

**Martha Alvarez, MMC**

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**From:** Carol Perrin <cplaw28@gmail.com>  
**Sent:** Friday, February 4, 2022 11:31 AM  
**To:** List - City Council  
**Cc:** Carrie Tai, AICP; Bruce Moe; City Clerk  
**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

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

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

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