

# LATE PUBLIC COMMENT

FOR COMMENTS RECEIVED AFTER AGENDA POSTING

PLANNING COMMISSION MEETING

AUGUST 28, 2024

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

From: Neal <[nserbin@hotmail.com](mailto:nserbin@hotmail.com)>

Sent: Monday, August 26, 2024 9:33 PM

To: Angelica Ochoa <[aocchoa@manhattanbeach.gov](mailto:aocchoa@manhattanbeach.gov)>

Subject: [EXTERNAL] Public parcel No. 4167-023-032 (222 n.Sepulveda Blvd)

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

Ms.Ochoa:

As a long time resident of MB, I would first like to say that John, the owner of the auto repair shop at issue , is the most honest and competent mechanic that I have ever known:. He will tell you what don't need done as well as what you do need done and is very fair in all of his dealings . The same holds true for Hugo, his long time assistant. We need this type of business more than another medical facility.

I live within walking distance of this shop. The proposed building will further block our view, and clearly those even closer to this location. It will cause additional traffic on already busy Sepulveda Blvd. All of these problems will be heightened by the senior housing that is being built.

Please reject this proposal.

Thank you.

Neal Serbin