

ATTACHMENT 3



PACIFIC NORTHWEST | BAY AREA | LOS ANGELES | SAN DIEGO

To Whom It May Concern,

As the Manhattan Beach community has evolved over the past 46 years since the Manhattan Country Club first opened in 1982, so has the character and demands of its membership. Over the decades, the Club has transitioned from an adult-centric club to a family-centric club, and with this change, the amenity demands of the Club have understandably increased. The Club's application involves the demolition of the existing office building at 1334 Parkview Avenue and the construction of additional amenities where the office building once stood. Principal among these new amenities are a new Family Lap Pool, a wading pool and spa. Additionally, the project proposes the conversion of one tennis court to four pickleball courts and the reconfiguration of the surface parking. When complete, the amenity package of the Manhattan Country Club would include 15 tennis courts, 13 pickleball courts, two lap pools, two wading pools, and two spas. The removal of the existing office building will result in the overall property building area to be reduced from approximately 88,400 square feet to 51,200 square feet. The result of this project allows an increase in the number of club memberships to a maximum of 2757. The project application supporting documents indicate that the removal of the office building and its resultant yield of parking spaces justifies the increase in membership.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Stevens".

Matthew Stevens
President and CEO
The Bay Club Company