

February 25, 2013

Planning Commission
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

Re: **City Council Hearing – March 6, 2013**
Support for Project Approval/Denial of Appeal for 301/303 25th Street

Dear Commissioners:

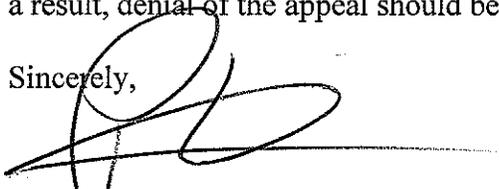
I am writing this letter because I may not be able to attend the March 6, 2013 hearing concerning the appeal filed against the Coastal Development Permit issued for Mr. Paunovich's approved new residence at 301/303 25th Street. I will make every effort to attend but if work prevents me from doing so, please accept this letter in lieu of my personal appearance.

I strongly **SUPPORT** the Coastal Development Permit for Mr. Paunovich's approved new residence at 301/303 25th Street, including the determination of maximum building height for the property because it is consistent with Manhattan Beach Municipal Code Section 10.60.050. I also strongly request that the City Council **DENY** the appeal of the height determination. The Planning Commission has already unanimously done so.

I own the property located at 306 25th Street (formerly known as 2420 Highland Avenue) on the South-East corner of 25th and Highland Avenue, directly across the walk street from 301/303 25th Street. As a result, I am one of the most affected neighbors in the vicinity of the project but nevertheless support the project. Every owner in Manhattan Beach should have the right to build their home according to the Code.

Mr. Paunovich's plans are in full compliance with the Code and are actually below the maximum building height allowed for his property. The completed residence will be a beautiful conforming 3 story structure, not a 4 story structure as the appellant alleges. As a result, denial of the appeal should be easy.

Sincerely,



Pete Metropoulos

February 1, 2013

Ms. Angelica Ochoa
Assistant Planner
1400 Highland Avenue
Manhattan Beach, CA 90266

Re: Appeal to Height Determination at 310/303 25th Street

Dear Ms. Ochoa:

If I understand correctly, Mr. Rosario Armato is objecting to the height of the construction of a new three-story single family residence to be located at the above-captioned address. Since Mr. Armato lives in the rear of the property I understand his concern.

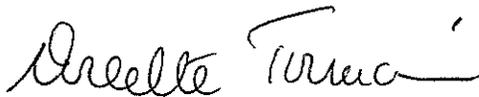
However, when it was Mr. Armato's turn to build his new house, he certainly didn't have the same concerns for the rest of us. The height of his new house did in fact impact some neighbors.

I have absolutely no objection to the construction of the new house providing it is within Code, which I understand it to be the case.

What is Mr. Armato's ground for his objections? That he will lose his view? As far as I know, there is nothing in the Code that guarantees a view.

The construction of a new house will definitely improve the neighborhood and the new owners should have the same rights as Mr. Armato received when he built his house – nothing more, nothing LESS.

Sincerely,



Arlette Tirman
319 25th Street
Manhattan Beach, CA 90266
arlette124@gmail.com

EXHIBIT F
PC MTG 2-13-13

February 4, 2013

Ms. Angelica Ochoa
Assistant Planner
1400 Highland Avenue
Manhattan Beach CA 90266

Re: 301/303 25th Street

Dear Ms. Ochoa:

We are writing in SUPPORT of the Coastal Permit for a new residence at 301/303 25th Street. We are nearby neighbors affected one way or another with the new construction including loss of view. We understand the plans were reviewed by the Director of Community Development who determined that they comply with the Code, including the height of the proposed building.

The new home will benefit the neighborhood in several ways:

- It will reduce the density by eliminating the extra one unit from the old days
- It will remove some of the wiring that hand over 25th Street from the alley to the subject property
- It will replace an old decrepit structure with a new one and improve
- .. the parking situation since the 2nd unit is eliminated

Our main concern is to have the Code applied in a uniform way for ALL residents so that we can rely on the City to enforce the rules consistently and not bend them to grant favors.

Sincerely Yours,

Ornella & Claude Torrai
319- 25th St
Manhattan Beach, CA 90266
310 802-0191

February 8, 2013

Community Development Department
City of Manhattan Beach
ATTN: Angelica Ochoa, Assistant Planner

RE: 301-303 25th Street, Coastal Application

Dear Ms. Ochoa:

We are writing in support of the Coastal Permit for the new home to be built at 301-303 25th Street. We were happy to learn that a young family is moving into the neighborhood and we're also happy to see that the old duplex will be replaced with a single family residence.

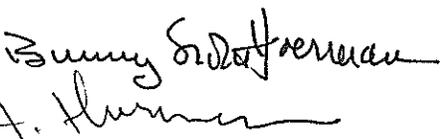
We have talked with several neighbors in support of the proposed plans as well as a neighbor who is opposed to the plans and more specifically, the calculations for measurement of height. The objections raised by the neighbor seem to be based on belief that the grade of subject property has been substantially raised. However, the neighbor was not able to provide any technical information to support that belief. My husband and I have looked at the slope of the 301 property and the adjoining half lot sharing the common rear property line. It is obvious to us that the slope is a continuous uphill slope on the north side of the walk street just as it is all along the sand dune. That slope continues uphill the length of 25th Street to Alma Avenue. So there does not seem to be any basis to support the claim of the opponent.

The most sensitive issue in the beach area tends to be view, and the new home will obviously affect views from the home directly east as well as properties adjacent to the north of 301. For your information, as uphill neighbors, we are directly affected by the new construction as it will eliminate some of our ocean view.

We are confident Staff has carefully analyzed plans and supporting documentation submitted for the Coastal Permit. We are also aware the applicant has engaged a reputable and experienced land surveyor. Our hope is that the new owners of 301-303 have the same opportunity to develop their property as other neighbors, including immediately adjacent properties.

We urge the Planning Commission to support the decision of the Director to approve the Coastal Permit for 301-303 25th Street.

Thank you.



BUNNY and FRANK HOERMAN
316-25th Street

February 11, 2013

Planning Commission
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

Re: **Planning Commission Hearing – February 13, 2013**
Support for Project Approval/Denial of Appeal for 301/303 25th Street

Dear Commissioners:

I am writing to express my full **SUPPORT** of the Coastal Development Permit for Mr. Paunovich's approved new residence at 301/303 25th Street, including the determination of maximum building height for the property because it is consistent with the Manhattan Beach Municipal Code Section 10.60.050. I also write to request that the Planning Commission and City Council **DENY** the appeal of the height determination.

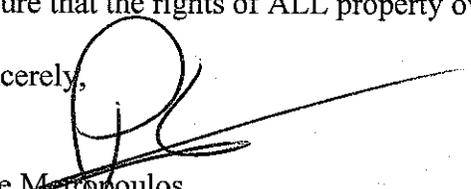
I own the property located at 2420 Highland Avenue on the South-East corner of 25th and Highland Avenue, directly across the walk street from 301/303 25th Street. As a result, I am one of the most affected neighbors in the vicinity of the project but nevertheless support the project. Every property owner in Manhattan Beach has the right to build their home according to the current Municipal Code.

I have reviewed Mr. Paunovich's plans they are in full compliance with the current Municipal Code, including the maximum building height for his property. The new home at 301/303 25th Street will also benefit the neighborhood in many ways:

- It will replace a dilapidated and termite infested building with a beautiful new home that will increase the City tax base and the value of surrounding homes.
- It will reduce density by eliminating multiple units and exceeding the requirements for open space in the area.
- It will implement many green features such as a green roof and solar panel to improve our environment.
- It will remove dangerous overhead wiring by undergrounding from the alley on Crest Drive down the walk street to the new home.
- It will improve parking in the area.

The Municipal Code should be applied and enforced in a consistent uniform manner to ensure that the rights of ALL property owners are protected.

Sincerely,


Pete Metropoulos

February 26, 2013

Council Members
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

Re: Appeal for property at 310/303 25th Street

To the Mayor and City Council Members:

This letter is in reference to the property located at 301/303 25th Street. We attended the Planning Commission hearing concerning this appeal and voiced our **SUPPORT** of the permit issued for the property and requested that the appeal be denied. We will unfortunately be out of town during the City Council meeting which is why we are sending this letter.

My husband and I want to go on the record in **SUPPORT** of the Planning Commission decision to deny the appeal filed by Rosario Armato. We are shocked and dismayed that this family is again asking for special treatment – variances, encroachments, special permits. What else will they try to squeeze out of the City via special dispensation? I'm referencing to a recently approved variance for the adjacent Armato property and permits granted in the past for construction of entry walls and stairs in the walk street encroachment area that exceed walk street standards. We are neighbors and directly affected by both the proposed new home as well as the existing residence uphill to the east.

Both my husband and I strongly support the right of the Paunovich family to build their new home based on the standards presented by staff and enforced by the City. Others in the beach area have had to deal with similar situations where adjacent properties are redeveloped which affect views and did not receive any special interpretation of the Code to provide a view right. There are no view rights in Manhattan Beach and the appellant is not entitled to one simply because he filed an appeal.

Regards,



Arlette & Claude Tirman
319 25th Street
Manhattan Beach, CA 90266

**PETITION IN SUPPORT
OF THE
APPROVED PAUNOVICH RESIDENCE
AT
301/303 25TH STREET, MANHATTAN BEACH**

The undersigned residents of Manhattan Beach **SUPPORT** the development of the approved Paunovich Residence at 301/303 25th Street, Manhattan Beach, including the Director of Community Development's determination of maximum building height for the property because it is consistent with Manhattan Beach Municipal Code Section 10:60.050.

In addition, the undersigned residents request that the Manhattan Beach Planning Commission and City Council **DENY** the appeal of the height determination.

	Print Name	Signature	Address
1.	SARAH COOPER		319 25 th St. B
2.	Jeff Danz		319 25 th St. B
3.	ARLETTE TIRMAN		319 25 th St. A
4.	CLAUDE TIEMAN		319 25 th St. A
5.	FRANK HERMANN		326 25 th St. M.B.
6.	ANNA COLLIER		320 25 th St. MB
7.	John Free		324 25 th Place
8.	Brynn Sroufe		316 25 th St.
9.	PETER METCALFE		306 25 th / 2420 Highland Ave
10.	GEOFF CLAUSEN		240 HIGHLAND AVE
11.	STEPHANIE DARING		224 25 th PLACE MB, CA 90266
12.	MARK SNOW		218 25 th PLACE MB CA 90266
13.	Kori Clausen		224 26 th St. MB CA 90266
14.	CHAD DARING		224 25 th PL MB CA 90266
15.	Clinton Clausen		224 26 th ST. MB CA 90266
16.	ESA VAN DUSEN		218 25 th PLACE MB CA 90266
17.	BEAU ROBINSON		717 12 th ST. #7 MB 90266
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1.	SARAH COBBARD		319 25 th St
2.	Jeff Draz		319 25 th St. B
3.	ARLETTE TIRMAN		319 25 th St. A
4.	Charles Troman		319 25 th St. A
5.	FRANK NORDMAN		326 25 th St. M.B.
6.	ANNA COLLIER		320 25 th St. MB
7.	John Free		324 25 th Place
8.	Bunny Nordman		316 25 th St.
9.	Peter Metzger		306 25 th / 2420 46 th St
* 10.	Dana Kushner		2417 crest Dr Mb 90404
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	Print Name	Signature	Address
1.	Jeff McFarland		440 32nd St., MB 90266
2.	Fred Loeib		4201 Ocean, MB 90266
3.	Karen Loeib		4201 Ocean, MB 90266
4.	Analeis Loeib		4201 Ocean, MB 90266
5.	Jennifer Timmons		232 20th St MB 90266
6.	Analeis Timmons		232 20th St MB 90266
7.	Will Svittek		1310 Manhattan Ave, MB 90266
8.	David Anderson		2819 Vista Dr., MB 90266
9.	Diane C. Hutnyan		224 32nd St, MB 90266
10.	MARK HUTNYAN		224 32nd Street, MB 90266
11.	CHRIS BENNETT		312 19th STREET, MB CA 90266
12.	Jennifer Fralich		312 19th St, MB 90266
13.	MART HARRIS		3408 ALMA AVE. MB-CA 90266
14.	Ellen Harrington		464 30th Street MB CA 90266
15.	Paul Conner		1075 Manhattan Ave. Vt CA 90266
16.	Kelly Locke		4160 Manhattan Avenue Manhattan Beach 90266
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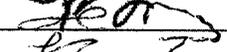
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	Print Name	Signature	Address
1.	Marty Lane		1611 18 th Street, MB
2.	Kristal Lane		1611 18 th Street, Manhattan Beach
3.	Katie Driscoll		1606 18 th Street, MB
4.	Kimberly Rosenfeld		1613 Wendy Way, MB
5.	Matt Rosenfeld		1613 Wendy Way, MB
6.	Melissa Acosta		21 Cordova St, CT MB
7.	Myra May		1446 10 th Street MB 9026 C
8.	Sofia Rodriguez		1163 Magnolia Ave, MB
9.	ANINE STUART		3312 PINE AVE MB
10.	LISA HALL		1621- 18 th ST, MB
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	Print Name	Signature	Address
1.	David Quick		228 14 th Place
2.	Tiffany Quick		228 14 th Place
3.	Janelle Pavlis		221b Highland Ave. #A
4.	Nick Pavlis		221b Highland Ave. #A
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	Print Name	Signature	Address
1.	Melissa White	Melissa White	505 Manhattan Beach Blvd #10 MB 90266
2.	JOHNNY WHITE	Johnny White	505 MANHATTAN BEACH BLVD, #10 MB 90266
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