

Martha Alvarez, MMC

From: Paula Skorin <pskorin@gmail.com>
Sent: Tuesday, September 6, 2022 5:18 PM
To: List - City Council
Subject: [EXTERNAL] Residents against HighRose Development

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

Honorable City Councilmembers:

As you know, our low-profile character is special, it is why many of us choose to call Manhattan Beach home. So, that is why I am OPPOSED to the HighRose/Verandas project and urge you to stand-up and protect our local zoning laws.

A 4-story 79 unit apartment complex at the corner of Rosecrans and Highland Ave is an outrageous, out-of-character proposal, and a dangerous answer to the State's "Density Bonus" law needs. A HighRose overbuild will set a precedent and threaten the future of our city and residents.

HighRose will create gridlock at a major intersection, and the lack of appropriate parking for its residents and visitors will further compound the problem. And with Chevron and NRG on its property lines, a full CEQA analysis should be mandatory. So many environmental and safety concerns demand attention.

Please do the right thing, demonstrate political courage, raise every good faith legal argument available, act as our leaders to safeguard the City's general welfare on behalf of the residents of our special community.

Sincerely,

Paula Skorin
132 El Porto St, Manhattan Beach

A concerned resident

Martha Alvarez, MMC

From: Katie Gmail <katiem david@gmail.com>
Sent: Tuesday, September 6, 2022 5:16 PM
To: City Clerk
Subject: [EXTERNAL] Thank you

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

Thank you for taking a step to further investigate Highrose and listen to the residents of Manhattan Beach. It is the right thing to do to remove the item from the agenda tonight.

I am not against building low income housing in MB, but there are other locations where I think it would be a better fit, like the old Fry's location.

Martha Alvarez, MMC

From: A Krevitz <adkrevitz@gmail.com>
Sent: Tuesday, September 6, 2022 5:14 PM
To: City Clerk
Subject: [EXTERNAL] Coyote trapping

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

This is in regards to the issue of trapping coyotes in Manhattan Beach, CA
Trapping and coyote removal in similar suburban locations has not proven successful and in fact may exacerbate conflicts with coyotes. A public education campaign would be a more effective solution to the community
Many humane and successful means of deterrent are described by reliable sources on line

Most Sincerely,

A. Krevitz, M.A.
Biologist

Martha Alvarez, MMC

From: Sean <seanz09@gmail.com>
Sent: Tuesday, September 6, 2022 4:56 PM
To: List - City Council
Cc: City Clerk
Subject: [EXTERNAL] I Support Project Verandas

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

Dear Honorable Mayor, and City Councilmembers:

I'm writing you today to voice my support for Project Verandas.

Please don't listen to a the hysterics of NIMBYs, and recognize that we are in a State-declared housing crisis. This project won't solve all the City's housing needs, but it will help!

Please do the right thing and support thoughtful housing projects such as Project Verandas!

Sincerely,

Sean Zee

Martha Alvarez, MMC

From: Martha Andreani <mandreani09@gmail.com>
Sent: Tuesday, September 6, 2022 4:38 PM
To: List - City Council
Cc: Bruce Moe; Carrie Tai, AICP
Subject: [EXTERNAL] City Council Meeting on September 6, 2022 -- Agenda Item L.16

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

Mayor Napolitano, Mayor Pro Temp Montgomery, and Councilmembers Franklin, Hadley, and Stern:

RE: Agenda Item 16 Request of Esperanza to Use their Rooftop Deck for Outdoor Dining

Just say "no" to Esperanza. We've been down the path of discussing Rooftop Dining in the Downtown before, and we prohibited it (as was favored and appropriate).

And while you're at it, please instruct restaurant owners in the Downtown to remove their "dining decks", in order to bring back public parking, clean up our streets and sidewalks, cut down on trash and noise -- and bring back the ambiance that shows that City Council recognizes *all businesses (not just restaurants)*, and *livability for residents is what has created the charm of our Downtown.*

Thank you for your service to our community.

Martha Andreani
Resident of the Downtown

Martha Alvarez, MMC

From: Martha Andreani <mandreani09@gmail.com>
Sent: Tuesday, September 6, 2022 4:23 PM
To: List - City Council; Bruce Moe; Carrie Tai, AICP
Subject: [EXTERNAL] City Council Meeting -- September 6, 2022

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

Mayor Napolitano, Mayor Pro Tem Montgomery, Councilmembers Franklin, Hadley, and Stern:

RE: Agenda Item G.2. Highrose Project -- 401 Rosecrans and 3770 Highland Avenue

Say no to this project, please. It is far too intense for the intersection and neighborhoods where the project is proposed. I am in favor of considering and finding appropriate places for "affordable housing", but this isn't it.

Martha Andreani
Resident

Martha Alvarez, MMC

From: Molly Zbojniewicz <molly.z@phoenixcm.net>
Sent: Tuesday, September 6, 2022 4:15 PM
To: City Clerk
Cc: Molly Zbojniewicz
Subject: [EXTERNAL] HiRose Project

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

Honorable City Councilmembers:

I have been a homeowner in north Manhattan Beach for 30 years and a resident for 40. Possibly the most damaging change I've seen over the years is the change in the density of our neighborhoods. This increased density has caused a complete lack of parking in our areas and too many cars racing around our narrow streets, creating dangerous situations.

I was hopeful that with so much public outcry, you, councilmembers, would decide to stand up for the City we all love. HiRose is wrong for our community on so many levels.

Our low-profile character is unique; it is why many of us choose to call Manhattan Beach home. So, I am OPPOSED to the HighRose project and urge you to protect us.

A 4-story 79-unit apartment complex at the corner of Rosecrans and Highland Ave is an outrageous, out-of-character proposal and a dangerous answer to the State's "Density Bonus" law needs. A HighRose overbuild will set a precedent and threaten the future of our City and residents. If low-income housing is what you are seeking, why not construct 15 units of all low-income units? I believe that the low-income designation is simply a way to skirt local codes and public opinion.

HiRose will create gridlock at a major intersection, and the lack of appropriate parking for its residents and visitors will further compound the problem. And with Chevron and NRG on its property lines, the risk of toxicity and pollution to our area and local storm drains is just too much.

Please demonstrate political courage, fight with every legal argument available, and act as our leaders to safeguard the City's general welfare on behalf of the residents of our unique community.

Thank you.

Sincerely,

Molly Zbojniewicz

213.435.1812

Molly Zbojniewicz

PHOENIX CONSTRUCTION & MANAGEMENT | 515 S. Flower Street, Suite 1270 | [Los Angeles, CA](https://www.phoenixcm.net) | 90071
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Martha Alvarez, MMC

From: Matt Gelfand <admin@caforhomes.org> on behalf of Matt Gelfand <matt@caforhomes.org>
Sent: Tuesday, September 6, 2022 2:59 PM
To: Ted Faturros; Steve Napolitano; Richard Montgomery; Joe Franklin; Suzanne Hadley; Hildy Stern; City Clerk; List - City Council; Bruce Moe; Carrie Tai, AICP; Taly Mirzakhanian; Quinn Barrow (External)
Cc: allyson@caforhomes.org
Subject: [EXTERNAL] FW: Highrose/Verandas Item Removed from 9/6 City Council Agenda

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All,

We note for the record that today's City Council meeting counts as a "hearing" on the project under Government Code Section 65905.5, notwithstanding the Mayor's decision to continue the item. See Gov. Code § 65905.5(a).

Sincerely,

Matthew Gelfand

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Matthew Gelfand
Counsel, Californians for Homeownership
525 S. Virgil Avenue
Los Angeles, CA 90020
matt@caforhomes.org
Tel: (213) 739-8206

Californians for Homeownership is a 501(c)(3) non-profit organization that works to address California's housing crisis through impact litigation and other legal tools.

From: Ted Faturros <tfaturros@manhattanbeach.gov>
Sent: Tuesday, September 6, 2022 1:30 PM
To: Ted Faturros <tfaturros@manhattanbeach.gov>
Subject: Highrose/Verandas Item Removed from 9/6 City Council Agenda

Dear Interested Party,

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

Due to the significant public interest in the Highrose/Verandas project, the Mayor has removed the item regarding the Highrose/Verandas project from tonight's City Council agenda, in order to further address residents' questions and concerns.

You will be notified as soon as a date has been selected for the continued discussion of the item.