

From: Richard MacKenzie <dr.rgmac@gmail.com>  
Sent: Sunday, April 3, 2022 5:10 PM  
To: Richard Montgomery <rmontgomery@manhattanbeach.gov>  
Cc: List - City Council <CityCouncil@manhattanbeach.gov>; Ted Faturos <tfaturos@manhattanbeach.gov>  
Subject: [EXTERNAL] HighRose Project

EXTERNAL EMAIL: Do not click links or open attachments unless you trust the sender and know the content is safe.

Richard

How are you. I miss out occasional contact.

Perhaps I just care too much, but the Highrose project is just 'too much'! If one was to dream up a scenario to create irreversible havoc and chaos not only at the site, but along the whole Rosecrans and Highland corridors, it would be the Highrose Project. I also fear that it would set a precedence for future 'out of code' projects along Highland.

The City Council, under your able leadership, needs to unanimously oppose the Planning Commission's recommendation and seek ways to creatively contrapose the State mandate. A funded formal appeal should be unnecessary! That is why we vote in a City Council - to faithfully and with discretion, represent the community's necessities for betterment!

Richard MacKenzie MDCM

Alma Avenue

**From:** Roseanne Wegrich <rwegrich@verizon.net>  
**Sent:** Tuesday, April 12, 2022 6:05 PM  
**To:** Ted Faturos <tfaturos@manhattanbeach.gov>  
**Subject:** [EXTERNAL] Re: Update: Appeals Received on Highrose / Project Verandas

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Dear Ted,

Thank you for including me in the correspondence chain regarding the topic of the HighRose/Verandas project. I finally took a breath when I reviewed Dr. Richard Mac Kenzie's letter. He wrote everything I wished I could write so eloquently, and my favorite section of his letter was "4." He remarks that the process is **"UNDEMOCRATIC AND MINISTERIAL."**

I reviewed the meaning of "ministerial" and this decision made by Carrie Lai fits the definition of "ministerial." According to Websters Dictionary, "of, relating to, or characteristic of a minister or the ministry." The process that a single person has the power to approve or disapprove of any building development is not meeting the "democratic" process. Dr. Richard MacKenzie and Susan Bales both are appealing her decision. As you know, I grew up in Manhattan Beach since my birth 1950 and we all watched how the real estate values have soared during the last 70 years. We must try to "squash" growth when it will no doubt impact the congestion that already exists. The additional water that would be needed with this many toilets being flushed several times per day and dishes washed via a "dish washing" and showering and bathing everyday would compound our water needs. I could go on and on.

Dr. MacKenzie challenges the legal side of every area that will impact our city. I am relieved that he is appealing this illogical decision made by our Director of City Planning, Carrie Lai. She really needs to listen more to the public, and not just how much money will come into Manhattan Beach. The amount of taxes generated by the City is ample enough without having a huge high rise apartment structure (regulation is 30' he says) and it is proposed it may be 50 feet high.

Please pass my letter forward to Carrie Lai and ask her for a response that explains how she made a illogical decision that will negatively impact Manhattan Beach.

Thank You,

Roseanne L Wegrich

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

From: Ted Faturos <[tfaturos@manhattanbeach.gov](mailto:tfaturos@manhattanbeach.gov)>  
To: Ted Faturos <[tfaturos@manhattanbeach.gov](mailto:tfaturos@manhattanbeach.gov)>

Sent: Mon, Apr 11, 2022 5:34 pm  
Subject: Update: Appeals Received on Highrose / Project Verandas

Dear Interested Party,

You are receiving this email because you have expressed interested in and/or made a public comment related to [the proposed Highrose El Porto / Verandas project](#) at 401 Rosecrans Avenue and 3770 Highland Avenue.

On March 29, 2022 the Community Development Director approved the Coastal Development Permit, Parcel Map, and Precise Development Plan for the project. [The approval document can be found on the City's website](#). The approval document contains the criteria used to evaluate the project and render a decision.

On April 11, 2022, three separate appellants filed appeals of [the Community Development Director's decision](#) to approve the Coastal Development Permit, Parcel Map, and Precise Development Plan for the project.

The appellants' respective appeal documents have been posted on the project page on the City's website. The three separate appellants are Donald McPherson ([APPEAL-22-00006](#)), Susan Bales and Richard MacKenzie ([APPEAL-22-00007](#)), and George Bordokas ([APPEAL-22-00008](#)).

The appeal period ends Wednesday April 13, 2022 at 5:00 p.m.. Any other parties who wish to file their own appeal still have time to do so. Per [MBLCP A.96.160](#), anyone may file an appeal of the Director's decision to the Planning Commission within 15 days of the director's decision. Instructions to appeal the decision are as follows:

1. Go the [City's Citizen Self Service Portal \(CSS\)](#), create an account, and apply for a "Appeal of Planning Entitlement". **Please note that an appeal costs \$500.** There are no refunds of the \$500 appeal fee if your appeal is denied by the Planning Commission. Also note the Planning Commission's decision can also be appealed to the City Council with a \$500 fee.
2. Complete the application online and submit. Please email me once you've submitted your appeal as well.
3. **All appeals must be received by 5:00 p.m. Wednesday April 13, 2022. Any appeals filed after this date will not be considered.**

An update will be sent to all interested parties after the conclusion of the appeal period regarding the future date when the Planning Commission will hold a review hearing to consider the appeals.

Please let me know if you have any questions.



## TED FATUROS

ASSOCIATE PLANNER

(310) 802-5512

[tfatuoros@manhattanbeach.gov](mailto:tfatuoros@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.

**CITY OF MANHATTAN BEACH** 1400 Highland Avenue Manhattan Beach, CA 90266

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**From:** Robert Erickson <[re@industrypartners.com](mailto:re@industrypartners.com)>  
**Sent:** Monday, April 25, 2022 9:45 AM  
**To:** List - Planning Commission <[PlanningCommission@manhattanbeach.gov](mailto:PlanningCommission@manhattanbeach.gov)>  
**Cc:** List - City Council <[CityCouncil@manhattanbeach.gov](mailto:CityCouncil@manhattanbeach.gov)>  
**Subject:** [EXTERNAL] Project Verandas-Letter of Support

**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Robert D. Erickson  
213 El Porto Street  
Manhattan Beach, CA 90266

Re: Project Verandas

Dear Commissioners,

I have lived in El Porto for 20+ years and I have seen our community change a lot over the years.

People fought Metlox, but now that is a thriving part of our community. People fought Gelsons, but that, too, is a place many of us shop on a regular basis, and in hindsight, I think most can agree it didn't warrant the opposition. It therefore was no surprise to me that people are voicing opposition to the proposed project.

I am hopeful that you will deny the appeals filed related to the Verandas project.

Not only is this one of the least intensive uses possible at the site, but it will give young professional families a more affordable place to live without leaving Manhattan Beach. It is important that Manhattan Beach is still a place where young people can move and raise their families. But with housing prices spiraling out of control, it is difficult for a family just starting out to get their foot in the door on a \$3 million house!

I want to live in a community that welcomes young families and offers places that enable them to live in our community without crushing them financially. Not only does the state require us to provide more housing in the middle of a statewide housing shortage, but I believe it is our duty to make sure our children don't have to leave Manhattan Beach once they finish school.

I hope you will support this important project and vote to deny the various appeals before you.

Sincerely,



Rob Erickson

CC: [Citycouncil@manhattanbeach.gov](mailto:Citycouncil@manhattanbeach.gov)

**From:** Dragan Zaric <[zaric7@gmail.com](mailto:zaric7@gmail.com)>

**Sent:** Sunday, May 1, 2022 9:16 PM

**To:** List - Planning Commission <[PlanningCommission@manhattanbeach.gov](mailto:PlanningCommission@manhattanbeach.gov)>

**Subject:** [EXTERNAL] Project Verandas

**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Members of the Manhattan Beach Planning Commission:

I am writing to express my support for Project Verandas at Highland and Rosecrans.

Over the years the cost of real estate in Manhattan Beach has surged so much that it has become almost impossible for the vast majority of young couples or young families to buy a home and establish residence here. This is leading to a “population aging” and an evidently decreasing number of students in the MBUSD school system. Project Verandas will provide an affordable option for these young couples and I think this is very positive for our town.

Thank you.

Dragan Zaric

**From:** Luke Henriksson <[luke@beachcitycapital.com](mailto:luke@beachcitycapital.com)>  
**Sent:** Wednesday, May 4, 2022 9:20 AM  
**To:** List - Planning Commission <[PlanningCommission@manhattanbeach.gov](mailto:PlanningCommission@manhattanbeach.gov)>  
**Cc:** List - City Council <[CityCouncil@manhattanbeach.gov](mailto:CityCouncil@manhattanbeach.gov)>  
**Subject:** [EXTERNAL] Verandas Project Support

**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Planning Commissioners,

I'm emailing in SUPPORT of the Verandas project. As a resident of Manhattan Beach (specifically North End) I support the development of this under utilized lot. Everyday I pass that property and think of how its current use is depriving Manhattan Beaches residents and local businesses of the growth they deserve. The Verandas development will not only help alleviate the current lack of parking in Manhattan Beach, it will also help remedy the current housing shortage while bringing local businesses more clients.

Best regards,

Luke

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**Luke Henriksson**

Investment Analyst  
**Beach City Capital**  
Hermosa Beach, CA 90254

Office: (424) 452-6199

Cell: (818) 294-0311

[www.BeachCityCapital.com](http://www.BeachCityCapital.com)



**From:** Taylor Heininger <[taylorheininger@gmail.com](mailto:taylorheininger@gmail.com)>  
**Sent:** Friday, May 6, 2022 8:50 PM  
**To:** List - Planning Commission <[PlanningCommission@manhattanbeach.gov](mailto:PlanningCommission@manhattanbeach.gov)>  
**Cc:** List - City Council <[CityCouncil@manhattanbeach.gov](mailto:CityCouncil@manhattanbeach.gov)>  
**Subject:** [EXTERNAL] Fwd: <no subject>

**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

To whom it may concern:

Please see the attached letter for your reference.

Feel free to contact me if you have any questions.

All the best,

Taylor

Taylor J. Heininger

310.648.2770

RE: Project Verandas

Dear Members of the Manhattan Beach Planning Commission,

I am writing you in the hopes that you will vote to support Project Verandas – a proposed apartment project at Highland and Rosecrans that will allow people like my mother-in-law to live in this community.

Even though she has worked hard all of her life to live in Manhattan beach, she is now faced with the very real possibility of having to move to a location outside of the area, where she can afford to live. None of us want that to happen, but the rental options in Manhattan Beach are so limited.

Project verandas will provide the kind of rental apartments that would enable her to live here in Manhattan Beach. It is really important for our city to recognize that these apartments are most likely to be filled with seniors, young families, and other people who already live in Manhattan Beach but are being forced to consider other options because of increasing housing costs.

Please support this project and make sure that people like my mother-in-law can live in the city where her family is located.

Thank you very much for your consideration of this important issue.

Sincerely,

Taylor Heininger

CC: [citycouncil@manhattanbeach.gov](mailto:citycouncil@manhattanbeach.gov)

**From:** Mark Markland <[mark@marklandwealth.com](mailto:mark@marklandwealth.com)>  
**Date:** May 13, 2022 at 11:23:42 PDT  
**To:** List - Planning Commission <[PlanningCommission@manhattanbeach.gov](mailto:PlanningCommission@manhattanbeach.gov)>  
**Cc:** List - City Council <[CityCouncil@manhattanbeach.gov](mailto:CityCouncil@manhattanbeach.gov)>  
**Subject:** [EXTERNAL] Highrose El Porto / Project Verandas Development

**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Members of the Commission,

I have lived in Manhattan Beach since 1984, I have owned houses here and have rented here and I currently live on Marine Street, not far from the project, and I support what is being proposed.

It is obvious to me that those who are scared that the Highrose Project will negatively impact parking at Rosecrans and Highland have not looked closely at this project. The increase in parking that will be made available to the neighborhood, as the result of this project, is one of the chief reasons why I support it. I have lived in El Porto and understand the issues there.

From what I can tell, as the tenants and customers from the old Verandas and the Tradewinds locations are removed, many more spaces in the city-owned parking structure on the corner will be made available to the public. In addition, because the surface parking lot adjacent to the refinery will remain and a new parking structure will be built to house all the cars for the residents of the project and their visitors, we will see a significant increase in parking spots available to all of us who live nearby.

Building new parking spots while at the same time relieving the parking demand on existing parking lots can only benefit our neighborhood. Please vote to support this project and make parking easier for all of us!

Sincerely,

Mark Markland, CFP

**MARK MARKLAND, CFP (310) 643-7737 or cell (310) 766-3233 Fax (310) 643-9950**

1230 Rosecrans Ave., Suite 610 Manhattan Beach CA 90266

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**From:** Nicole Heininger <[nicole.kelln@gmail.com](mailto:nicole.kelln@gmail.com)>  
**Sent:** Friday, May 20, 2022 10:39 AM  
**To:** List - City Council <[CityCouncil@manhattanbeach.gov](mailto:CityCouncil@manhattanbeach.gov)>  
**Subject:** [EXTERNAL] Project Verandas

**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

To Whom It May Concern:

Please see the attached letter for your reference.

Feel free to contact me should you have any questions.

Sincere Best,

Nicole Heininger

May 20, 2022

RE: Project Verandas

Dear Members of the Manhattan Beach Planning Commission,

I am writing you in the hopes that you will vote to support Project Verandas – a proposed apartment project at Highland and Rosecrans that will allow people like my mom to live in this incredible community and be near her family.

My mom has worked hard her entire life to live in Manhattan beach and is now faced with the very real possibility of having to move out of the area and away from her family and grandkids. I want nothing more than my mom to live in this beautiful community, to help raise our children and continue the legacy of family values and community that Manhattan Beach has afforded us to this point. I'm desperate for my mom to stay but the rental options in Manhattan Beach are so limited.

Project verandas will provide the kind of rental apartments that would enable her to live in Manhattan Beach. It is important for our city to recognize that these apartments are most likely to be filled with seniors, young families, and other people who already live in Manhattan Beach but are being forced to consider other options because of increasing housing costs.

Please support this project to ensure people like my mom can live in the city where her family is located.

Thank you very much for your consideration of this important issue.

Sincerely,

Nicole Heininger

CC: [citycouncil@manhattanbeach.gov](mailto:citycouncil@manhattanbeach.gov)

**From:** Kassim Ghaffar <[kassing@gmail.com](mailto:kassing@gmail.com)>  
**Sent:** Wednesday, May 25, 2022 9:11 AM  
**To:** List - Planning Commission <[PlanningCommission@manhattanbeach.gov](mailto:PlanningCommission@manhattanbeach.gov)>  
**Cc:** List - City Council <[CityCouncil@manhattanbeach.gov](mailto:CityCouncil@manhattanbeach.gov)>  
**Subject:** [EXTERNAL] RE:Verandas

**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Manhattan Beach Planning Commissioners,

As parents, we worked hard to raise our family in a beautiful community with good schools, safe streets and a beautiful environment. We continue to love our time in Manhattan Beach and we are hopeful that as our children grow up, and leave the nest, that they too can afford to stay in the beach city that they love.

Simply put, we need more housing options, period. Of course, the projects should be thoughtful, well designed, and be in locations that make sense.

I for one, believe that the Verandas site makes a lot of sense. From what I'm reading it creates more public parking, has no meaningful impact on traffic, and it generates desperately needed housing at a location that is today somewhat derelict, and in need of a makeover.

The skyrocketing home prices in Manhattan Beach put our sons and daughters in a position whereby they either stay living with their parents, or move outside of the south bay.

Social media is creating hysteria around the thought of rental housing, which to me is simply ridiculous. Some of the most expensive cities in the world have a large percentage of rental housing. This project, from what I can tell will check a lot of boxes. I support the Verandas project.

Sincerely,

Kassim Gaffar