one block from my home. I learned of its specifics in The Beach Reporter dated January 20, 2022; a 50' tall, 79 unit complex, with 127 subterranean parking spaces, on the corner of Rosecrans and Highland. Wow! I plan to share my thoughts, and hope you will take them into consideration, as you review and decide on the HighRose building application.

Transparency Issue. The concealment of HighRose is suspicious at the least. Remember how the Road Diet appeared suddenly, something clearly planned ahead, draped in secrecy? And remember the disaster that ensued? Why the secrecy? Opportunism comes to mind. I live one block from HighRose. I received no notice of this project, as reported in The Beach Reporter, nor any of my neighbors or fellow Manhattan Beach residents that I've spoken with. I read that written notices were only required for properties within 100 feet of the site location. That covers a pittance of those who will be impacted by HighRose.

And the HighRose notices, that almost no one got or heard about, gave residents until January 17 to submit preliminary appeals and public comments, for consideration by you. Thankfully, on January 18, non-agenda questions were asked at the Council meeting about HighRose, and on January 20 The Beach Reporter reported on it. Hopefully you will extend the deadline to hear and address public comment and concerns, before your decision is made.

Increased Traffic Congestion. Like the Road Diet fiasco, the awful effect of more traffic congestion at Rosecrans and Highland is a no-brainer. An added 127 cars, give-or-take, plus the HighRose's visiting friends circling the adjacent residential streets will cause significant added congestion to an already traffic congested area. Increased congestion means increased accidents and injuries. And there will be even less parking on our residence streets, which are already shared with the nearby restaurants and commercial businesses, and strained by constant new home construction happening on every street in the Sand Section, where I live.

We are builders; our family business is Fortis Construction. We built our Manhattan Beach home in 1988. And we have worked on over 30 homes in Manhattan Beach. Now, Fortis Construction has 4 jobsites going that require a commute; two in Westwood on the Wilshire Corridor, one in Century City, and one in Culver City. Soon we will start a job in Santa Monica. During the Road Diet, rush-hour commute times along Highland/Vista del Mar to the Westside exceeded 1-1/2 hours each way, and suffered increased auto accidents of 4 per week, up from less than 1 per month. The added congestion caused by HighRose will have a major impact on our livelihood and driving safety. It will cause undue stress, and rob us of what little street parking we have. Does adding even 100 cars to an El Porto neighborhood street corner sound safe or appropriate? Our El Porto community will suffer major loss of quality of life.

50' Height. Highland Avenue is not Sepulveda Blvd., and it is significantly narrower, with no other buildings over two stories in the area. And residents cannot legally build a 4 story home in El Porto. We built our home in 1988, and were restricted to the building code of 30' height measured at the median of the lot. These local height restrictions, among other reasons, help maintain our small and friendly beach community aesthetic. So, HighRose can ignore the community building height code and deface the neighborhood aesthetic and ambiance? And we homeowners are held to two stories. How can that be right? It isn't.

Ministerial Nature. 79 luxury apartment units, with 6 earmarked for low-income people, hardly seems ministerial. Apartment units will benefit the City by adding both diversity and much needed housing, which I feel is good for the community. But as members of our community, shouldn't apartment buildings abide by the community standards and building codes? Of course they should. The very crafty HighRose developer, Frank Buckley, and his team have figured a way to skirt the building codes and restrictions that we homeowners must abide by. Ministerial... NOT. And it's shameful to characterize HighRose that way. This earmarks huge benefits for a few, cleverly sheltered from building codes by 6 low-income units. This is opportunism plain and simple. And then, who's going to monitor these 6 low-income units? Can my starving-student son qualify?

No Going Back. The Road Diet was a failure. Councilman Bonin issued a public apology and was forced to return the dieted street lanes. Lucky for him, he had the option to quickly reverse the mess he created. Note: Once HighRose is built, it's built. Without question, HighRose will jeopardize safety, cause irreparable damage and havoc, that cannot be quickly remedied.

Ms.Tai, it's in your corner to help prevent a Bad Seed from taking root in our wonderful and beloved City.

Sincerely,
Gail Fortis
448 36th Street
Manhattan Beach

Elaine S. Yang

From: Mark Burton <markburton@gmail.com>
Sent: Wednesday, January 26, 2022 4:20 PM
To: Carrie Tai, AICP; Ted Faturros
Cc: Hildy Stern; Steve Napolitano; Richard Montgomery; Joe Franklin; Suzanne Hadley
Subject: [EXTERNAL] Coastal Development Permit for Highrose Luxury Apartments

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Dear Ms. Tai and Mr. Faturros:

Please allow this email to serve as a brief comment in opposition to the above proposed project.

Since California was admitted to the United States, land use and zoning matters were viewed as a municipal affair with cities having the exclusive right to make such decisions. Land use and zoning decisions really are the core function of a city. However, the California legislature has recently attempted to usurp our city's rights in this regard with the passage of SB 25, SB 9 and SB 11 as examples. Shockingly, the result of these laws is that developers become the decision makers for a city in land use and zoning matters. As you may have read, several local South Bay cities are fighting back with lawsuits alleging that the State's action is unconstitutional. Recently, I have urged our City Council to join in this effort.

In Manhattan Beach, we have for years taken great pride in our city, its residential character and low profile. In residential zones, it's two stories only. This is especially important on our westside with the magnificent views of the Pacific Ocean.

The above application is for a proposed Four-Story Luxury Apartment Building with 73 Units. This enormous luxury apartment building, completely out of scale with the rest of our community, is for the wealthy. And, of course, only six additional units will be set aside for "very low income" households that could be for the wealthy who will use a trust instrument to qualify as "very low income".

The Density Bonus may be unconstitutional and its application to this site, in this city, is wholly inappropriate given the location of the site and the several significant and adverse public health and safety impacts.

In real estate, the saying is "location, location and location". This site is located directly adjacent to a 100 year old oil refinery and its tank farm. If there was a fire at one of these tanks, it could possibly blow off the top two stories (i.e. Former MBFD Fire Chief commenting on the dangers of a tank fire). This site is located directly below high voltage electric lines. This site is directly above pipes with flammable liquids. And, most likely, this site is located on hazardous waste in the soils. Finally, this site is located at one of our city's primary intersections of ingress and egress with heavy traffic.

As for the standard of review being "ministerial", the State's declaration that it so is not dispositive. In addition, this site is in desperate need of a full CEQA analysis, if ever a site was!

In closing I recommend that the City consider exploring a public/private partnership with the developer to develop the entire parcel of land from Verandas to Highland. This might allow the developer to have the same number of units with public parking and luxury apartments parking underground. In addition, a mixed use element could be developed for the ground floor adjacent to Rosecrans and Highland with retail and commercial uses such as a neighborhood coffee shop, restaurants, retail stores and commercial offices. Such site

development may actually increase the project's feasibility for the developer while making it more aesthetically pleasing and beneficial to the residents of El Porto and North MB. And, we could keep the maximum height at Two Stories.

Thank you for your consideration. Mark

--

(310) 562-7897

Email: markburton@gmail.com

Elaine S. Yang

From: Charles Reilly <charles.reilly.mol@gmail.com>
Sent: Thursday, January 27, 2022 10:09 AM
To: Ted Fatuos
Subject: [EXTERNAL]

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Mr. Fatuos

I am a long-time resident and homeowner in Manhattan Beach. If this abomination of a building is approved on the site of what was formerly "Orville and Wilbur's/Verandas," the entire El Porto (i.e. North Manhattan Beach) neighborhood will be completely ruined. Not only will traffic be totally unmanageable, but the height of this edifice will block out views of the ocean for residents up and down Rosecrans Avenue. So the question arises, who put the green light on this project to begin with, and how has it gotten to this critical point. Whoever it is, he (or she) should be blocked and disallowed from ever having another development project in this city. Obviously, this person does not care about MB and its residents and is only interested in making money off our collective misery. This building is a travesty and every person I've talked to in this city is totally against it. If somehow it passes, hopefully every councilperson in MB will be thrown out of office at the next election for letting this happen. This whole scenario is a disgrace to the residents of this city, homeowners and renters alike. Last but not least, if one building like this is approved, I'm sure more will follow. When that happens, Manhattan Beach will resemble Lawndale and home prices will sink faster than you can say "surf's up." I hope I've made my point.

Charles Reilly
436 21st Place
Manhattan Beach, CA 90266
(424) 408-9894