

Martha Alvarez

From: Ted Fatuross
Sent: Wednesday, April 28, 2021 1:40 PM
To: Martha Alvarez
Subject: FW: Application by MB Hotel partners LLC - 600 S. Sepulveda Blvd.

Follow Up Flag: Follow up
Flag Status: Flagged



TED FATUROS
ASSOCIATE PLANNER

(310) 802-5512
tfatuross@citymb.info

The City of Manhattan Beach cares about your health and safety. During state and local COVID-19 restrictions, most Community Development services are available [online](#) and various divisions can be reached at (310) 802-5500 or [Email](#) during normal City business hours. The [Citizen Self Service \(CSS\) Online Portal](#) is now available for City permit and planning applications and inspections.

CITY OF MANHATTAN BEACH 1400 Highland Avenue Manhattan Beach, CA 90266
Office Hours: M-Th 7:30 AM-5:30 PM | Fridays 7:30 AM-4:30 PM | Not Applicable to Public Safety
[Reach Manhattan Beach](#) Here for you 24/7, use our click and fix it app
Download the mobile app now



From: John Dunleavy <jdunleavy@nddulac.us>
Sent: Wednesday, April 28, 2021 1:38 PM
To: Suzanne Hadley <shadley@citymb.info>; Hildy Stern <hstern@citymb.info>; Steve Napolitano <snapolitano@citymb.info>; Richard Montgomery <rmontgomery@citymb.info>; Joe Franklin <jfranklin@citymb.info>
Cc: Liza Tamura <ltamura@citymb.info>; Ted Fatuross <tfatuross@citymb.info>; jan@live-oak-properties.com
Subject: [EXTERNAL] Application by MB Hotel partners LLC - 600 S. Sepulveda Blvd.

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Members of the Council:

I am writing in support of the application, submitted by MB Hotel Partners LLC, for the development of the property located at 600 S. Sepulveda Blvd.

I have more than fifty years of professional experience in the engineering and construction industry; and, have viewed the project plans for this project pending before the

Commission. Further, I am a resident of Manhattan Beach and an owner-operator of a small business, located in Manhattan Beach, that provides construction management, claims management and litigation support services to national clients. As such, I strongly favor the Commission's approval of this development as submitted. Such development will provide infrastructure support vital to the furtherance of the business objectives of my firm by providing a quality, business-class hotel, training and conference facilities for the firm's clientele. This development will also favorably direct the evolution of Sepulveda Boulevard as the commercial center for Manhattan Beach, an accomplishment which will also augment my firm's business objectives. Moreover, my examination of the project leads me to conclude that it has been developed in a manner that is sensitive to the reasonable and legitimate concerns of neighbors.

I strongly support an action by the Commission to approve this development.

Thank you,

John J. Dunleavy | President
Dromore West LLC
17 Fairway Drive
Manhattan Beach, CA 90266
703-930-3024

Martha Alvarez

From: Ted Faturros
Sent: Tuesday, April 27, 2021 4:51 PM
To: Martha Alvarez
Cc: Liza Tamura
Subject: FW: [EXTERNAL] Manhattan Beach Hotel, 600 S. Sepulveda development

Follow Up Flag: Follow up
Flag Status: Flagged

Please add email below to public comment for hotel project going out tomorrow

Ted Faturros
Associate Planner
(310) 802-5512
tfaturros@citymb.info
City of Manhattan Beach, CA

Office Hours: M - Th 7:30 AM - 5:30 PM | Fridays 7:30 AM - 4:30 PM | Not Applicable to Public Safety

Here for you 24/7, use our click and fix it app www.citymb.info/reachmanhattanbeach

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

From: Jeff <drandell@verizon.net>
Sent: Monday, April 26, 2021 7:48 PM
To: Ted Faturros <tfaturros@citymb.info>
Subject: [EXTERNAL] Manhattan Beach Hotel, 600 S. Sepulveda development

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Ted,

There will always be naysayers to any project, and nowadays those folks have more power due to social media. You could say that both sides have more power (i.e. ability to communicate and rally groups together) but I think that the negative-leaning group gets disproportionately more attention. Due to our human nature, we are more attracted to negative information.

It is easier to say no to a project than to say yes, and if there is a group opposed to the project, they are the "victims" that need to be protected, and that feels like a worthy cause (human nature again). The developer on the other hand, it's easy to characterize that entity as the bad guy. The interests of the developer may be viewed as carrying less political weight than a constituency of neighbors. But the developer actually represents a much larger constituency of people than the neighbor group, because the city as a whole depends on beneficial development, and that is a lot of people.

When the zoning of parcel allows for something, and that very thing is proposed, there should be only the clearly defined and factually proven effects considered when judging it. Just because the building that was there before is

smaller. that's not a reason for a bigger building to be disallowed. Just because a neighbor doesn't like it, that's not a good reason to deny it.

Part of making decisions as a leader is being able to tolerate having half the people dislike the decision. In the era of social media, it is harder because it might seem like a decision is disliked by 90% of people, when really it's just a small faction who have been able to amplify themselves. The developer is the silent majority

I'm one of the 99% of people who don't live near the development and I don't have any objection to it. To the contrary, I feel that Manhattan Beach needs to encourage proper development to realize it's first-world city potential. I know we are used to how our city is currently, but we could use a lot of upgrades in the area of commercial properties. I looked at the plans for the project and I can see it has been sensitively designed, and additionally modified to be even more accommodating.

There is clearly a demand for vacation housing in our area. One thing that is a bane to residential areas is short-term rentals of houses, and the hotel helps alleviate that

The people who bought houses directly adjacent to commercial land have unrealistic expectations about what shouldn't be allowed on other people's property. The zoning information was known to them when they bought their houses. They are not squatters who have seized control of someone else's vacant property, but they act like the are. I saw their position on the project on social media and they are using all kinds of misinformation to foment opposition which I think is disingenuous, and it's unfortunate that it is effective due to the misuse of the power of social media

The adjacent homeowners also don't take into account that the zoning allows for uses that would be worse in terms of car trips and traffic. A hotel doesn't generate as many car trips as a food market or a strip mall for example.

I have faith that the decision on the project can be based on logic and a respect of property rights, and also on what is best for our city.

Best Regards,

Jeff Drandell
Manhattan Beach

Martha Alvarez

From: Martha Alvarez
Sent: Wednesday, April 28, 2021 2:32 PM
To: Martha Alvarez
Subject: FW: Traffic Density Studies

On Apr 26, 2021, at 11:02 AM, ProfessorMark514@aol.com wrote:

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

As I did previously, I again took surveys of traffic flow northbound on Sepulveda past the 600 block where the hotel project is being proposed. Please reference my earlier study to read the methodology I employed.

My second attempt at counting how many cars pass thru the intersection at Tennyson again revealed a big differential between lightest northbound traffic versus heaviest.

Heaviest traffic would be vehicles occupying all three lanes northbound and spaced less than two seconds apart, making a left turn onto Tennyson impossible. *Lightest* would be vehicles in one lane only and 3 or more seconds

This intersection is tricky in the best circumstances. If one is surprised, mid-maneuvre, by unexpected on-coming traffic and chooses to "gun it" onto Tennyson, then one must contend with shoppers at "Manhattan Place" leaving two driveways that exit onto Tennyson. Potential for multi-vehicle accidents here seems likely to me, as does **vehicle-pedestrian** accidents, given the new purpose this property will supposedly have.

My second count was done on a Friday at the time that our high schools end the school day. My third count was done around sunset.

It does seem that there is a consistent difference in traffic flow density, regardless of time of day. At this junction the heaviest traffic flow is **five to seven times as dense as the lightest.**

I honestly can't imagine how this stretch of Sepulveda Boulevard can be re-engineered to make it safe enough for this proposed development!

Martha Alvarez

From: Ted Faturos
Sent: Tuesday, April 27, 2021 4:50 PM
To: Martha Alvarez
Cc: Liza Tamura
Subject: FW: Mr. Mark Ferris correspondence on Hotel Project

Follow Up Flag: Follow up
Flag Status: Flagged



TED FATUROS
ASSOCIATE PLANNER

(310) 802-5512
tfaturos@citymb.info

The City of Manhattan Beach cares about your health and safety. During state and local COVID-19 restrictions, most Community Development services are available [online](#) and various divisions can be reached at (310) 802-5500 or [Email](#) during normal City business hours. The [Citizen Self Service \(CSS\) Online Portal](#) is now available for City permit and planning applications and inspections.

CITY OF MANHATTAN BEACH 1400 Highland Avenue Manhattan Beach, CA 90266
Office Hours: M-Th 7:30 AM-5:30 PM | Fridays 7:30 AM-4:30 PM | Not Applicable to Public Safety
Reach Manhattan Beach Here for you 24/7, use our click and fix it app
Download the mobile app now



From: Erik Zandvliet <ezandvliet@citymb.info>
Sent: Monday, April 26, 2021 6:43 PM
To: Ted Faturos <tfaturos@citymb.info>
Cc: Talyn Mirzakhania <tmirzakhania@citymb.info>
Subject: FW: Mr. Mark Ferris correspondence on Hotel Project

Hi Ted,
Here is the second email from Mr. Ferris.

Feel free to contact me if you have any questions.
Erik

ERIK ZANDVLIET
TRAFFIC ENGINEER



(310) 802-5522
ezandvliet@citymb.info

The City of Manhattan Beach cares about your health and safety. During state and local COVID-19 restrictions, most Community Development services are available online and various divisions can be reached at (310) 802-5500 or Email during normal City business hours. The Citizen Self Service (CSS) Online Portal is now available for City permit and planning applications and inspections.

CITY OF MANHATTAN BEACH 1400 Highland Avenue Manhattan Beach, CA 90266
Office Hours: M-Th 7:30 AM-5:30 PM | Fridays 7:30 AM-4:30 PM | Not Applicable to Public Safety
Reach Manhattan Beach Here for you 24/7, use our click and fix it app
Download the mobile app now



From: CityOfManhattanBeach@citymb.info <CityOfManhattanBeach@citymb.info>
Sent: Monday, April 26, 2021 11:43 AM
To: Erik Zandvliet <ezandvliet@citymb.info>
Subject: [EXTERNAL] Email contact from City of Manhattan Beach

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Message submitted from the <City of Manhattan Beach> website.

Site Visitor Name: Mark Ferris
Site Visitor Email: ProfessorMark514@aol.com

Re: 600 Sepulveda hotel project proposal, I've been doing my own traffic-flow density surveys. (Kindly review previous communications to the City Council).

Using a consistent methodology, I've found that, regardless of time of day or overall economic conditions that would affect traffic, the northbound flow on Sepulveda passing thru the intersection at Tennyson has a big differential between the lightest traffic of one vehicle in a lane, others following at 3 seconds or more apart and the heaviest traffic. The would be all lanes occupied and all vehicles a second or less apart.

In short, the heaviest traffic flow is some 5 to 7 times as dense as the lightest, making a left turn here (onto Tennyson) a potentially hazardous move. Then consider traffic leaving the "Manhattan Place" shopping center, which has TWO driveways exiting onto Tennyson and consider the presence of pedestrians around that areal, of which there will be more, if a hotel is built there. I believe the potential for all kinds of vehicle-to-vehicle accidents and vehicle-to-PEDESTRIAN accidents will be greatly increased if this project is given the greenlight.



CITY OF MANHATTAN BEACH
CITY NOTIFICATION

(310) 802-5000
CityofManhattanBeach@citymb.info

Martha Alvarez

From: Ted Faturos
Sent: Tuesday, April 27, 2021 4:48 PM
To: Martha Alvarez
Cc: Liza Tamura
Subject: FW: Proposed New Hotel Project - 600 S. Sepulveda

Follow Up Flag: Follow up
Flag Status: Flagged



TED FATUROS
ASSOCIATE PLANNER

(310) 802-5512
tfatuoros@citymb.info

The City of Manhattan Beach cares about your health and safety. During state and local COVID-19 restrictions, most Community Development services are available online and various divisions can be reached at (310) 802-5500 or Email during normal City business hours. The [Citizen Self Service \(CSS\) Online Portal](#) is now available for City permit and planning applications and inspections.

CITY OF MANHATTAN BEACH 1400 Highland Avenue Manhattan Beach, CA 90266
Office Hours: M-Th 7:30 AM-5:30 PM | Fridays 7:30 AM-4:30 PM | Not Applicable to Public Safety
[Reach Manhattan Beach](#) Here for you 24/7, use our click and fix it app
Download the mobile app now



From: Edward Lear <Lear@centurylawgroup.com>
Sent: Monday, April 26, 2021 6:27 PM
To: Ted Faturos <tfatuoros@citymb.info>
Cc: learlynne@gmail.com
Subject: [EXTERNAL] Proposed New Hotel Project - 600 S. Sepulveda

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Please include in public comment materials for consideration at the upcoming 5/4/21 City Council Meeting.

Ed and Lynne Lear

Dear City Council,

We write in support of Jan Holtze's project to develop a branded hotel at the site of the former El Torito in Manhattan Beach. My wife, Lynne, and I were attracted to move here in 1998 because of Manhattan Beach's small-town sense of community. We raised our family in Manhattan Beach and have been active members with respect to both the City and education in the South Bay. Lynne was a founder of the Vistamar School and was active in MBUSD-sponsored volunteer activities. I have served as a Commissioner for the City (including Chair of Parks and Recreation) and chaired the Bond Oversight Committee related to school bonds. Manhattan Beach matters to us. Maintaining the small-town character of the City is a priority for us.

Mr. Holtze has described to us that his project is situated in a very desirable sub-market area that suffers from an acute shortage of business class, select-service hotels. He also articulated to us that there exist barriers to entry due to the lack of suitable properties within the boundaries of the City to accommodate any future development. Over the years, we have noted the shortage that he identified and agree with his professional assessment. We believe that Mr. Holtze's project addresses a need in the City and that the City will be better as a result of it. We unequivocally endorse it.

Ed

Edward O. Lear

Century Law Group LLP
[5200 W. Century Boulevard](#)
East Tower, Suite 316
[Los Angeles, CA 90045](#)

T | [310-642-6900](#)

F | [310-642-6910](#)



Martha Alvarez

From: Ted Faturos
Sent: Tuesday, April 27, 2021 3:19 PM
To: Martha Alvarez
Subject: FW: Hotel Development at 600 S. Sepulveda Blvd.
Attachments: Letter to Planning Commission.pdf

Follow Up Flag: Follow up
Flag Status: Flagged



TED FATUROS
ASSOCIATE PLANNER

(310) 802-5512
tfaturos@citymb.info

The City of Manhattan Beach cares about your health and safety. During state and local COVID-19 restrictions, most Community Development services are available [online](#) and various divisions can be reached at (310) 802-5500 or [Email](#) during normal City business hours. The [Citizen Self Service \(CSS\) Online Portal](#) is now available for City permit and planning applications and inspections.

CITY OF MANHATTAN BEACH 1400 Highland Avenue Manhattan Beach, CA 90266
[Office Hours:](#) M-Th 7:30 AM-5:30 PM | Fridays 7:30 AM-4:30 PM | Not Applicable to Public Safety
[Reach Manhattan Beach](#) Here for you 24/7, use our click and fix it app
[Download the mobile app now](#)



From: Jon Ralph <jralph@freemanspogli.com>
Sent: Tuesday, April 27, 2021 2:04 PM
To: Suzanne Hadley <shadley@citymb.info>; Hildy Stern <hstern@citymb.info>; Steve Napolitano <snapolitano@citymb.info>; Richard Montgomery <rmontgomery@citymb.info>; Joe Franklin <jfranklin@citymb.info>
Cc: Liza Tamura <ltamura@citymb.info>; Ted Faturos <tfaturos@citymb.info>
Subject: [EXTERNAL] Hotel Development at 600 S. Sepulveda Blvd.

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear City Council Members,

Given it's an upcoming agenda item, attached please find a copy of a letter I wrote last fall to the Planning Commission in support of the proposed hotel development at 600 S. Sepulveda Blvd.

Best Regards,

Jon Ralph

October 13, 2020

Mr. Ted Faturros
Assistant Planner
City of Manhattan Beach
Manhattan Beach, CA 90266

Dear Mr. Faturros,

I am writing to you to express my support for the proposed hotel development project led by MB Hotel Partners at 600 S. Sepulveda Blvd.

When I first moved to Manhattan Beach in 1989 from the east coast, there were many characteristics of the town that immediately appealed to me: easy access to beautiful beaches, a temperate Mediterranean coastal climate, a safe, small town with good schools, proximity to LAX and the greater LA area, and a genuine and distinct sense of community which is rare in southern California. Fortunately, all of these attributes remain in effect today. One drawback, however, to living in Manhattan Beach in the late 80s and 90s was the lack of quality restaurants. There were plenty of local places to get a cold beer, tasty tacos or a good burger, but there were very few fine dining options. In those days, if you wanted to go out for a good meal you headed north to Santa Monica, West LA, Beverly Hills or downtown LA. Over time, this void was filled as new high-quality restaurant opened in Manhattan Beach to meet local demand and our community has now become a regional destination for fine dining, which has not only provided our residents with better local dining options, but has also attracted visitors and generated increased tax revenues.

I would argue that the Manhattan Beach hotel situation today is much like the restaurant scene in the 80s and 90s – woefully underserved. There are very few quality options for visitors, tourists and business travellers. Given our proximity to LAX, Manhattan Beach should be a prime destination for any traveller visiting the LA area. I believe that the proposed hotel development will help to rectify this situation. It would also benefit other local businesses such as restaurants and retail shops by attracting visitors from out-of-town and, consequently, generating additional tax revenue for our community.

I further believe that the proposed development's location on Sepulveda is ideally suited for a high-quality hotel given its accessibility to downtown Manhattan Beach and the beach (both reachable on foot or on bike) and LAX. It will also be convenient to the new Sketcher's facility being built on the westside of Sepulveda. One could easily envision a future hotel guest forgoing the need for a rental car and opting to get around by foot or ride-sharing while staying at this location, thereby minimizing incremental traffic.

While I'm sure there will be some residents who express concern about further development on the Sepulveda corridor (or in Manhattan Beach generally!). The reality is that Sepulveda is one of the major commercial arteries in our areas and, in terms of a potential hotel development, if not there, than where? I can recall all of the controversy surrounding the Gelson's development a few years ago with protests and yard signs expressing concern over the impact of a new supermarket on Sepulveda. Based on the concerns at the time, one might have reasonably expected the coming of the Apocalypse with

this development. As a nearby resident, I can attest that the addition of Gelson's has in reality only been a positive, bringing a convenient, high-quality food option within walking distance to many residents with no noticeable impact on traffic on Sepulveda.

I can understand the need and desire for our community to be thoughtful in its commercial planning and development, but I truly believe the MB Hotel Partners' proposed hotel development fills a void in local hotel options and will enhance our community by attracting out-of-town visitors and increasing tax revenues.

Thank you in advance for your consideration of my thoughts on the proposed hotel development.

Respectfully Submitted,

Jon D. Ralph
Jon Ralph