

City Council Regular Meeting - August 16, 2022

Meeting Time: 08-16-22 18:00

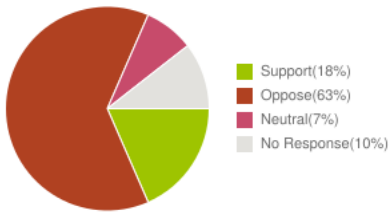
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
City Council Regular Meeting - August 16, 2022	08-16-22 18:00	45	38	7	24	3

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



City Council Regular Meeting - August 16, 2022

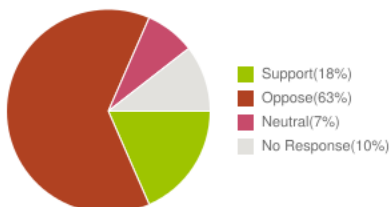
08-16-22 18:00

Agenda Name	Comments	Support	Oppose	Neutral
MANHATTAN BEACH'S CITY COUNCIL WELCOMES YOU!	1	0	1	0
K. PUBLIC HEARINGS	1	0	0	1
13. 22-0247 Conduct Public Hearing for Consideration of Adopting Resolutions Regarding Renewal of Downtown Business Improvement District (BID) for Fiscal Year 2022-2023 Including Authorization to Collect Assessments; Ratification of the District Advisory Board; Authorization to Enter Into an Agreement with the Downtown Manhattan Beach Business and Professional Association; and Authorization to Disburse Assessments Collected Through June 30, 2022 (Finance Director Charelian). (Estimated Time: 10 Min.) A) CONDUCT PUBLIC HEARING B) ADOPT RESOLUTION NOS. 22-0120 AND 22-0121 C) RATIFY BOARD D) AUTHORIZE THE DISBURSEMENT OF ASSESSMENTS COLLECTED THROUGH JUNE 30, 2022	1	0	0	1
15. 22-0333 Consideration of Five Appeals of the Planning Commission's Decision to Affirm the Community Development Director's Approval of a Precise Development Plan, Coastal Development Permit, and Tentative Parcel Map for the Development of a 96,217 Square-Foot Multi-Family Residential Building Ranging 37 to 50 Feet in Height and Including 79 Rental Dwelling Units with the Developer Utilizing a Density Bonus Pursuant to State Law, Inclusive of Waivers and Concessions, at 401 Rosecrans Avenue and 3770 Highland Avenue (Community Development Director Tai). (Estimated Time: 3 Hrs.) AFFIRM THE DECISION OF THE PLANNING COMMISSION	25	2	22	0
16. 22-0328 Consideration of Assessment on Coyote Population and Activity (Police Chief Johnson). (Estimated Time: 45 Min.) DISCUSS AND PROVIDE DIRECTION	9	5	1	0
19. 22-0351 Consider Request by Mayor Napolitano and Councilmember Hadley to Discuss Afterschool REC Program Fees (Parks and Recreation Director Leyman). DISCUSS AND PROVIDE DIRECTION	1	0	0	1

Sentiments for All Agenda Items

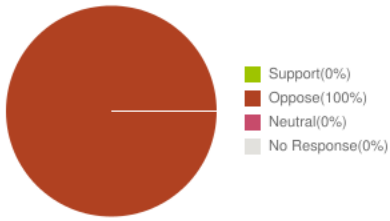
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Overall Sentiment



Agenda Item: eComments for MANHATTAN BEACH'S CITY COUNCIL WELCOMES YOU!

Overall Sentiment



Steve Miyasaki

Location:

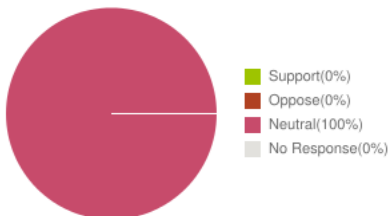
Submitted At: 5:34pm 08-15-22

I am a 40 year resident and 30 year MB based Business owner. I Strongly oppose the High Rose Project. MB has already got an over whelming amount of Traffic and Horrendous Parking shortage. For the locals that Live Work & Play in MB, I believe that it will just add to these issues. Not all MB Residents are fortunate enough to live with in walking distance of the beach, so those residents need to drive and park some where. Parking near the Beach on Residential streets is prohibited in some areas by law at the request of the residents that live close enough to the beach to walk. Parking is a major issue in MB. why don't we trying to solve some issues before we add to them. I feel like if the 30' Height envelope is pierced for this project, it wont be long before other Projects are allowed to pierce the long set 30' Height Limit. There have been many Project allowed to do things because of someone else was able to.

Thank you for your time

Agenda Item: eComments for K. PUBLIC HEARINGS

Overall Sentiment



Jim Burton

Location: 11215, Brooklyn

Submitted At: 5:15am 08-16-22

As part of the Resolution - the DBPA is directed to coordinate with various entities - including the MB Residetents' Association - Can someone please confirm that this entiity is still in existence and provide contact information to whom they intend to coordinate? It is not clear that the MB Residetns Asscoatiation organization survived COVID-19 and as a downtown resident know that it is essential the DBPA be DIRECTED to coordinate with downtown residents in particular. Although, Executive Director Jill Lamkin has generally made herself available when requested. It would help if DBPA would proactively work with residents and keep the "reactive" residentail responses minimized.

I. Professional Management & Communications - Ongoing

Goal: The DBPA is directed to continue to meet with and provide regular, professional and effective communications with the MB Residents' Association, various City employees, Department Directors, MBPD/MBFD, City Council, DBPA membership and the BID Board.

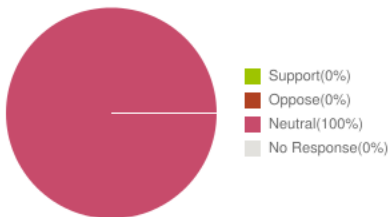
Agenda Item: eComments for 13. 22-0247

Conduct Public Hearing for Consideration of Adopting Resolutions Regarding Renewal of Downtown Business Improvement District (BID) for Fiscal Year 2022-2023 Including Authorization to Collect Assessments; Ratification of the District Advisory Board; Authorization to Enter Into an Agreement with the Downtown Manhattan Beach Business and Professional Association; and Authorization to Disburse Assessments Collected Through June 30, 2022 (Finance Director Charelian).

(Estimated Time: 10 Min.)

- A) CONDUCT PUBLIC HEARING
- B) ADOPT RESOLUTION NOS. 22-0120 AND 22-0121
- C) RATIFY BOARD
- D) AUTHORIZE THE DISBURSEMENT OF ASSESSMENTS COLLECTED THROUGH JUNE 30, 2022

Overall Sentiment



Gary Osterhout

Location:

Submitted At: 4:29pm 08-16-22

Would feel better about this approval if this business and professional organization would present something that looks more like a budget than a narrative. Don't know why they say the deficit is due to intended capital expenditures, when there are a number of discretionary expenditures in the budget that are not cap-ex. Should separately show together revenue and expenses for the Farmers Market particularly since it is an unrelated profit-making enterprise generating over \$111K in clear profits. There is no promise of how much either in terms of dollars or percentages the Sunset Beach Party will donate to the Roundhouse. On item "I", I wonder who in the MBRA they have been meeting with, given its inactivity for years--but there is a downtown residents group. What is the proposal for "Circuit" (what is "Circuit")--needs explanation for a public report. OK, with Sidewalk Sales, but its time the City no longer is a co-sponsor (and do not need 2 banner-weeks for advertising each).

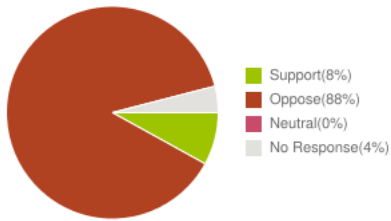
Agenda Item: eComments for 15. 22-0333

Consideration of Five Appeals of the Planning Commission's Decision to Affirm the Community Development Director's Approval of a Precise Development Plan, Coastal Development Permit, and Tentative Parcel Map for the Development of a 96,217 Square-Foot Multi-Family Residential Building Ranging 37 to 50 Feet in Height and Including 79 Rental Dwelling Units with the Developer Utilizing a Density Bonus Pursuant to State Law, Inclusive of Waivers and Concessions, at 401 Rosecrans Avenue and 3770 Highland Avenue (Community Development Director Tai).

(Estimated Time: 3 Hrs.)

AFFIRM THE DECISION OF THE PLANNING COMMISSION

Overall Sentiment



Claire Modie

Location:

Submitted At: 5:13pm 08-16-22

As a fully disabled resident of Manhattan Beach who already lives with atrocious traffic on the street where I live (Manhattan Ave), due to every possible person in the area attempting to circumvent the ALREADY heavy backed-up traffic on Highland south of Rosecrans, I beg the Council to reconsider the ramifications this will have on our disabled residents! I spend my days using Access and other transit options to get back and forth to numerous Dr appts, many of which would require us to get through the Highland/Rosecrans MESS that it already is and would only hit horrific proportions were this project allowed to go forward! Think of how hard it is for limited mobility persons to get through traffic and multiply that by this HUGE project, with no REAL assistance or considerations on pedestrian traffic, multi-passenger vehicle traffic (such as Access vehicles and buses), and ALL OTHER traffic besides! You would literally ruin my ability to get to Dr appts if you vote for it!

Terri Warren

Location:

Submitted At: 5:04pm 08-16-22

Dear MB City Council -

I am writing to express my hope that you will pushback on the dictates from Sacramento that require our city to approve developments, like the Highrise project, which change the small-town feel of our community and would otherwise never get by our own MB building codes. I'm in favor of spending City funds to do this, although hoping there is a way to join forces with other cities, to keep all levels of government from infringing on what should be left to local cities/voters to decide. I would also hope you would use any other means you have to ensure that developments that try to use the mandates from Sacramento to benefit themselves financially have to adhere to the environmental studies, traffic analysis, parking and height restrictions, and any other MB requirements that other developments must follow.

Thank you all for your service and for reading this comment.

-Terri Warren

George Gallagher

Location:

Submitted At: 4:48pm 08-16-22

No. Let's go with the overwhelming public opposition.

Ellen Harrington

Location:

Submitted At: 4:31pm 08-16-22

As a MB resident of more than 37 years I highly oppose the contemplated project on the site of Verandas, aka HighRose. I add my voice to those comment already articulated in opposition. I add that the project will have a tremendous negative impact to all those residents living on Rosecrans Ave. Currently vehicle speeds on Rosecrans, particularly between Pacific and Sepulveda, can be far in excess of 65mph (limits are 40 eastbound and 45 westbound), yet nothing is done to address this hazard. During afternoon commuter hours the east bound back up of vehicles can stretch from Sepulveda to east of Poinsettia. If the project is approved the traffic

conditions on Rosecrans will only be exacerbated to untenable levels. The existing road and traffic conditions can not safely support a project of this magnitude, and the residents should not be subjected to ever decreasing levels of safety, particularly on what is already an over burdened thoroughfare.

Robert Heintz

Location:

Submitted At: 4:19pm 08-16-22

This project is in no way consistent with the character of Manhattan Beach. We don't want a big over-scaled project, and the council should be standing up against this misguided project, not supporting it! When I built my house I had to comply with very strict regulations on height and bulk... why should this project be able to violate those standards? Is this going to be the councils legacy - an eyesore?

Concerned MB Taxpayer

Location:

Submitted At: 4:16pm 08-16-22

Texas is known for a few things. They are actively inducing California's highest taxpayers to move there. They are actively courting businesses to high paying jobs to move from California to move there. Now Texas is using public funds from the likes of the Texas Municipal Retirement System and other Texas plans to fund Marlin Securities, the proposed developer of the site. The city council members need to follow the money trail and find out what their real agenda is. Are the Texas municipalities trying to destroy our neighborhoods for greed using a local firm as their weapon or are they trying to destroy out neighborhoods in order to drive more taxpayers and businesses to flee California? The city council needs to take a stand against the ethics bourne by the likes of Ted Cruz and the Marlin partnership to stop the political agenda to destroy what we have all worked so hard to protect.

Kevin Covert

Location:

Submitted At: 4:00pm 08-16-22

eComment

Hello, my name is Kevin Covert and I support Project Verandas. I've lived in MB the last 27 years. I lived at this location for 25 years until recently. I have two toddlers entering Manhattan Beach schools.

After thoroughly reviewing options for the property, I believe this project represents the best use and is good for the city. It helps address statewide mandates for affordable housing. The proposed residential use appears to have the least negative impact of other uses, particularly retail. Also, the small-town, family-oriented, residential feel is what makes MB special.

This project has several key benefits:

- Helps existing local businesses
- Decreases traffic
- Adds much-needed parking
- Local long-term developer

From the actual facts vs hype that I've seen, this project is good for our city – beautiful development, affordable housing, more public parking, and less traffic, all while maintaining the city's unique residential feel in the sand section.

Henry Caroselli

Location:

Submitted At: 3:54pm 08-16-22

In the 1970s, Mayor Mike Sweeney (a planning genius) set in place the zoning that led to our current success as a wonderful and desirable beach town. This 4-story monstrosity is completely inconsistent with any previous MB zoning. If nothing else, a "79-plex" will need at least 158 parking spaces (or even more to allow for come/go visitors). I'll light a prayer candle at American Martyrs in hope the spirit of Ol' Mike can prevail.

Jon Swidler

Location:

Submitted At: 2:42pm 08-16-22

I strongly agree with Mark:

Dear MB Residents:

LET'S STOP THE 4-STORY HIGHROSE PROJECT

As a former Mayor, I was reluctant to file an appeal of the Planning Commission's approval of a behemoth, 4-story, 79-unit luxury apartment building at Highland Avenue and Rosecrans Avenue, that we all know is so out of character with our low profile. The project site is located on the old Chevron refinery property, previously leased for oil and gas drilling. Above, below, and adjacent to the project site are Chevron jumbo storage tanks and oil fuel lines and NRG high voltage electric wires and an extra-large natural gas fuel line.

Since we all first learned of this "up-zoning" State project, the City has been in lockstep, singing "it's a done deal" in unison. THAT is a "tell"! Something is terribly wrong, especially when City Staff manipulates the Planning Commission hearing to be held the day after the June 7, elections. We, the residents, need to stop it and stop it in its tracks.

Manda Bullard

Location:

Submitted At: 2:37pm 08-16-22

As a resident of Manhattan Beach, with a home and young family on Rosecrans, I oppose this project. The intersection is far too congested today. This structure will make it more difficult for everyone to access the beach. Alternative locations on larger roadways make more sense, and seem to avoid the environmental issues. Thank you.

Larry Teitelbaum

Location:

Submitted At: 2:30pm 08-16-22

A four-story building is out of keeping with the surrounding community. A 4-story behemoth is clearly out of character for the Sand section. I would be in favor of it if it was only a three-story building. I think I am correct in saying that this would be the very first 4-story structure west of Sepulveda. So I have two questions for the council:

- 1) Wouldn't allowing this to go forward open the door to more 4-story buildings in the sand section, and how would you prevent that in the future?
- 2) What is in this for the city? Specifically how does the City benefit from this project, and why isn't it pushing back against it seeing as how most of the public comments that I have seen oppose it?

It seems to me that the council is pushing this project forward against the wishes of the residents most likely to be impacted by it. What is the real reason for that? I get that the state wants it, but that doesn't mean we have to just roll over and accept it.

Tim Vrastil

Location:

Submitted At: 1:02pm 08-16-22

The City Council is elected to protect the interests of the citizens of Manhattan Beach. The only reason this project should be approved if the City Council is able to articulate the reasons that approval is in the best interests of the citizens of Manhattan Beach. The citizens do not wish to acquiesce to the dictates of Sacramento. As Sun Tzu says, "In difficult ground, press on; in encircled ground, devise stratagems; in death ground, fight." Those members of this Council who stand up to developers when the best interests of the citizens are at stake will be respected regardless of the ultimate outcome. Those that fail the citizens cement a legacy of failure. I would urge this Council to exhibit the courage to overturn the planning commission and make a decision that is in

the best interests of the citizens, and not the developer.

Richard McClure

Location:

Submitted At: 12:30pm 08-16-22

Quite a negative wave over this development and I don't totally understand why. It would be an attractive residential complex 4 stories high, on one of MB's busiest streets with mostly commercial properties around it. So no loss of residential sight lines. It would mostly shield the current ugly oil tanks from sight, and provide a much needed opportunity for low income families, albeit only a few. Everyone lighten up and let our City council do their jobs, like we elected them to do.

JP Heatherton

Location:

Submitted At: 11:27pm 08-15-22

I strongly oppose the High Rose development, please stop this project.

Elizabeth Heatherton

Location:

Submitted At: 11:14pm 08-15-22

I strongly oppose the HighRose project. As a 30+year resident of Manhattan Beach, I've seen the overdevelopment of residential parcels add to not only the traffic, parking and pollution.....NOW we've got this HighRose debacle at one of most densely congested access points to our small city! Let me ask: WHAT WERE YOU THINKING besides making money and destroying our beautiful and once quiet little beach city? If it's access to public transit, HighRose is way off. If it's esthetics, look around the area....you're way, way off. Looking for a plot of land to build a 37 to 50ft high 79 rental unit complex? Head due east towards the 405fwy, this is much closer to all transit lines. Don't destroy an already dense area of mostly single family homes. NO TO HIGHROSE!

Eelean Oh

Location:

Submitted At: 9:06pm 08-15-22

I strongly against the High Rose Project. Thank you

Steve Miyasaki

Location:

Submitted At: 8:36pm 08-15-22

Steve Miyasaki

I am a 40 year resident and 30 year MB based Business owner. I Strongly oppose the High Rose Project. MB has already got an over whelming amount of Traffic and Horrendous Parking shortage. For the locals that Live Work & Play in MB, I believe that it will just add to these issues. Not all MB Residents are fortunate enough to live with in walking distance of the beach, so those residents need to drive and park some where. Parking near the Beach on Residential streets is prohibited in some areas by law at the request of the residents that live close enough to the beach to walk. Parking is a major issue in MB. why don't we trying to solve some issues before we add to them. I feel like if the 30' Height envelope is pierced for this project, it wont be long before other Projects are allowed to pierce the long set 30' Height Limit. There have been many Project allowed to do things because of someone else was able to.

Thank you for your time

Scott Chambers

Location:

Submitted At: 8:09pm 08-15-22

"Council has a clear obligation to utilize the rights and protections afforded by the 2013 ordinance to assure residents that Highrose will not cause an "adverse impact" on our City or residents. This will require INDEPENDENT research studies to be engaged by City Council and paid for by the developer regarding the "adverse impact" on public health and the physical environment from digging near the Chevron property and the "adverse impact" on the traffic and parking in this neighborhood." Could not say it better than myself. 30+ year

resident. Council please step up!

AudreyA RittermaEstes

Location:

Submitted At: 8:01pm 08-15-22

Highrose would definitely increase Property tax revenue for MB general fund in our budget. But Highrose is an OVERDEVEPMENT for it's location and there are potential unknown externalities because it doesn't require any environmental report. City council needs to protect our small beach town and all of it's inhabitants. Please stop Sacramento's over reach and take back city control to find a more suitable solution.

LtColC Harding

Location:

Submitted At: 6:13pm 08-15-22

I oppose this high rise development. It does not pass common sense. That intersection is already extremely congested so adding a high rise building does not make sense. Our town is slowly losing its small beach town atmosphere one decision at a time. This is a big change. Please do not allow this to go forward.

Marcie Pettigrew

Location:

Submitted At: 6:11pm 08-15-22

I am opposed to this project. It does not fit with our Manhattan Beach community. If Manhattan Beach must have a project this huge, I'm sure there is a more appropriate place for it within the Manhattan Beach borders. The current plan will be too onerous at it's currently planned location. The congestion that it will cause in such a small, already congested area, will be overwhelming.

Lee Phillips

Location:

Submitted At: 6:04pm 08-15-22

I oppose the high rise and would like to better understand the environmental risks and how those will be mitigated.

Joy Roberts

Location:

Submitted At: 5:39pm 08-15-22

I oppose the high rise. Thank you.

Peter Miller

Location:

Submitted At: 5:33pm 08-15-22

The HighRose project is a completely inappropriate use of the property at Roscrans and Highland. Not only will it add automobile, bicycle and pedestrian congestion to an already congested, densely populated neighborhood. It is to be build on land that is of questionable stability and content. This is a big mistake in so many ways.

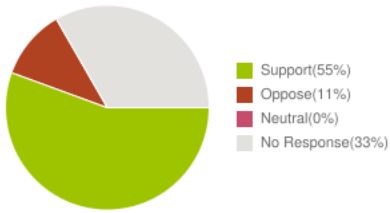
Michael Curran

Location:

Submitted At: 1:23pm 08-14-22

HighRose project is contiguous to the Chevron El Segundo Refinery, which has historically been a Superfund site, and the leading emitter of reactive hydrocarbons and and nitrogen oxides in the South Bay. Those are only some of the reasons why Chevron insisted on CC&R's in the property deeds they sold to various developers of the properties between Sepulveda Blvd and Douglas Street in El Segundo, immediately east of the Refinery, which clauses restricted overnight residence (hotels, apartments, housing, etc.). Also, Chevron air pollution was suspected in a previous disproportionate incidence of cancer in the area also immediately south of the Refinery, in Manhattan Beach. If there is a Lender on the project, they should insist on an objective Phase I environmental report. MB City Council should insist that the developer provide an environmental liability policy, naming the City as a named insured. Also, use CEQA and California Coastal Act to counter State overrides of local control.

Overall Sentiment



Jeremy Benjamin

Location:

Submitted At: 2:33pm 08-16-22

The Humane Wildlife Control Inc. makes a well-informed case for why NON-LETHAL methods of managing the population of coyotes in the Manhattan Beach area are the right course of action in this matter. Violent interventions to coyote activity in urban centers have had negative results time and time again; public education pertaining to reduction of attractants is the best path to addressing the issue of coyote control.

sabine klinger

Location:

Submitted At: 2:29pm 08-16-22

Please adopt a humane, non-lethal plan to help control the coyote issue while maintaining nature's balance. Education and modifying our behaviors should go hand in hand with a non-lethal solution to help reduce and eliminate problems.

Theresa Hew

Location: 90807, Long Beach

Submitted At: 12:31pm 08-16-22

Please use the services of a company that is not dead set against lethal removal. There is no science that says lethal removal is not effective in handling habituated coyotes in urban or rural environments. The urban setting is rich in food, water, and cover resources and will always be an attractant. Let's not blame the humans who live here for that. Instead, let's abandon co-exist/tolerate and surrender programs to make coyotes more unwelcome. I have seen trapping work in my city and several others. Please do right by your residents and adopt a humane wildlife management trapping program with a licensed, experienced trapper. By trapping, public education, and maintenance trapping, you will reinforce the safe, progressive city that Manhattan Beach strives to be.

Nickolaus Sackett

Location:

Submitted At: 8:29am 08-16-22

Please act on recommendations made by Humane Wildlife Control Inc. to reduce coyote activity in Manhattan Beach, including the adoption of a coyote response plan that prioritizes non-lethal measures. Lethal control as a means of managing coyotes in urban areas has never been effective, where reducing attractants along with public education has proven successful time and again.

Elizabeth Heatherton

Location:

Submitted At: 11:44pm 08-15-22

As an animal lover, I try to educate fellow humans on protecting both domestic and native wild animals. Coyotes are here for one thing: food. Remove the food source that's so readily available (domestic pets that are left to

access outdoors unsupervised) and you halt the buffet (food isn't as easily accessible). Decades ago, I lost a cat to a neighbors leashed huskies. My neighbor was so traumatized, they moved. I was very upset but didn't fault my neighbor: this was MY fault for letting my cat out to roam. Pet owners bear the responsibility of keeping their pets safe: this translates to staying safe from natural threats like dogs, coyotes, raccoons(rabies), cars, bikes, lawn poisons from neighboring properties, cruel humans and also pet- overpopulation. Common sense would also dictate that pet owners don't leave out their pets feed to attract wildlife or contaminate their pets feed/water containers. Keep your pets secured and non-roaming and coyote population will dwindle on it's own.

LtColC Harding

Location:

Submitted At: 6:09pm 08-15-22

My heart aches for these scavengers that have come to urban areas, but we cannot allow them to continue to live in our town. These are wild dogs. It's not fair to the coyotes or the residents. Just like feral cats, they are multiplying and becoming more dangerous. What was once a rare occurrence has become common in many areas. They must be taken elsewhere or euthanized before more pets are killed; and before a toddler becomes a fatality.

Emek Echo

Location:

Submitted At: 2:00pm 08-15-22

Coyotes are local dogs of California. As an animal lover nation, we must make it a priority to teach the community kindness and ways to live together with other California animal residents. Our beautiful California cannot become a dog, coyote, or animal-hating state. Violence against animals never creates solutions only adds to human-caused environmental destruction and animal exploitation. Every animal has a place and vital role in the world. They keep the planet livable and nature balanced which helps us, humans, to live healthy lives. All animals have families to care for like we do. They are forced to come to our living areas to find food for their kids due to human-caused drought and invasion of their habitats. We must strive to make their lives easier rather than killing innocent sentient beings. Please set an example for a coyote response plan that prioritizes non-lethal measures and encourages coexistence with human residents. There's no excuse to abuse animals.

Loretta Tiefen

Location:

Submitted At: 1:20pm 08-15-22

Please act on recommendations made by Humane Wildlife Control Inc. to reduce coyote activity in Manhattan Beach, including the adoption of a coyote response plan that prioritizes non-lethal measures. Lethal control as a means of managing coyotes in urban areas has never been effective, where reducing attractants along with public education has proven successful time and again.

Kim santell

Location:

Submitted At: 12:56pm 08-15-22

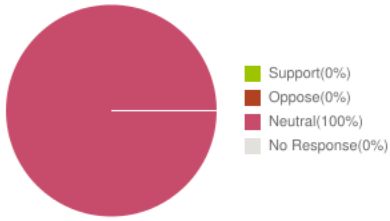
Please adopt a coyote response plan that prioritizes non-lethal measures and encourages coexistence.

Agenda Item: eComments for 19. 22-0351

Consider Request by Mayor Napolitano and Councilmember Hadley to Discuss Afterschool REC Program Fees (Parks and Recreation Director Leyman).

DISCUSS AND PROVIDE DIRECTION

Overall Sentiment



Gary Osterhout

Location:

Submitted At: 4:17pm 08-16-22

Not opposed to the proposition, but I am opposed to the attempt to make "REC" a thing. Sort of takes the "Parks" emphasis from their responsibility even if that is their preference, and we need that focus on the parks now more than ever. Can't find where other cities are using this type of REC branding, nor why that is going to benefit me as a resident. Further, I don't see where there is any health or safety needs for the "REC" sign on the Live Oak fence, which staff seems to think is their location to do what they want. Given the current state of that sign, too, I would suggest adding a beginning "W" and an ending "K".