

From: [Alexandria Latragna](#)
To: [Ted Faturos](#); [Carrie Tai, AICP](#)
Subject: FW: [EXTERNAL] Apartment Development El Porto
Date: Wednesday, February 2, 2022 9:51:49 AM

Alexandria Latragna
Policy and Management Analyst
(310) 802-5063
alatragna@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: CORKY JOHNSTON <bazeballman@verizon.net>
Sent: Wednesday, February 2, 2022 9:13 AM
To: List - City Council <CityCouncil@manhattanbeach.gov>
Subject: [EXTERNAL] Apartment Development El Porto

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What bothers me besides the obvious change in landscape is the fact that there are only 6 units being offered for low income applicants. By offering these units at a discounted rent they are able to skirt public opinion hearings to see how the residents of Manhattan Beach feel about this project. The whole process kind of stinks of money in developer's pockets being the driving force.

Sent from my iPhone

From: [Alexandria Latragna](#)
To: [Ted Faturos](#); [Carrie Tai, AICP](#)
Subject: FW: [EXTERNAL] The development of this Apartment complex cast a dark and sad shadow over our city. Overcrowded, no parking area and just plain poor judgment are the theme of this disaster. Telling the general public that there is nothing that can be done
Date: Wednesday, February 2, 2022 9:52:05 AM

Alexandria Latragna
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-----Original Message-----

From: Charles Arrasmith <arrasmithcharles@gmail.com>
Sent: Tuesday, February 1, 2022 8:25 PM
To: List - City Council <CityCouncil@manhattanbeach.gov>
Subject: [EXTERNAL] The development of this Apartment complex cast a dark and sad shadow over our city. Overcrowded, no parking area and just plain poor judgment are the theme of this disaster. Telling the general public that there is nothing that can be done s...

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JoAnne
Sent from my iPhone

From: [Alexandria Latragna](#)
To: [Ted Faturros](#); [Carrie Tai](#), AICP
Subject: FW: [EXTERNAL] Item 16 - affordable housing
Date: Wednesday, February 2, 2022 9:52:40 AM



ALEXANDRIA LATRAGNA
POLICY AND MANAGEMENT ANALYST

(310) 802-5063
alatragna@manhattanbeach.gov

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From: SUZANNE LERNER <slernerla@aol.com>
Sent: Tuesday, February 1, 2022 5:31 PM
To: List - City Council <CityCouncil@manhattanbeach.gov>
Cc: Suzanne Lerner <slerner@michaelstars.com>
Subject: [EXTERNAL] Item 16 - affordable housing

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Dear mayor Hadley, mayor pro team Napolitano and city council.

The big topic in manhattan beach is density.
What is the cost to our community to become so dense that its population cannot live.

This goes for the proposed apartment project on Rosecrans as well as outdoor dining.

The project #1 - is 50 feet - 10 feet over our city laws on construction....not enough parking spaces for the tenants themselves. Where will they park?

Can't we figure out a way to have smaller apartment structures throughout MB that do not go against the years worth of laws governing construction?

Re: outdoor dining....it's basically the same idea - DENSITY ...

We are all dealing with more traffic, more people more trash, more car and bike accidents. More pedestrian accidents...Inability to pull out of our alleys safely,

Even to walk safely down the sidewalk with waiters running back and forth knocking people over.

Basically total safety hazards as well as a slew of potential liability claims and lawsuits again the City.

Thank you
Suzanne lerner
124 tenth street
Manhattan beach ca 90266

Suzanne Lerner
12955 Chadron Av.
Hawthorne, CA. 90250
(310) 422-1661

From: [Carrie Tai, AICP](#)
To: [Ted Faturus](#)
Subject: FW: [EXTERNAL] Highrose
Date: Wednesday, February 2, 2022 2:02:17 PM

From: pshighlandhouse@verizon.net <pshighlandhouse@verizon.net>
Sent: Wednesday, February 2, 2022 1:46 PM
To: Carrie Tai, AICP <ctai@manhattanbeach.gov>
Subject: [EXTERNAL] Highrose

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Dear Ms. Tai,

My friend and I are very distressed over the proposed apartment complex impacting Rosecrans and Highland. She lives on Rosecrans and I'm on Highland. We can't imagine the nightmare of the height and density on our lives. Last Saturday, a sunny day in winter, not summer, someone was parallel parking on the west side of Highland, a few blocks south of Rosecrans and twelve (12) cars were backed up behind the vehicle. Imagine the complications of a massive building with 79 units and multiple trips generated per day per unit onto and through a major thoroughfare, already with limited lanes and parking that hundreds of cars already drive in their daily commutes to work and other trips.

I don't understand why I had to read about this on NextDoor and the Beach Reporter. The Beach Reporter stated notice had gone to residents and residents had between Jan.6 and Jan. 17th to make comments to the City. Neither my friend nor I got any such notice. Also, it was noted that an Environmental Impact report would not be necessary because of 6 low income housing units. Ridiculous! Is that right???

Please serve our community well by rejecting this project.

Thank you,

Patricia Stambaugh
2305 Highland Ave.
Manhattan Beach



CARRIE TAI, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT

310-802-5503
ctai@manhattanbeach.gov

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From: [Alexandria Latragna](#)
To: [Ted Faturros](#); [Carrie Tai, AICP](#)
Subject: FW: [EXTERNAL] Highrose
Date: Wednesday, February 2, 2022 2:10:02 PM

From: pshighlandhouse@verizon.net <pshighlandhouse@verizon.net>
Sent: Wednesday, February 2, 2022 1:47 PM
To: List - City Council <CityCouncil@manhattanbeach.gov>
Subject: [EXTERNAL] Highrose

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Dear Council Members,

My friend and I are very distressed over the proposed apartment complex impacting Rosecrans and Highland. She lives on Rosecrans and I'm on Highland. We can't imagine the nightmare of the height and density on our lives. Last Saturday, a sunny day in winter, not summer, someone was parallel parking on the west side of Highland, a few blocks south of Rosecrans and twelve (12) cars were backed up behind the vehicle. Imagine the complications of a massive building with 79 units and multiple trips generated per day per unit onto and through a major thoroughfare, already with limited lanes and parking that hundreds of cars already drive in their daily commutes to work and other trips.

I don't understand why I had to read about this on NextDoor and the Beach Reporter. The Beach Reporter stated notice had gone to residents and residents had between Jan.6 and Jan. 17th to make comments to the City. Neither my friend nor I got any such notice. Also, it was noted that an Environmental Impact report would not be necessary because of 6 low income housing units. Ridiculous! Is that right???

Please serve our community well by rejecting this project.

Thank you,

Patricia Stambaugh
2305 Highland Ave.
Manhattan Beach



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From: [Phillip Cook](#)
To: [Ted Faturous](#); [Carrie Tai](#), AICP
Subject: [EXTERNAL] 79 unit proposed project at Rosecrans and Highland
Date: Wednesday, February 2, 2022 2:25:06 PM

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Community Development Directors Ted Faturous and Carrie Tai:

I suppose you, to be fair, must look at all projects proposed within the boundaries of Manhattan Beach. Given that, I certainly hope you do not seriously consider approving a 79 unit apartment building at the corners of Rosecrans and Highland. This project is so blatantly not the “Manhattan Beach small town feel” desire expressed by residents and business owners over many years. This project is completely out of character with the surrounding area that denying the project would appear to be your only sensible option.

Now to some more concrete reasons this project should not be built. It is a fact of life that renting a residence or purchasing a home are expensive propositions in this town. To offset some of that cost, it helps to have plenty of roommates or allow adult children to live at home for as long as feasible. The available on-site parking set by code will never meet the need when these conditions exist. While the code may call for 1 parking space per so many square feet of living space, it does not prohibit 6 people (3 roommates and 3 significant others) from living in a 3 bedroom apartment or home. The result is added demand for street parking. Many years ago I lived in the El Porto area and back then street parking was in high demand partially as a result of the economic factor mentioned above. Add 79 living units in an out of local character 4 story building and you only exacerbate the parking problem. The code provides adequate parking based on assumptions that have no bearing to the reality of what people do to make living in Manhattan Beach affordable.

Now imagine the impact 79 autos (but more likely 125 or more) new to the area will have on existing traffic issues. One lane in each direction on Highland from 45th Street to Manhattan Beach Blvd. is inadequate now and this project will make matters worse. Of course, this problem gets worse during “rush hour” and in the summer time.

I’ve noticed that some vocal residents are opposed to anything that is new or different than what they are used to. I try to be more objective and analytical while looking at proposals that bring something new. This project is so totally out of character with the surrounding area. The overall impact of 79 new living units with more than 79 people living in those units and a like number of automobiles situated on a small footprint in an already overcrowded and dense area of the town, is bad for all concerned (except the developer) and thus inappropriate.

Respectfully,

Phil
Phillip Cook
128 2nd St. (residence)

818 Man Bch Blvd. (my office building)

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From: [Alexandria Latragna](#)
To: [Ted Faturus](#); [Carrie Tai](#), AICP
Subject: Fwd: [EXTERNAL] Highrose El Porto Project
Date: Thursday, February 3, 2022 7:45:38 AM

Not sure if Bruce forwarded this one or not...

Begin forwarded message:

From: Bruce Moe <bmoe@manhattanbeach.gov>
Date: February 3, 2022 at 7:39:43 AM PST
To: List - City Council <CityCouncil@manhattanbeach.gov>
Subject: FW: [EXTERNAL] Highrose El Porto Project

FYI

From: Dan Stern <danstern88@aol.com>
Sent: Wednesday, February 2, 2022 8:02 PM
To: Bruce Moe <bmoe@manhattanbeach.gov>
Subject: [EXTERNAL] Highrose El Porto Project

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Hi Bruce,
This is a note I've written to some interested residents.
I'd appreciate it if you also distributed it to Council members.
Dan Stern

You probably received this email from the city.
Community Development says this in part:

What role do State Density Bonus regulations and the City's Affordable Housing Density Bonus and Incentive Program play in the project?

State Density Bonus laws allow developers to request waivers from development standards, like setback and height requirements.

What waivers and concessions has the developer requested under State Density Bonus laws, MBMC Chapter 10.94, and MBLCP Chapter A.94?

As allowed under State law and [local regulations](#), the developer has requested waivers for the maximum buildable floor area (BFA), the maximum numbers of stories, the maximum height, and a setback waiver for portions of the structure with walls greater than 24 feet in height.

As allowed under State law and local regulations, the developer has requested a concession for the maximum height of a wall/fence within the front setback.

In other words, waivers are discretionary, the city has the right to grant or refuse the requested waivers. (Naturally, anyone can request a waiver from the code for any height or anything else.) Hopefully the Council, as our representatives, will reflect and represent the residents desire (2600 signatures on a petition) and refuse the waivers. Anything else would be a bit unusual and call into question the Council's motivation.

Dan

MB Logo



BRUCE MOE

CITY MANAGER

(310) 802-5053

bmoe@manhattanbeach.gov

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

From: Ted Faturos <tfaturos@manhattanbeach.gov>
To: Ted Faturos <tfaturos@manhattanbeach.gov>
Sent: Wed, Feb 2, 2022 6:09 pm
Subject: Update: Highrose El Porto Project

Hello,

You are receiving this email because you made a public comment related to [the proposed Highrose El Porto project](#) at 401 Rosecrans Avenue and 3770 Highland Avenue, and your email address has been added to the “interested parties” email list for the project.

This email has updates on the following:

- 1) The Director of Community Development is now expected to issue a decision on the project by early to mid-February 2022. The City had previously stated that a decision on the project was expected by the first week of February, which is no longer the case.
- 2) The City has updated the “Frequently Asked Questions” [on the page created for the project on the City's website](#) to address many of the questions that have been received about the project. Please review to gain a better understanding of the project and the regulatory requirements that the project is subject to
- 3) Additional public comment has been added to the website.



TED FATUROS
ASSOCIATE PLANNER

(310) 802-5512
tfaturos@manhattanbeach.gov

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From: kim.winterson
To: [Ted Faturos](mailto:Ted.Faturos)
Cc: Philip.Winterson@wellsfargo.com
Subject: [EXTERNAL] High Rise El Porto project
Date: Wednesday, February 2, 2022 10:11:40 PM

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Dear Ted and Kerri,

We live on 32nd and Crest and object to this development in our neighborhood.

This would impact that area in such a negative way, adding congestion to an already crowded area.

It would change the look of that area, and our town, it's too close to our beach which is not good.

I use Rosecrans about 10 times a day. It's my main road as transportation to and from my children's schools and for work and shopping. More cars, more people, more time constraints, more accidents being caused by this project if approved.

This proposed development is a bad idea for this location and for our town's vibe. Please don't say yes to this. Our residents deserve better.

Thanks for reading

Kim Winterson

Sent from my iPhone

From: [Mark Nelson \(Home Gmail\)](#)
To: [Carrie Tai, AICP](#); [Ted Faturos](#); [City Clerk](#)
Subject: [EXTERNAL] Public Comment on Highrose
Date: Sunday, February 6, 2022 2:52:53 PM

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To the Mayor, Council and Planning Commission:

I oppose providing any accommodations to the Highrose project that are not "by right". That means, the lots should NOT be joined. That means all planning limits such as height, setbacks, and FAR limits should be enforced. In short, this project must conform with existing lawful limits.

Mark Nelson
Retired Director of Planning, SCE

From: [Alexandria Latragna](#)
To: [Ted Faturus](#); [Carrie Tai](#), AICP
Subject: FW: [EXTERNAL] Oppose the Highrose development
Date: Saturday, February 5, 2022 8:51:46 PM



ALEXANDRIA LATRAGNA
POLICY AND MANAGEMENT ANALYST

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alatragna@manhattanbeach.gov

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From: Tracee Farrell <califarrells@verizon.net>
Sent: Friday, February 4, 2022 10:41 AM
To: List - City Council <CityCouncil@manhattanbeach.gov>; Bruce Moe <bmoe@manhattanbeach.gov>; Quinn Barrow <qbarrow@manhattanbeach.gov>
Subject: [EXTERNAL] Oppose the Highrose development

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Dear City Council, et al,

Council should be doing everything in its power to oppose the Highrose development. The City of Manhattan Beach should be doing everything in its power to push back against this state overreach into local zoning and control issues.

This development would have a devastating impact on our local community. Traffic and parking in the area, which are already bad, would be significantly negatively impacted. The increased density in an already overpopulated area would be extremely detrimental to the quality of life of the residents and North Manhattan Beach business environment. A large, multi dwelling development like this in this area is out of place, violates MB building ordinances, and will forever change the look and feel of our small town beach community.

Council and the City should not succumb to these state laws simply because they have already

been passed. There must be push back and resistance. There must be education by means of litigation, if necessary, to show Sacramento what a devastating effect this would have in cities like ours. This is not a situation where there is a one size fits all solution. The State, with these short sighted regulations, cannot be allowed to fundamentally change the character and culture of a City that already has a density problem and require that local laws be overridden or excepted. It's shocking that this has even gotten this far along in the process. How is it possible that our Planning Commission is recommending this? How is it possible that the Planning Commission has determined that the adoption of this plan and this particular development could not have a significant effect on the environment? Please stop this.

Sincerely,

Tracee & Mike Farrell

[Sent from the all new AOL app for iOS](#)

From: [Alexandria Latragna](#)
To: [Ted Faturous](#); [Carrie Tai](#), AICP
Subject: FW: [EXTERNAL] High Density Housing
Date: Saturday, February 5, 2022 8:51:22 PM



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POLICY AND MANAGEMENT ANALYST

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From: Scott C. Chambers <mbchambers4@roadrunner.com>
Sent: Friday, February 4, 2022 10:49 AM
To: List - City Council <CityCouncil@manhattanbeach.gov>
Subject: [EXTERNAL] High Density Housing

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

Dear City Council members, Please do whatever you can do against this tyranny coming from Sacramento. The high density housing is not the solution. It just destroys neighborhoods. Just show me one place where this has worked? And we all know the High Rose project is the first Domino to fall. You have my full support in fighting this. And all my friends support!

Regards,
Scott C. Chambers

Sent from [Mail](#) for Windows

From: [Alexandria Latragna](#)
To: [Ted Faturos](#); [Carrie Tai, AICP](#)
Subject: FW: [EXTERNAL] Fight State Overreach
Date: Saturday, February 5, 2022 8:50:57 PM

Alexandria Latragna
Policy and Management Analyst
(310) 802-5063
alatragna@manhattanbeach.gov

City of Manhattan Beach, CA

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

From: Mark Burton <markfburton@gmail.com>
Sent: Friday, February 4, 2022 11:04 AM
To: List - City Council <CityCouncil@manhattanbeach.gov>
Subject: [EXTERNAL] Fight State Overreach

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Honorable Mayor and Councilmembers: I urge you to direct your City Attorney and Staff to fight the State's overreach in local land use and zoning matters. I hope you have the political will to do so. For instance, in response to the Highrose Luxury Apartment Project, any and all arguments should be made including, but limited to, constitutionality, standard of review, and all environmental and safety matters. I also urge you to join other general law cities, and charter cities, in their lawsuit against the State. Finally, I urge you to explore adopting a City Charter. If ever there was a call to action to fight for the character of our special community, with SB 25, SB 9 and the other State laws that seek to usurp your authority over local land use and zoning matters, the time is now. Since California became a State, land use and zoning have always been legally considered a "municipal affair", governed by local cities. Quite frankly, these State laws give total control to developers. It's really kind of shameful. Kind regards, Mark

Sent from my iPhone

From: [Alexandria Latragna](#)
To: [Ted Faturros](#); [Carrie Tai](#), AICP
Subject: FW: [EXTERNAL] City Counsel Meeting February 4, 2022 - OPPOSE allowing the "Highrose" project and the HEU and SUPPORT MB taking all steps to oppose the operative state requirements
Date: Saturday, February 5, 2022 8:50:08 PM

From: Carol Perrin <cplaw28@gmail.com>
Sent: Friday, February 4, 2022 11:31 AM
To: List - City Council <CityCouncil@manhattanbeach.gov>
Cc: Carrie Tai, AICP <ctai@manhattanbeach.gov>; Bruce Moe <bmoe@manhattanbeach.gov>; City Clerk <cityclerk@manhattanbeach.gov>
Subject: [EXTERNAL] City Counsel Meeting February 4, 2022 - OPPOSE allowing the "Highrose" project and the HEU and SUPPORT MB taking all steps to oppose the operative state requirements

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Dear Honorable Mayor and City Council Members,

I am writing this email to reiterate **opposition to the proposed Highrose development project and the Housing Element Update for the 6th Cycle ("HEU")** and to **support any and all efforts by this City Council to oppose the operative state law(s) requiring this illogical and non supportable development.**

We are a small City with a **small physical footprint**. Our municipal zoning laws understand the inherent physical limitations within our City and are in place to allow Manhattan Beach to function in a reasonable and balanced way and should be respected. To the extent Manhattan Beach is required to add affordable housing, the implementation must be left up to the City Council to implement in a rational way that conforms to these inherent physical limitations that we are bound by and follow the Mission Statement of our City.

The proposed Highrose project and any others that would follow in that footsteps **would cause absolute chaos and irrevocable harm**, and negatively change and damage our City for all the following reasons, among others:

1. Manhattan Beach can not support and sustain the increased density at one of its busiest intersections on a two lane street. Traffic at that intersection is already extremely difficult at peak times with reduced ingress and egress to our homes and downtown.
2. Adding 76 units with increased height limits and limited parking, with no thought given to environmental impact, air quality, sanitation, policing, etc. is unworkable.
3. Gaining 6 units of affordable housing does almost nothing to help MB conform to state requirements, but poses unthinkable burdens on the city and all residents.
4. We are a small town, with a beach that needs to be accessible to people within and without our community. This project would significantly and severely limit beach access for all. Does

the Coastal Commission have any input on the reduced beach access due to inability to drive to the beach and park?

5. The implementation of the HEU would permit not only the Highrose development, but all similar projects in an environment simply unable to support such projects.

6. The City would incur huge costs for even the most minimal support services for this increased density and traffic, but the mandate does not come with funding from the state.

For all the above and so many additional reasons, this law is an **outrageous overreach by the state**. Although the state's intentions may have initially been positive, the **impact of this thoughtless, one size fits all law on Manhattan Beach is overly burdensome and not viable**. Our sensible municipal zoning laws must be respected. Burdens, if any, that the state has the ability to impose should be left to the City Council to determine how they can be accommodated - and not arbitrarily and irresponsibly imposed by mandate based on laws that do not take into consideration the actual facts.

Again, I support all efforts by our City Council to oppose the Highrose project and the HEU.

Respectfully,
Carol Perrin
Downtown Residents Group

--
Carol Perrin
cplaw28@gmail.com



ALEXANDRIA LATRAGNA
POLICY AND MANAGEMENT ANALYST

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alatragna@manhattanbeach.gov

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From: [Alexandria Latragna](#)
To: [Ted Faturos](#); [Carrie Tai, AICP](#)
Subject: FW: [EXTERNAL] Bravo - I hope we can still count on the Council team with renewed energy
Date: Saturday, February 5, 2022 8:49:42 PM



ALEXANDRIA LATRAGNA
POLICY AND MANAGEMENT ANALYST

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From: Richard MacKenzie <dr.rgmac@gmail.com>
Sent: Friday, February 4, 2022 12:43 PM
To: Richard Montgomery <rmontgomery@manhattanbeach.gov>
Cc: List - City Council <CityCouncil@manhattanbeach.gov>
Subject: [EXTERNAL] Bravo - I hope we can still count on the Council team with renewed energy

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The Highrose Project is such an abomination to our community, not only in its present form but also setting a precedent to justify further projects that negate Community control! It must be overturned

Thank you Councilman Montgomery

A note of gratitude for then Mayor Montgomery's leadership on August 4, 2020, when he brought to City Council a list of bills under consideration by the California State Legislature, many of them were Housing Bills.

He lead a discussion about the destructive nature of these bills and advocated for council to oppose them. A vote was taken and they were all in agreement. *Aye: 5 - Montgomery, Hadley, Hersman, Napolitano, and Stern.*

Although the Sacramento Law Makers eventually passed legislation in favor of this destructive legislation, it was Councilman Montgomery who sounded the alarm to MB residents and fellow Councilmembers.

Thank you for your leadership, Councilman Montgomery. MB Residents are paying attention now!

From: [Alexandria Latragna](#)
To: [Ted Faturos](#); [Carrie Tai](#), AICP
Subject: FW: [EXTERNAL] HighRose Project
Date: Saturday, February 5, 2022 8:49:19 PM



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: Debby McLemore <debmclemore@gmail.com>
Sent: Friday, February 4, 2022 1:40 PM
To: List - City Council <CityCouncil@manhattanbeach.gov>
Subject: [EXTERNAL] HighRose Project

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Sent from my iPhone

I am concerned over the recent effort to disregard Coastal restrictions on height requirements for our city....traffic is already a congestion on Rosecrans and Highland Ave...building a high rise apartment building will definitely impact our city in a negative way...please hear our concerns over this matter...we have seen how too many people living on top of each other has affected other cities in a negative way

From: [Alexandria Latragna](#)
To: [Ted Faturus](#); [Carrie Tai, AICP](#)
Subject: FW: HighRose Project
Date: Saturday, February 5, 2022 8:48:55 PM



ALEXANDRIA LATRAGNA
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From: Ed McPherson <emcpherson@mcperson-llp.com>
Sent: Friday, February 4, 2022 2:16 PM
To: List - City Council <CityCouncil@manhattanbeach.gov>
Subject: [EXTERNAL] HighRose Project

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City Council Members:

I have written before concerning my extreme trepidations about the HighRose project. Essentially, I believe – and everyone that I talk to in the city believes – that this project will inexorably alter the city’s character, obliterate its charm, and horribly increase traffic congestion at an already congested intersection. Certainly, the project will eviscerate any semblance of zoning restrictions in the city, and it is certainly going to start a trend that will ruin the city as we know it.

I have read some of your comments at a previous meeting, and it seems like four of you completely agree with us. For the one of you that believes that we

have a “responsibility to address the housing crisis,” I am not certain how six “very low income units” that get rented to Mr. McGovern’s kids will address whatever “housing crisis” exists in Manhattan Beach. However, putting that issue aside for the moment, whatever “responsibility” the City of Manhattan Beach has to address the housing crisis is up to the City of Manhattan Beach – meaning us, its *residents* – to decide, not the State Legislature. Moreover, whatever projects the City determines will address the housing crisis does not have to be built in the sand section, blocking the views of many people whose property rights will essentially be “taken” by eminent domain without compensation.

I strongly urge you to join the other cities that are commencing litigation to challenge the State’s right to impose zoning rules that conflict with local ordinances. I also urge you to reject the project, pending the outcome of that litigation. If the lawsuits against the State are successful, either we will still be stuck with a huge, incongruous, overly-high apartment complex in the sand section or there will be an injunction precluding further building of the project – which will put the project on hold, with all the attendant problems that stopped construction typically causes, potentially for years. Neither is an attractive result.

Best,
-Ed

EDWIN F. McPHERSON*
*(Admitted in California, New York, Massachusetts, and Hawaii)

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From: [Alexandria Latragna](#)
To: [Ted Faturus](#); [Carrie Tai, AICP](#)
Subject: FW: HighRose Project
Date: Saturday, February 5, 2022 8:48:55 PM



ALEXANDRIA LATRAGNA
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From: Ed McPherson <emcpherson@mcperson-llp.com>
Sent: Friday, February 4, 2022 2:16 PM
To: List - City Council <CityCouncil@manhattanbeach.gov>
Subject: [EXTERNAL] HighRose Project

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Best,
-Ed

EDWIN F. McPHERSON*
*(Admitted in California, New York, Massachusetts, and Hawaii)

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From: [Alexandria Latragna](#)
To: [Ted Faturos](#); [Carrie Tai, AICP](#)
Subject: FW: [EXTERNAL] Highrose
Date: Saturday, February 5, 2022 8:48:26 PM

From: lastresort@jps.net <lastresort@jps.net>
Sent: Friday, February 4, 2022 2:34 PM
To: List - City Council <CityCouncil@manhattanbeach.gov>
Subject: [EXTERNAL] Highrose

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ONCE again, we ask all of you to oppose this building plan and formulate a proposal To end this project. This is not what we want for our vity. At this already diffivult intersection of MB, Bruce and Toni Stafford

Sent using myEarthLink



ALEXANDRIA LATRAGNA
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From: [Alexandria Latragna](#)
To: [Carrie Tai, AICP](#); [Ted Faturios](#)
Subject: FW: [EXTERNAL] HEU and defending our city
Date: Saturday, February 5, 2022 8:47:58 PM

From: patriciasievers@aol.com <patriciasievers@aol.com>
Sent: Friday, February 4, 2022 3:42 PM
To: List - City Council <CityCouncil@manhattanbeach.gov>
Subject: [EXTERNAL] HEU and defending our city

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

Dear Council Members,

I want to thank you for standing up against the destructive legislation from Sacramento.

Each one of you - other than Hildy - said it very well!

Steve: "The character of our city is at stake."

Richard: "This is the worst disaster that has come out of Sacramento."

Suzanne: "Sacramento would like to run the whole state from up there."

Joe: "It is criminal for Sacramento to make us go through this."

AND

Hildy said, "We have a housing crisis in California. Let's be clear about that."

My response to Hildy: This housing crisis is more complex than a shortage of structures. The virtue signaling is tiresome. Reality check: you don't care more than anyone else. There is an underlying reason to the homeless issue that must first be addressed. If you looked into the subgroups of the homeless, you would see that there are 3 distinct groups. Each with a different need. Drug addicts, poor people, & mentally ill.

- Housing unsheltered drug addicts is not going to solve the problem. It will just make shooting up more comfortable. The compassionate action is to address the terrible drug problem in our state. **Let's be clear about that.** Crystal meth and other street drug enhancements are making addiction 3 hits from suburb to sidewalk. What is needed is a firm stand against street living and a wide open door to rehab facilities (direct your resources here). Just talk to any parent who has lost their adult child to a drug addiction.
- As far as the homeless who are "victims" of economics, Joe had it right! Move to a place that you can afford.
- That leaves the mentally ill. And what compassionate person would not want to provide care for this group? Unfortunately, the laws were changed to prevent longterm placement of the mentally ill into facilities. These people live on the

streets because living in housing is challenging on their psyche.

The matter at hand is Sacramento and this HEU.

A few things stand out to me with the HEU. First, while the commission is required to compile the report, their lack of skin in the game is glaring. Even the wording of the housing goals slams disrespect to all of us who worked and continue to work our butts off to live here. The longtime residents of this town are the ones who made it the desirable place it is today.

Specifically:

Goal #2: " to provide a diverse range of housing types to accommodate all income levels"

Where is the hard work to get to live at the beach? Hard work comes before dreams. Hard work makes people value what they earn and become good citizens. Hand-outs do not.

Goal #4: " to provide equal opportunity for residents to reside in the housing of their choice"

LAUGH OUT LOUD. I pick the Strand!!! Or maybe I could take Dave HighRose McGovern's house? He has a great view.

Lastly, they want us to put the equal housing rights language on our city website.

How about NO. Let's put the link to the state initiative petition on our website. We need every resident aware of this petition as it might be our last hope against Sacramento. I also suggest providing links on the city website to our state representatives and encourage residents to voice our opinions to those elected officials that are selling us out.

Please fight. Please lead the fight and we will follow.

Please review the petition for the state initiative to restore local control of zoning. For your convenience, here is the link: https://ourneighborhoodvoices.com/wp-content/uploads/2021/11/21-0016A1-as-filed-w_TS.pdf

As our elected leaders, please encourage our residents to get on board. Too many people are still unaware of these disastrous laws. They need to understand the consequences of their voting decisions and the responsibility we all have to be informed voters and participants in democracy.

In regards to being *proactive*, let me just point out that the citizens at OurNeighborhoodvoices.com who started this initiative *were proactive*. They started this last fall. Thank goodness. Let's join forces.

Patricia Ambrose



ALEXANDRIA LATRAGNA
POLICY AND MANAGEMENT ANALYST

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From: [Les Hribar](#)
To: [Ted Faturus](#)
Subject: [EXTERNAL] Extra large development
Date: Saturday, February 5, 2022 5:50:36 PM

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Why does manhattan beach do this

<https://www.msn.com/en-us/news/us/laguna-residents-first-land-general-ballot-slot-on-initiative/ar-AATv83L?ocid=hplocalnews>

Sent from my iPhone

From: [Carrie Tai, AICP](#)
To: [Ted Faturos](#)
Subject: FW: [EXTERNAL] El Porto
Date: Saturday, February 5, 2022 4:49:40 PM

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

City of Manhattan Beach, CA

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

From: Kim Winterson <kimwinterson15@gmail.com>
Sent: Friday, February 4, 2022 10:03 AM
To: Carrie Tai, AICP <ctai@manhattanbeach.gov>
Cc: Philip.Winterson@wellsfargo.com
Subject: [EXTERNAL] El Porto

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

Hi Carrie,
I know that you must have a lot of pressure regarding this project.
Please do not approve this in this location.
It will ruin this cute, safe beach area.
I have lived in Manhattan Beach for over 20 years and would like to raise my children here. Please do not approve this.
Too close to beach,
Too close to family neighborhoods
Too much crime
Too much congestion
Too much of a large development
Possible Compromise
Needs to be scaled down to half.
Relocated
We pay too much and worked so hard to be and live here.
Please help our community and fight for us.
Sincerely,
Kim Winterson
3206 Crest Dr

Sent from my iPhone

From: [Alexandria Latragna](#)
To: [Ted Faturus](#); [Carrie Tai, AICP](#)
Subject: Fwd: [EXTERNAL] Rosecrans Avenue Project
Date: Saturday, February 5, 2022 10:01:09 AM

Begin forwarded message:

From: Barbra Fontana <barbrafontana@gmail.com>
Date: February 5, 2022 at 5:44:23 AM PST
To: List - City Council <CityCouncil@manhattanbeach.gov>
Subject: [EXTERNAL] Rosecrans Avenue Project

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

Dear City Council,

I am a long time resident of Manhattan Beach and I live on the 500 Block of Rosecrans Avenue. I am very concerned about the proposed development that is being proposed on the North side of Rosecrans Avenue and Highland/ Alma. Although I understand that the city wants to upgrade plots of land and that people own this land and want to make a profit on their investment, the size of this development is concerning. There is a height limit that we all abide by to keep the scale of our beloved city in tact. I was born and raised in Manhattan Beach and grew up on 34th Street and Vista so this area has been my home for 50 plus years! If you walk the streets of Old El Porto you can feel the difference in the different zoning laws that were in place when that area was developed. I know it was controlled by LA County at the time but there are no sidewalks and the set backs are non existent. Now "El Porto" has been incorporated into Manhattan Beach which is great! However this development feels like you as a city are turning your head the other way in order to get a "progressive" development into the city limits. This piece of property is too close to the beach and there is not a supporting system of roads to accommodate the influx of the number of units being proposed. It will cause major traffic issues as you will need to access from Rosecrans or Highland and that is it! If you want to build a big development perhaps the location could be further east along the Sepulveda corridor where there will be more access points to get in and out of the complex. I realize that who ever owns that property is trying to maximize profits, but the size of this proposed development does not fit the scale of the neighborhood! We have been able to keep the "Beach Charm" of Manhattan Beach over the years because we have height limits, we have density limits and we are very thoughtful of how we develop our beloved city to accommodate new times and growth! Manhattan Beach is a special place! And we need to protect the feel and the appropriate development of its neighborhoods. If we do not, we will turn into another city that is over crowded and lacks the charm that we have all fought so hard to preserve!

Thank you for your time and energy that you dedicate to our city! I hope you can take under consideration what is best for the residents and the city of Manhattan Beach and not simply authorize a massive development in one of our neighborhoods!

Best,
Barbra Fontana
310-869-6568



ALEXANDRIA LATRAGNA
POLICY AND MANAGEMENT ANALYST

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alatragna@manhattanbeach.gov

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From: [Alexandria Latragna](#)
To: [Ted Faturous](#); [Carrie Tai](#), AICP
Subject: FW: [EXTERNAL] Oppose the Highrose development
Date: Friday, February 4, 2022 11:23:37 AM



ALEXANDRIA LATRAGNA
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From: Tracee Farrell <califarrells@verizon.net>
Sent: Friday, February 4, 2022 10:41 AM
To: List - City Council <CityCouncil@manhattanbeach.gov>; Bruce Moe <bmoe@manhattanbeach.gov>; Quinn Barrow <qbarrow@manhattanbeach.gov>
Subject: [EXTERNAL] Oppose the Highrose development

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Dear City Council, et al,

Council should be doing everything in its power to oppose the Highrose development. The City of Manhattan Beach should be doing everything in its power to push back against this state overreach into local zoning and control issues.

This development would have a devastating impact on our local community. Traffic and parking in the area, which are already bad, would be significantly negatively impacted. The increased density in an already overpopulated area would be extremely detrimental to the quality of life of the residents and North Manhattan Beach business environment. A large, multi dwelling development like this in this area is out of place, violates MB building ordinances, and will forever change the look and feel of our small town beach community.

Council and the City should not succumb to these state laws simply because they have already

been passed. There must be push back and resistance. There must be education by means of litigation, if necessary, to show Sacramento what a devastating effect this would have in cities like ours. This is not a situation where there is a one size fits all solution. The State, with these short sighted regulations, cannot be allowed to fundamentally change the character and culture of a City that already has a density problem and require that local laws be overridden or excepted. It's shocking that this has even gotten this far along in the process. How is it possible that our Planning Commission is recommending this? How is it possible that the Planning Commission has determined that the adoption of this plan and this particular development could not have a significant effect on the environment? Please stop this.

Sincerely,

Tracee & Mike Farrell

[Sent from the all new AOL app for iOS](#)

From: [Alexandria Latragna](#)
To: [Ted Faturus](#); [Carrie Tai](#), AICP
Subject: FW: [EXTERNAL] High Density Housing
Date: Friday, February 4, 2022 11:23:15 AM



ALEXANDRIA LATRAGNA
POLICY AND MANAGEMENT ANALYST

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alatragna@manhattanbeach.gov

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From: Scott C. Chambers <mbchambers4@roadrunner.com>
Sent: Friday, February 4, 2022 10:49 AM
To: List - City Council <CityCouncil@manhattanbeach.gov>
Subject: [EXTERNAL] High Density Housing

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

Dear City Council members, Please do whatever you can do against this tyranny coming from Sacramento. The high density housing is not the solution. It just destroys neighborhoods. Just show me one place where this has worked? And we all know the High Rose project is the first Domino to fall. You have my full support in fighting this. And all my friends support!

Regards,
Scott C. Chambers

Sent from [Mail](#) for Windows

From: [Alexandria Latragna](#)
To: [Ted Faturos](#); [Carrie Tai, AICP](#)
Subject: FW: [EXTERNAL] Fight State Overreach
Date: Friday, February 4, 2022 11:22:57 AM

Alexandria Latragna
Policy and Management Analyst
(310) 802-5063
alatragna@manhattanbeach.gov

City of Manhattan Beach, CA

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

From: Mark Burton <markfburton@gmail.com>
Sent: Friday, February 4, 2022 11:04 AM
To: List - City Council <CityCouncil@manhattanbeach.gov>
Subject: [EXTERNAL] Fight State Overreach

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Honorable Mayor and Councilmembers: I urge you to direct your City Attorney and Staff to fight the State's overreach in local land use and zoning matters. I hope you have the political will to do so. For instance, in response to the Highrose Luxury Apartment Project, any and all arguments should be made including, but limited to, constitutionality, standard of review, and all environmental and safety matters. I also urge you to join other general law cities, and charter cities, in their lawsuit against the State. Finally, I urge you to explore adopting a City Charter. If ever there was a call to action to fight for the character of our special community, with SB 25, SB 9 and the other State laws that seek to usurp your authority over local land use and zoning matters, the time is now. Since California became a State, land use and zoning have always been legally considered a "municipal affair", governed by local cities. Quite frankly, these State laws give total control to developers. It's really kind of shameful. Kind regards, Mark

Sent from my iPhone

From: [Alexandria Latragna](#)
To: [Ted Faturros](#); [Carrie Tai, AICP](#)
Subject: Fwd: [EXTERNAL] New high rise project
Date: Friday, February 4, 2022 10:31:36 AM

Sent from my iPhone
Begin forwarded message:

From: Allison Saba <allimsaba@gmail.com>
Date: February 4, 2022 at 10:25:40 AM PST
To: List - City Council <CityCouncil@manhattanbeach.gov>
Subject: [EXTERNAL] New high rise project

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Good morning City council,

As a resident of Manhattan beach I strongly oppose the 4 story, 79 unit apartment complex slated for building approval at Rosecrans and Highland in North Manhattan Beach, the most congested area of our city. We do not have the infrastructure to handle this.

Thank you,
Allison Saba

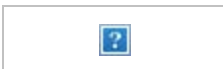
Sent from my iPhone



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From: [LINDA MERRITT](#)
To: [List - City Council](#)
Subject: [EXTERNAL] Highrose
Date: Friday, February 4, 2022 9:47:31 AM

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

I can't believe this is positive for MB. Please do something! No giant apartment houses!!!!

Sent from my iPhone

From: [Kim S](#)
To: [List - City Council](#)
Subject: [EXTERNAL] Proposed Development at Rosecrans & Highland
Date: Friday, February 4, 2022 8:45:09 AM

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

I ask that you please stand up against the proposed housing development at Rosecrans and Highland. That is my neighborhood and I can tell you that intersection won't be able to handle the added congestion and parking needs, not to mention destroy the charm and character of one of our primary arteries into town. I understand the need for affordable housing, but it is my understanding only a very small percentage of the units need to be put aside for affordable housing. The negatives far outweigh the positives in my opinion.

From: [Michelle Minier](#)
To: [List - City Council](#)
Subject: [EXTERNAL] New Housing Project
Date: Friday, February 4, 2022 7:42:03 AM

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

I understand that the state has passed laws regarding housing project; however, the state has no understanding of the impact on individuals and individual communities. Manhattan Beach is already densely populated and I believe that the building of the proposed 79 unit building will harm Manhattan Beach and it's residents. Please let us know if we have options to stop this from happening here in MB.

Best,

Michelle Minier

From: [Lysa Grigorian](#)
To: [List - City Council](#)
Subject: [EXTERNAL] Highrose Apartment Development
Date: Friday, February 4, 2022 6:38:35 AM

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Dear city council members,

SB 9 and SB 10 gives developers a straight path to profit through irresponsible building at the expense of all California communities.

By the council giving in to poorly planned multi family developments where it is clear that the traffic and overcrowding of the area will change the committee is irresponsible for residents.

This project if approved will irreversibly turn single-family communities into overbuilt, poorly planned, mostly rental communities with few local owners and insufficient infrastructure without due process, environmental review. It's is is to provide more affordable housing....what are the rents going to be? Section 8? Rent control? If this is such a good idea let's demolish half the community so council members can feel like they can fulfill their duty to provide housing where it is already densely built.

This lot is all not a one size fit all and does not put any thought into how diverse California communities are. Don't get me wrong, there are many communities with more land that could accommodate these mass building complexes.

Imagine Highland Avenue and the side neighborhood street more congested in the morningthen you may have to tear down ponchos and put a supermarket. The legislatures in the state do not have the mind and the depth to teach think through this implementation of these two bills. The intent may have been good but the execution is harmful to California and it's up to local governments to consider the option but to write for their own did and virtual community. One size does not fit all. If you give it into this Development then The president will be set. You better take a lot of time to do studies environmental, traffic, infrastructure and the impact on school capacity when any of these projects especially High Rose Apartments.

Sincerely

Lysa grigorian

401 21 street

From: [Joanna Jones](#)
To: [List - City Council](#)
Subject: [EXTERNAL] Highrose project
Date: Friday, February 4, 2022 5:56:23 AM

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

Dear City Council,

Please accept this email as my objection to this High density scheme that will go on Rosecrans.

I moved to Manhattan Beach for the schools and to get my kids out of the crowded, densely populated area we lived in. Traffic was a nightmare everyday . We were starting to see a lot of graffiti and crime and just a general feeling of the health of the city declining. Local neighborhood stores were all closing and being replaced with chain stores. The community was turning into a densely populated place that wasn't conducive to raising a family. If MB allows this apartment building the city will head on a downward trajectory to being just another LA city that isn't a place where families will choose to live.

There have been a lot of people over the last 2 years that live near me who have not only moved from MB but have moved out of state. The crime in MB has gone up considerably already. The cost of living here is crazy. Young people can't afford to live in California after graduating from college. Im not sure how a high density project in M B helps any of that except bringing more traffic and general unhappiness to an area that can't take anymore traffic now. The comment about the state telling our community what we have to do makes no sense. They don't live, work, play here and these matters should be in the hands of the people it most effects. Many citizens of MB do have the luxury of mobility and if this trajectory of our city continues, it's citizens will exercise that ability and move their families to a place that makes sense for them. This project does not make sense here and should be pushed back on.

Best,

Joanna Jones

Sent from my iPhone

From: [Marc Venegas](#)
To: [Ted Fatuross](#); [Carrie Tai, AICP](#)
Cc: [List - City Council](#)
Subject: [EXTERNAL] Re: Update: Highrose El Porto Project
Date: Thursday, February 3, 2022 8:18:08 PM
Attachments: [Petition Signature W Comments.xlsx](#)

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

Thank you for the additional information on the project approval process.

Please find an attachment with over 2,750 signatures of residents who are opposed to the project in its current proposed form. The petition can be found at <https://chnq.it/8qrHr2BkcZ>

Thank you,

Marc Venegas
310-503-1365

On Wed, Feb 2, 2022 at 6:09 PM Ted Fatuross <tfatuross@manhattanbeach.gov> wrote:

Hello,

You are receiving this email because you made a public comment related to [the proposed Highrose El Porto project](#) at 401 Rosecrans Avenue and 3770 Highland Avenue, and your email address has been added to the “interested parties” email list for the project.

This email has updates on the following:

- 1) The Director of Community Development is now expected to issue a decision on the project by early to mid-February 2022. The City had previously stated that a decision on the project was expected by the first week of February, which is no longer the case.
- 2) The City has updated the “Frequently Asked Questions” [on the page created for the project on the City's website](#) to address many of the questions that have been received about the project. Please review to gain a better understanding of the project and the regulatory requirements that the project is subject to
- 3) Additional public comment has been added to the website.

Name	City	State	Postal Code	Country	Commented	Comment
Alexander Beinfield	Manhattan Beach	CA	90266	US	01/19/2022	"Will worsen already bad traffic at a important intersection; summer traffic already a nightmare. Infrastructure not in place to support. The community had no ability to vet this or debate it via the normal channels and it was rushed through thanks to loopholes in Sacramento."
Alison Martin	Springfield	OR	97477	US	01/21/2022	"It would destroy the ambiance of the town. Long Beach would be more suitable."
Alla Carr	Manhattan Beach	CA	90266	US	01/21/2022	"This development is not supporting the original and historical foundation of the Manhattan Beach community: a small charming residential town with low buildings and beach vibe." "This apartment building project disrespects the community in so many ways. Approving this apartment complex will open a gateway to more massive apt complexes in the future. Fat Profit is at the seat of this project. The community surrounding this area will suffer in many ways. Stop it now."
Amanda Hunter	Manhattan Beach	CA	90254	US	01/31/2022	"This development would have a negative impact on our neighborhood."
Angelika Carry	Manhattan Beach	CA	90266	US	01/20/2022	"This project is wrong on so many levels. There are significant issues that must be considered, including environmental ones. This project review cannot be fast tracked. We do not dispute the need low income housing for people, but local government must carefully consider the impact that such a structure would have on our community. We have a long history of protecting the city's ambiance and culture. We have height regulations on structures to preserve beach views. Will they be ignored? In addition, we have parking constraints now for tourists, family and friends. This proposed project and its structure will significantly increase the demand for parking ...and along with parking there is the issue of traffic control. A high rise building just steps from the sand is not what north Manhattan residents will accept. It will destroy our little neighborhood, our village like ambiance, and our property values."
April Marano	Manhattan Beach	CA	90266	US	01/20/2022	"Where is the plan for all the displaced parking spaces? Where will staff for local businesses park? Our residential streets are already crammed. How will that tiny intersection and street handle an influx of new traffic? How will this oversized development impact the environment? Where will visitors park? There are not enough parking spaces included in the proposal to handle a fully occupied building, let alone visitors. This intersection is already a bottleneck for commuters and visitors. How will an influx of new residents at this intersection impact the emergency evacuation route? What does the Coastal Commission say about this development within its boundaries? Lots more to consider before approval."
Audrey Kania	Manhattan Beach	CA	90266	US	01/19/2022	

					<p>"The State legislature has passed over 60 new housing laws in the last 5 years to strip local control of zoning and land use. This project demonstrates well the damage that will be done to communities all over California, and it is just beginning. Our initiative amends the State constitution to strip their power of rezoning the entire state without any local input. Go here to donate so we can get on the November ballot. We are in a race against the clock to gather over 1 million signatures by end of April. https://ourneighborhoodvoices.com/media/"</p>
Bill Brand Birgit Hartmann	Redondo Beach Pomona	CA	90277 US 91766 US	01/23/2022 01/20/2022	<p>"Too big of a structure for this area."</p> <p>"We need to see this project stopped. Sadly each year greed tears a little more of our community apart."</p>
Bob Beverly	Manhattan Beach	CA	90266 US	01/20/2022	<p>"I believe this project is too dense for the area and will create additional congestion. The elevation also seems to be significantly taller than all surrounding buildings creating something that will feel very out of place."</p>
Brad Scott	ManhattanBeach	CA	90245 US	01/25/2022	<p>"This is completely out of character for this location, will create a negative impact on the area and residents/visitors. No roads (traffic is already a disaster here) or infrastructure to support these massive developments. It will increase crime and more police activity, creating unwanted congestion. Will negatively change and destroy this beach community. We don't want to create a congested, overcrowded, and crammed environment like NYC and suburbs!"</p>
Brett Ryan	El Segundo	CA	90245 US	01/20/2022	<p>"42 year resident of 38th Street. The vast majority of private and city (re)developments in that time (Metlox redevelopment, new library & civic center, Roundhouse revitalization, MBI-->MBMS, Mira Costa facilities, downtown restaurants, etc) have been beneficial to the city and, importantly, promoted the sense of community that makes MB exceptional. A 79 unit behemoth in a laid-back beach neighborhood does not accomplish that goal. While I understand that being 1/2 block from the development may be out of the notification radius, it is most troubling to me that I receive notice of every minor gas/electric repair planned on Highland Ave, but I was never notified of a chance to weigh in on a large development in the same location which will have a much larger and permanent detrimental effect on the neighborhood."</p>
Brett Thomas	Manhattan Beach	CA	90266 US	01/19/2022	

					"42 year resident of 38th Street. The vast majority of private and city (re)developments in that time (Metlox redevelopment, new library & civic center, Roundhouse revitalization, MBI-->MBMS, Mira Costa facilities, downtown restaurants, etc) have been beneficial to the city and, importantly, promoted the sense of community that makes MB exceptional. A 79 unit behemoth in a laid-back beach neighborhood does not accomplish that goal. While I understand that being 1/2 block from the development may be out of the notification radius, it is most troubling to me that I receive notice of every minor gas/electric repair planned on Highland Ave, but I was never notified of a chance to weigh in on a large development in the same location which will have a much larger and permanent detrimental effect on the neighborhood."
Brett Thomas	Manhattan Beach	CA	90266 US	01/19/2022	
Britney Nucci	Manhattan Beach	CA	90266 US	01/26/2022	"This is wrong for many reasons." "I don't see this benefiting our neighbors or our schools in any way and will set a standard other builders try to use for approval of other such projects."
Carly Padak	Manhattan Beach	CA	90266 US	01/19/2022	"We certainly don't need a ugly eyesore with height in our neighborhood .. horrible idea"
Carmen Shearer	Hermosa beach	CA	90254 US	01/21/2022	
caroline Graeff	Manhattan Beach		90266 US	01/21/2022	"No big apartment buildings in Mb!"
Cash Cherry	Manhattan Beach	CA	90266 US	01/19/2022	"I'm a resident and I don't like it"
Catherine Farias	Manhattan Beach	CA	90266 US	01/20/2022	"To crowded already"
Chris Plank	Manhattan Beach	CA	90266 US	01/20/2022	"This development doesn't fit into the city and is higher than allowed" "Hard to believe that this project is being proposed in this spot in Manhattan Beach. It will definitely take away from the character of this lovely beach town that so many of us love to call home. This corner at rush-hour is already insanely crowded and I with that density of housing it will be a nightmare."
chrissy roth	Manhattan Beach	CA	90266-3351 US	01/19/2022	
Cindy Shearin	Manhattan beach	CA	US	01/31/2022	"There is not other zoning in this neighborhood like this proposed building. It will be taller than any other surrounding buildings. Size and scale do not work." "Development without consideration of local priorities is one more thing that is destroying our beautiful state."
Colleen Galvin	Lake Forest	CA	92630 US	01/22/2022	
Daly Parker	Los Angeles	CA	90038 US	01/19/2022	"We don't need or want a massive development in this area." "I know the El Porto area well. Family still lives there and this is too massive of a project for this area considering the traffic issues that are existing already"
Danette Ingram	Los Angeles	CA	90020 US	01/20/2022	
Daniel Stern	Manhattan Beach	CA	90266 US	01/21/2022	"I object to the city granting height and number of story variances."
DAVID MAY	San Marino	CA	91108 US	01/20/2022	"David May" "Anyone wondering why they didn't receive the City's public notice for the project? The City only sent notices to those properties within 100' of the perimeter of the site. Really?!"
David Pedersen	Manhattan Beach	CA	90266 US	01/22/2022	
David Rickles	Manhattan Beach	CA	90266 US	01/20/2022	"Height limits in Manhattan Beach MUST BE PRESERVED!! We are not interested in maximizing commercial development in order to increase the tax base. We are living here because we want to preserve our quality of life!!" "This project would take away proper beach views for this area This is a small structure BeachLife"
Debra King	Los Angeles	CA	90001 US	01/20/2022	

Donald wleklinski	Terre Haute	IN	47803 US	01/23/2022	"Needs looking into." "This project would change the whole complexion and character of Manhattan Beach, not to mention making an already almost-unbearable rush hour intersection completely unbearable during and after construction. How can MB residents who
Ed McPherson	Manhattan Beach	CA	90266 US	01/19/2022	work north of MB possibly avoid the intersection of Rosecrans and Highland?"
Elizabeth Horbay	Manhattan Beach	CA	90266 US	01/23/2022	"This apartment project would ruin the quaintness of the neighborhood." "A terrible example of how the state can try to muzzle local community input and
Evan Chuck	Manhattan Beach	CA	90266 US	01/20/2022	views to cram down the failing policies of Sacramento because "they know better.""
Flavio Pires	Los Angeles	CA	90066 US	01/20/2022	"Flavio Pires"
George Dvorsky	Manhattan Beach	CA	90266 US	01/25/2022	"George Dvorsky"
Grant Stevens	Redondo Beach	CA	90278 US	01/21/2022	"we live in Manhattan Beach ans are opposed to this development."
Greg Maffei	Hermosa Beach	CA	90254 US	01/19/2022	"I don't agree with I creasing heigh and density of new builds in this city."
Greg Pousson	Manhattan Beach	CA	90266 US	01/21/2022	"Horrible idea. Thanks Frank Buckley!!"
Greivin Ocampo	Heredia		Costa Rica	01/20/2022	"Me preocupa la situacon." "I'm not opposed to the low income units. But totally opposed to the size of this building and even more than that, the location. Traffic at the beach is horrendous enough, and adding all those tenants' cars, plus their visitors, will make our quaint little beach town a nightmare to navigate. That building is so big, taller than anything
Helena Burke	Manhattan Beach	CA	90266 US	01/20/2022	else allowed, and so ugly.....please don't put it at the beach." "This apartment complex would change the visual structure and charm of Manhattan Beach. I am all for an apartment building in El Porto but they should be done under the cities guidelines - visual and # of occupants. Also a 79 person high rise should never be allowed. That is too many people coming into our small town. Someone said
Jacquelyn Gillespie	Manhattan Beach	CA	90266 US	01/19/2022	it perfectly, save the high rises for Santa Monica and Redondo." "I oppose the building of such a monstrous structure that does not fit in with the beauty and current aesthetic of Manhattan beach. The dwelling does not need to be
Jadelyn Feilke	Manhattan Beach	CA	90266 US	01/27/2022	this large." "The area is too densely populated already! Traffic and density will be crazy! Being so
Janet Soliman	Manhattan Beach	CA	90266 US	01/25/2022	close to oil tanks at chevron does not also seem safe."
Jason Becker	Manhattan Beach	CA	90266 US	01/19/2022	"10 lbs. of poo in a 5 lb. bag" "Too much congestion already. Inadequate parking. Dangerous for emergency vehicles will become a nightmare for daily travel. Many other more feasible spots
Jeanne Morgan	Granada Hills	CA	91344 US	01/19/2022	..ridiculous idea"
Jeff Malcomb	Redondo Beach	CA	90278 US	01/20/2022	"Approving this project as it stands would set a terrible precedent." "This project is not suitable for a residential neighborhood. Nor, is this project desired
Jeffrey Bailey	Manhattan Beach	CA	90266 US	01/19/2022	by those who live in the area."
Jennifer Cram	Manhattan Beach	CA	90266 US	01/19/2022	"Jennifer Cram"
Jennifer Shepler	El Segundo	CA	90245 US	01/19/2022	"Doesn't fit the neighborhood and will dramatically impact the daily traffic"
Jeremy Shelton	Los Angeles	CA	90266 US	01/19/2022	"It is preposterous and sets terrible precedent"
Jill Javahery	Manhattan Beach	CA	90266 US	01/20/2022	"I care about my city"

JP Wisniewski	Manhattan Beach	CA	90266 US	01/19/2022	"Not the spot for something of this capacity. In summer months it's already congested and dangerous with the influx of people."
Julie Spencer	Manhattan Beach	CA	90266 US	01/20/2022	"I am opposed to a high rise multi unit apartment complex in our small sleepy beach town. It will increase traffic on rosecrans which can already be congested."
Julie Watts	Manhattan Beach	CA	90266 US	01/21/2022	"I do not want this large housing complex built in Manhattan Beach. This will lower our home values and be unsightly."
Julie Young		CA	US	01/23/2022	"The answer is NO! No special favors and full pockets in the back end. You are not representing the people, but rather self interests. No more!"
k waldron	Manhattan Beach	CA	90266 US	01/21/2022	"The lack of adequate parking for this project is irresponsible and detrimental to an area that is densely populated with parking that is already inadequate."
Karen Arensdorf	Manhattan Beach	CA	90266 US	01/19/2022	"Too big for the area...more traffic etc."
Kate Wright	Manhattan Beach	CA	90266 US	01/23/2022	"I am opposed to this high rise in Manhattan Beach." "One of the nicest things about driving through Manhattan Beach is that you can still see the beach on your way through town. Santa Monica used to be that way but now you're lucky if you can see daylight with all the hotels there! I would hate to see that happen to Manhattan Beach because I think this project will only open the door for more of the same!"
Kathy Wishard	El Segundo	CA	90245 US	01/20/2022	
kelly meade	manhattan beach	CA	90266 US	01/20/2022	"No to 4 stories at the beach ☹"
Kevin Kwok	Manhattan Beach	CA	90266 US	01/19/2022	"The current infrastructure cannot support the proposed project on Rosecrans and Highland. Please sign and share the petition." "This 79 unit project has only 6 low income units, enabling it to be pushed through. The size and location will cause even more congestion and parking challenges in the area. It is not well-thought out or approved by most residents."
Kim Brant-Lucich			US	01/20/2022	
Kim Jagd	Manhattan Beach	CA	90266 US	01/31/2022	"We are too crowded already!"
kristin drew	Manhattan Beach	CA	90266 US	01/20/2022	"It's too much and it's too crowded. It's also anti-"small town"."
kristine klein	MB	CA	90266 US	01/31/2022	"This is a beach town, not an industrial park...."
Laura Federico	Manhattan Beach	CA	90266 US	01/19/2022	"Traffic concerns and environmental impact" "This development does not fit with what has been decided our community should be. We do not need more congestion and bulk blocking our beautiful views. These neighborhoods do not need the type of impact that this structure will impart on the surrounding area. Why would Manhattan Beach wish to have large structures like this when they have set height limits to prohibit such buildings up to this point? Why change anything now? What is the benefit to our community? What is a the benefit of another giant structure providing more congestion and taking away more beauty? How about fitting in some green space somewhere? Smaller scale project designed with current guidelines enforced??"
Laura Muenchow	Pomona	CA	91766 US	01/23/2022	
Laurel Erilane	Manhattan Beach	CA	90266 US	01/20/2022	"I grew up in this area and still live close. It would kill this neighborhood. Absolutely not!"
Laurel Ulrich	Manhattan Beach	CA	90266 US	01/25/2022	"How is this being rammed through without a traffic study? Environmental study? It took Gelsons 6 years of studies and discussions and this is being shoved down our throats. This is only good for the contractor and whoever he is paying off."

Lauren Harger	Manhattan Beach	CA	90266 US	01/22/2022	"I don't believe such prime Beach property should be allocated for dense, low-income housing. The height of the building will dominate the downtown vibe, not in a good way."
Linda Shepard	Mission Viejo	CA	92691 US	01/21/2022	"As a former resident of the South Bay, I feel this development in an already congested area is I'll advised."
Lisa Williams	Los Angeles	CA	90066 US	01/19/2022	"We do not need a high rise sticking out like a sore thumb and ruining the look and views of our beautiful town" "How is it possible that we as tax payers in our community and home are not given the decency of being informed about this HUGE development! An 80 unit, 50ft building at an intersection where traffic is horrendous and pedestrian crossing is already dangerous makes no sense. As it is we're already living on top of each other with only a few feet separating each bldg. This size and scale bldg makes sense on Sepulveda where parking, space and safety vehicle access is doable. Rosecrans & Highland for this bldg is dangerous! Where are our elected Reps and why aren't they making sure our neighborhood is safe!?!?"
Lishan Workeneh	Manhattan Beach	CA	90266 US	01/22/2022	"This project does not belong in Manhattan Beach. Too big too much traffic."
Lorraine Ibarra	Manhattan Beach	CA	90266 US	01/21/2022	"This is not an appropriate project for an impacted area. If MB is looking to build a project of this magnitude, there is no way that this is the right location. Traffic patterns, congestion and parking restraints on this busy corner simply cannot support this project. You would be killing a main traffic artery in to our city. I am floored that this is even under consideration at this location."
Lynne Davis	Manhattan Beach	CA	90266 US	01/19/2022	"Don't do this to Manhattan Beach!"
Maggie A	Los Angeles	CA	90034 US	01/19/2022	"I've lived in the North End since 1998. Rosecrans & Highland has always been a congested area, with heavy traffic (both foot and vehicular), with inadequate parking for residents and businesses. My concern with this Highrose Project is that it will add strain on an already dense and congested area with many inadequate resources or lack of. Please reconsider a more suitable corner / area for this project."
Majd Elias	Manhattan Beach	CA	90266 US	01/19/2022	"Margaret Wright"
Margaret Wright	Manhattan Beach	CA	90278 US	01/27/2022	"I'm opposed to significantly changing the feel of our charming community and setting a precedent for new developers to come in and think they can do the same."
marianne loken	Manhattan Beach	CA	90266 US	01/19/2022	"I am opposed to this project. It is too large for this area."
mark parsonault	El Segundo	CA	90245 US	01/21/2022	"The proposed area is currently densely populated and the roads cannot handle the traffic, noise, and the neighborhood cannot handle the degradation of general living that will be created by adding 160+ people living in an already compact neighborhood"
Mary Anawalt	Hermosa Beach	CA	90254 US	01/31/2022	"Don't need a building that big"
Mary Hallgrimson	Indian Harbour Beach	FL	32937 US	01/20/2022	"THIS IS NOT LIT!!! LIKE IF YOU AGREE!!! FOLLOW @FAKEWEEMO ON TWITTER FOR MORE MANHATTAN BEACH RELATED NEWS"
Max Lager	Los Angeles	CA	90025 US	01/21/2022	"No one should be able to skirt the rules - if I can't make an 8' fence (instead of a legal 6'), they certainly can't exceed the regulation by 20 FEET!"
Melissa Stein	Manhattan Beach	CA	90266 US	01/19/2022	

Michael Fairchild	Manhattan Beach	CA	90266 US	01/19/2022	"The project is not in keeping with the community and will drastically impact traffic patterns, parking, community safety and home values."
Mike Schwarz	Manhattan Beach	CA	90266 US	01/19/2022	"Environmental impact"
Monica Farrell Bringleston	Manhattan Beach	CA	90266 US	01/19/2022	"Parking is already too congested, now imagine the surplus of cars with visitors' to each unit...? Plus it's a charming small town feel all through the community - now put a modern behemoth building there? It doesn't fit the character or work for anybody who cares about or has a stake in this community."
Monica Farrell Bringleston	Manhattan Beach	CA	90266 US	01/19/2022	"Parking is already too congested, now imagine the surplus of cars with visitors to each unit...? Plus it's a charming small town feel all through the community - now put a modern behemoth building there? It doesn't fit the character or work for anybody who cares about or has a stake in this community"
Nancy Sheehy	Manhattan Beach	CA	90266 US	01/20/2022	"Too big for small city"
Nicky Painter	Manhattan Beach	CA	90266 US	01/19/2022	"Environmental Impact Review is needed. Improvements to public transit, pedestrian safety, and bike lanes are needed to increase safety and reduce congestion at this location. Affordable housing is being used as a loophole to skirt local zoning laws enacted to protect our community. 73 units will be market rate controlled by developers. Corporations should not control housing."
Nikki David	Hermosa Beach	CA	90254 US	01/19/2022	"As a MB local, this would change the entire city and why we live in a sleepy little beach town."
Noelle Stroyke	Hermosa Beach	CA	90254 US	01/20/2022	"We don't need this monstrosity in our home town"
pam mckniff	Manhattan Beach	CA	90266 US	01/20/2022	"An already busy major intersection (Near my home) will become ungodly."
philip norton	Manhattan Beach	CA	90266 US	01/31/2022	"if i want to live in marina del rey, i'll move to mdr. this is absurd. follow the money. audit the planning commission members"
Richard Gable	Redondo Beach	CA	90278 US	01/20/2022	"I think the development's height should be inline with the height of the other properties in the area."
Ricky Salazar			US	01/30/2022	"Over developers should lose all their licensing for messing with city ecosystems"
Rob Christie	Manhattan Beach	CA	90266 US	01/20/2022	"There is not enough physical space for this type of development in our already crowded area. The tax paying voters are against this!"
Rob Johnston	Manhattan Beach	CA	90266 US	01/19/2022	"Yeah right! Affordable housing?? What a joke. Developers a clearly taking advantage of LA's housing shortage to obtain fast track approval. In reality, how does this benefit the neighborhood... usurious rates for stackable boxes? Keep El Porto a small surf community, leave the high rises in Santa Monica!"
Robert Gross	Yucca Valley	CA	92284 US	01/20/2022	"Another monolith to spoil the charm of Manhattan Beach is not what is needed."
robin spence	Manhattan Beach	CA	90266 US	01/19/2022	"I am concerned that the scale including the exceeding of the height limit is inappropriate for this site. I would like to see a scaled down version that includes the county mandated percentage of affordable housing."
Rodney Whiting	Wildomar	CA	92595 US	01/21/2022	"Because Debbie G is someone I trust who works diligently for the underprivileged and is opposed to this project"
Rosemary Graham-Gardner	Manhattan Beach	CA	90266 US	01/22/2022	"This project is offensive and I am vehemently opposed to it"
Shane Smith	Manhattan Beach	CA	90266 US	01/20/2022	"It's hard enough getting out of here in the morning as it is."
Shannon Sackley	Manhattan Beach	CA	90266 US	01/20/2022	"I'm against this"

Sheree FAHEY	Manhattan Beach	CA	90266 US	01/19/2022	"This project is absurd, and grossly oversized for this neighborhood! Please have the developer change the location of this project to their own neighborhood, preferably next door to their residence!"
Sibil Lin	Manhattan Beach	CA	90266 US	01/19/2022	"Way too large of a development which will add to traffic and lack of parking as it is." "I STRONGLY OPPOSE the construction of this monstrous apartment building. It would PERMANENTLY mar the charmingly small town appeal of this neighborhood AND lower the value of the beautiful single-family homes that make this the unique town it is! PLEASE DO NOT build the HighRose Project at Verandas!"
Skaie Knox	Manhattan Beach	CA	90266 US	01/20/2022	"30 feet tall is the Manhattan Beach RULE! We all abide by that rule no matter how big our homes are! If this is allowed now, it will never stop...it WILL change the entire MB landscape! And the exception will become the rule! That is what seems to happen nowadays. We need to stand up for our very special beach community!!!"
Stephanie Stewart	Manhattan Beach	CA	90266 US	01/20/2022	"Born and raised in Manhattan Beach, makes me sad to see it overused, overpriced, overpopulated, and oversold!"
Steven Propst	Superior		59872 US	01/20/2022	
Sue Freund	Manhattan Beach	CA	90266 US	01/20/2022	"I'm not in favor of the development of larger complexes in our area." "Traffic and Parking are already bad.Let's not become the westside.No one likes gridlock...."
Susan Jordan	Manhattan Beach	CA	90266 US	01/19/2022	"Not the correct development for this high dense area. No parking. It will not be good for anyone. Those tenants and current neighbors."
Tana Hausch	Manhattan Beach		90266 U.S. Outlying	01/21/2022	"This is wrong! And undesirable & undeserving. Not to mention the congestion it will add to an already congested area. No!!!!"
Teri Hampton	Manhattan Beach	CA	90266 US	01/20/2022	"It takes away from why we like the neighborhood. Save the apartment buildings for Santa Monica and Redondo."
Thomas J McNulty	Manhattan Beach	CA	90266 US	01/19/2022	"I'm signing because I live in Manhattan Beach and this project is wildly out of character with the surrounding neighborhoods, it's located adjacent to the refinery (read poor planning), and this project absolutely add to traffic impacts for Rosecrans and Highland."
Todd Campbell			US	01/20/2022	"Already overcrowded. Not enough parking and Highland is already backed up. Safety concerns for pedestrians. MB city council, we need your help"
valerie diaz	Manhattan Beach	CA	90266 US	01/20/2022	
Vanessa Shay	Playa del Rey	CA	90293 US	01/21/2022	"I am against this development" "I have been a resident of the beach cities for 20 plus years now. I can't imagine seeing apartment buildings everywhere. Because that is what will happen. If it can happen once,, it will happen again. Apartments or the nice word for it "high-rise " doesn't benefit anyone. They are hard to live in. I can't imagine tenants not wanting their own space and yard and place for family. Years ago there was a project done in San Rafeal that won an award for their low income housing development idea and execution. This would benefit Manhattan Beach and surrounding areas as well as satisfy the need for structures for affordable housing. It would also be considerably less impact on the already tight congested area. I say the crrent and future citizens need more time to research a better alternative plan."
Zigi Medrud	Redondo Beach	CA	90278 US	01/20/2022	

MB Logo



TED FATUROS
ASSOCIATE PLANNER

(310) 802-5512
tfatuoros@manhattanbeach.gov

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From: jdecarl@aol.com
To: [Ted Faturos](#)
Subject: [EXTERNAL] Project at Highland and Rosecrans
Date: Thursday, February 3, 2022 11:59:05 AM

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I am writing to express my concern about development at Highland and Rosecrans. I am so happy to be living in Manhattan Beach despite the existing density. I think approving this project will be overwhelming for that intersection and create a traffic issue that will be felt by commuters in the morning and evening and a density issue for those enjoying the beaches and restaurants and also the surfers at El Porto. It is just too much for those of us who love living here. Please do NOT approve.

Thanks,
LD

From: [Dr. Dale Murnane](#)
To: [Ted Faturos](#)
Subject: [EXTERNAL] Rosecrans and Highland
Date: Thursday, February 3, 2022 11:12:30 AM

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

Good Morning Ted,

Firstly, Thank you for your return phone call a few weeks back; I sincerely appreciate that you did not 'drop the ball' as is currently the trend.

I have read most of the typical and anticipated letters sent to you about the proposed project @ Highland and Rosecrans from 'postage stamp and pompous' landowners in the area.

I lived in Manhattan Beach since January of 1976 and I enjoyed the sweet bungalow, beach house community with the newly constructed Strand!!

Since then I had to watch the greedy landowners demolish the sweet homes in honor of their 3 story high rises, wiping out the luscious views of their neighbors to their east without a glance or a thought of concern for them.

They rented out a small section of their postage stamp, generally illegally; they crammed in their grandkids and elderly parents and us happy renters were pushed out without a consideration.

They raised rents for small square foot settings with a 'take it or leave it' attitude.

Illegal rentals with fire hazard kitchens were hidden anywhere and everywhere.

When they dismantled our neighborhood downtown theatre in honor of corporate commercial real estate I took off up the coast.

I am in full support of your project which I hope will soon "Trend along the Strand".

"Every man needs very little"---Sir George King

They have happily propagated our human race with the silly idea that their kids could keep their expansive existence to themselves and their kids; only if they sell their materialistic strongholds to developers, like you have commissioned, can their expansive families enjoy the South Coast.

I'd like to go on your waiting list for the first sweet, small, quaint, brand new and legal homestead with the best ocean view before their wealthy and entitled kids sign up and move in.

Keep me posted!

These are their last days; tell them to enjoy them and quit complaining; obviously excessive materialism has not brought them happiness.

They stand to make a bundle as you buy up their postage stamps one by one.

They can move in and secure a small rental for themselves and their populated families and settle into old age, secured and protected by your developers and visionaries.

"The times, they are a-changin"---Bob Dylan

In Full Support!

Dr. Dale Murnane

From: Philip.Winterson@wellsfargo.com
To: kimwinterson@icloud.com; [Ted Faturos](#)
Subject: [EXTERNAL] RE: High Rise El Porto project
Date: Thursday, February 3, 2022 8:49:21 AM

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One additional point - how is it possible that such a private for-profit project gets to violate the sacrosanct height limit in the sand section of 30'? How is the city acquiescing to a developer under the false pretense of having some small percentage of affordable units? Because it is in El Porto? I suspect that if this were close to downtown or south MB, it would be killed before it reached planning.

We already live in an incredibly congested and urban area with massive parking problems, abutting a refinery, with huge high-voltage wires galore. Is the city willing to just sacrifice north MB/El Porto because we don't have enough political clout?

Phil Winterson
Managing Director
Market Leader
Wells Fargo Advisors

600 W Broadway, 14th Floor, San Diego CA 92101
(619) 702-4360 work (310) 647-7555 cell (855) 544-6108 fax MAC H3116-140

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

From: kim winterson <kimwinterson@icloud.com>
Sent: Wednesday, February 2, 2022 10:12 PM
To: tfaturos@manhattanbeach.gov
Cc: Winterson, Philip <Philip.Winterson@wellsfargo.com>
Subject: High Rise El Porto project

Dear Ted and Kerri,

We live on 32nd and Crest and object to this development in our neighborhood.

This would impact that area in such a negative way, adding congestion to an already crowded area.

It would change the look of that area, and our town, it's too close to our beach which is not good.

I use Rosecrans about 10 times a day. It's my main road as transportation to and from my children's schools and for work and shopping. More cars, more people, more time constraints, more accidents being caused by this project if approved.

This proposed development is a bad idea for this location and for our town's vibe. Please don't say yes to this. Our residents deserve better.

Thanks for reading

Kim Winterson

Sent from my iPhone

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