

Martha Alvarez, MMC

From: Roseamber Janowski <roseamoller2010@gmail.com>
Sent: Tuesday, April 1, 2025 12:14 PM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhonian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,
Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Sincerely

Rose Moller

473 34th Street, MB CA 90266

--

Stay Sane,

Rose

“We used to have nothing but did everything; now we have everything but do nothing!” -Anonymous Vermonter

Martha Alvarez, MMC

From: Jamie Bedner <jbedner@wedgewood-inc.com>
Sent: Tuesday, April 1, 2025 12:08 PM
To: City Clerk; Amy Thomas Howorth; Nina Tarnay
Subject: [EXTERNAL] Public comment: Request to delay Vote on Ordinance No 25-0004

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

Dear Mayor Howorth and members of the city council,

Please delay the vote on Ordinance No 25-0004 until after the April 9th town hall so the public can weigh in.

Thank you,

Jamie Bedner
108 S Poinsettia Ave
Manhattan Beach



Jamie Bedner

Chief Operating Officer

(310) 640-3070

jbedner@wedgewood-inc.com



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Martha Alvarez, MMC

From: Debra Cummings <debra@sanddesign.com>
Sent: Tuesday, April 1, 2025 12:03 PM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin;
tmirzakanian@manhattanbeach.gov
Subject: [EXTERNAL] Public Comment request to delay vote on ordinance no>25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor and members of the city council, Please delay the vote on the Ordinance No. 25-004 until after the April 9th town hall so that the Public can weigh in. This is hugely important to all of us.

Thank you

Debra Cummings
2709 Vista Drive

Los Angeles | Dallas/Fort Worth
www.sanddesign.com
@sanddesignstudio

Martha Alvarez, MMC

From: Chrissie Clay <chrissieclay@gmail.com>
Sent: Tuesday, April 1, 2025 12:02 PM
To: List - City Council
Subject: [EXTERNAL] Please vote in support of CAAP

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

Manhattan Beach has long been at the forefront of environmental protection and I am proud to be part of a community that cares for its coastal environment and its inhabitants - human, flora, and fauna!

Please adopt the CAAP to continue protecting the health and resiliency of our town and its people.

Thank you!
Chrissie & Harrison Clay

Martha Alvarez, MMC

From: City of Manhattan Beach <CityOfManhattanBeach@manhattanbeach.gov>
Sent: Tuesday, April 1, 2025 11:56 AM
To: List - City Council
Subject: [EXTERNAL] delay vote that is planned for this evening

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

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

Site Visitor Name: shawn peterson
Site Visitor Email: super8elmo@yahoo.com

Dear Mayor Howorth and Members of the MB City Council,
Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Thank you,
Shawn Peterson
3116 Oak Ave
MB, CA

90266 



CITY OF MANHATTAN BEACH

CITY ENOTIFICATION

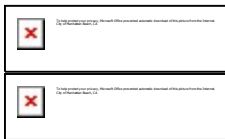
(310) 802-5000

CityofManhattanBeach@manhattanbeach.gov

CITY OF MANHATTAN BEACH 1400 Highland Avenue Manhattan Beach, CA 90266
Office Hours: M-Th 8:00 AM-5:00 PM | Fridays 8:00 AM-4:00 PM | Not Applicable to Public Safety

Reach Manhattan Beach

Use our click and fix it app 24/7 for non-emergency requests
Download the mobile app now



Martha Alvarez, MMC

From: berit johnston <beritjohnston@gmail.com>
Sent: Tuesday, April 1, 2025 11:53 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,
Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Berit Johnston
208 Shell Street
Manhattan Beach

Martha Alvarez, MMC

From: Trish Pietrzak <aussietp310@gmail.com>
Sent: Tuesday, April 1, 2025 11:51 AM
To: List - City Council
Cc: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhonian; Nina Tarnay
Subject: [EXTERNAL] Ordinance No. 25-0004 — a sweeping zoning change that could reshape parts of our city. It's listed as Item #6 on the agenda

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

Dear Mayor Howorth and Members of the City Council,

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Trish and Terrell Brodnax
2404 Elm Ave MB

Martha Alvarez, MMC

From: Robin Gohlke <robinlynngp@gmail.com>
Sent: Tuesday, April 1, 2025 11:47 AM
To: City Clerk
Subject: [EXTERNAL] Public Comment Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,
Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Thank you,
Robin Gohlke
3116 Oak Avenue
Manhattan Beach, CA 90266

Martha Alvarez, MMC

From: Heidi O'Brien <heidijensenob@gmail.com>
Sent: Tuesday, April 1, 2025 11:41 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Ordinance 25-0004

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

Hello,

Please delay the vote on this ordinance until after the April 9 town hall, allowing the public to properly weigh in before the city council votes.

Thank you,

Heidi O'Brien

3205 N Poinsettia Ave.

Manhattan Beach

Martha Alvarez, MMC

From: Bryan LaCour <bjlacour@gmail.com>
Sent: Tuesday, April 1, 2025 11:38 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Nina Tarnay
Subject: [EXTERNAL] Ordinance No 25-004

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

Dear Mayor Howorth and Members of the City Council,

Please include this email in the public record for the April 1, 2025 city council meeting.

Please delay the vote on Ordinance No 25-004 until after the April 9 town hall so the public can weigh in.

Bryan LaCour
2103 Elm Ave, Manhattan Beach, CA 90266

Martha Alvarez, MMC

From: Natalie Zelta <nataliezelta@gmail.com>
Sent: Tuesday, April 1, 2025 11:38 AM
To: City Clerk
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Dear Mayor Howorth and Members of the City Council,

I strongly urge you to delay the April 1 vote on Ordinance No. 25-0004 until after the town hall on April 9.

This ordinance represents a significant set of changes for our city, and voting before the public has a chance to fully understand and discuss the proposal undermines the principles of transparency and community engagement.

The upcoming town hall exists for this very reason — to allow residents to ask questions and share concerns. Proceeding with a vote beforehand sends the wrong message about the role of public input in the decision-making process.

Please show the community that our voices matter by waiting until after the April 9 forum. Thank you for your consideration.

Sincerely,

**Natalie and Ron Sklash
1820 walnut Avenue**

Please include this email in the public record for the April 1, 2025 City Council meeting

Sent from my iPhone

Martha Alvarez, MMC

From: Ashley.FarrellPickett@gtlaw.com
Sent: Tuesday, April 1, 2025 11:34 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Important - Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in. The proposed project creates issues that need to be considered and dealt with by the community impacted.

Ashley Pickett
3211 N Poinsettia Ave., Manhattan Beach ca 90266

Ashley Farrell Pickett
Shareholder
Greenberg Traurig, LLP
1840 Century Park East
Suite 1900 | Los Angeles, CA 90067-2121
T +1 310.586.7708 | F +1 310.586.7800
farrellpickett@gtlaw.com | www.gtlaw.com | [View GT Biography](#)



Martha Alvarez, MMC

From: Steve Mitteldorf <srmitt@gmail.com>
Sent: Tuesday, April 1, 2025 11:31 AM
To: Amy Thomas Howorth; City Clerk
Subject: [EXTERNAL] building

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

Dear Mayor Howorth and Members of the City Council,
Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Name Steve & Patti Mitteldorf
Address 1800 Elm Ave

Martha Alvarez, MMC

From: Tracee Farrell <califarrells@verizon.net>
Sent: Tuesday, April 1, 2025 11:28 AM
To: City Clerk; List - City Council; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Nina Tarnay; Talyn Mirzakhian
Subject: [EXTERNAL] Please delay vote on Ordinance 25-0004

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

Dear City Council,

Why have a community forum on 4/9 to hear from residents after the damage has been done by your vote tonight? Please delay the vote on Ordinance 25-0004 until after the 4/9 town hall so that residents and other members of the public have an opportunity to weigh in.

You know that the majority of MB residents oppose this development on Sepulveda. Building multistory housing units on the west side of Sepulveda will destroy the quality of life for residents on Oak and even farther west and will adversely affect home values for most of us living in the north end of the tree section. Our infrastructure cannot support this density and this type of development will change the culture of our small city forever. Please don't allow it.

The residential overlay can and should be moved to Rosecrans. Please don't allow developers to destroy our quiet neighborhoods west of Sepulveda.

Sincerely,

Tracee Farrell
23 year MB resident

Martha Alvarez, MMC

From: CHARLES SOUTHEY <charlessouthey@aol.com>
Sent: Tuesday, April 1, 2025 11:28 AM
To: List - City Council
Subject: [EXTERNAL] Sue the state. Leave no stone unturned.

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



Best,

Charles
310-480-9835

Martha Alvarez, MMC

From: Tracee Farrell <califarrells@verizon.net>
Sent: Tuesday, April 1, 2025 11:28 AM
To: City Clerk; List - City Council; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Chareljian; Nina Tarnay; Talyn Mirzakhian
Subject: [EXTERNAL] Please delay vote on Ordinance 25-0004

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

Dear City Council,

Why have a community forum on 4/9 to hear from residents after the damage has been done by your vote tonight? Please delay the vote on Ordinance 25-0004 until after the 4/9 town hall so that residents and other members of the public have an opportunity to weigh in.

You know that the majority of MB residents oppose this development on Sepulveda. Building multistory housing units on the west side of Sepulveda will destroy the quality of life for residents on Oak and even farther west and will adversely affect home values for most of us living in the north end of the tree section. Our infrastructure cannot support this density and this type of development will change the culture of our small city forever. Please don't allow it.

The residential overlay can and should be moved to Rosecrans. Please don't allow developers to destroy our quiet neighborhoods west of Sepulveda.

Sincerely,

Tracee Farrell
23 year MB resident

Martha Alvarez, MMC

From: Hugh Jackson <hu_jackson@yahoo.com>
Sent: Tuesday, April 1, 2025 11:17 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Hugh Jackson

hu_jackson@yahoo.com
mobile (310) 600-3689
2708 Pacific Avenue

Martha Alvarez, MMC

From: Rita Crabtree-Kampe <eurocrab@hotmail.com>
Sent: Tuesday, April 1, 2025 11:16 AM
To: Amy Thomas Howorth; David Lesser; Joe Franklin; Nina Tarnay; Steve S. Charelian
Cc: Talyn Mirzakhania; City Clerk
Subject: [EXTERNAL] City Council Item 4 and 6

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

Dear Honorable Mayor Howorth, Mayor Pro Tem Lesser and Council Members Franklin, Tarnay and Charelian,

Regarding Item 4:

I appreciate the documentation, and the information provided regarding the numbers of individuals on the streets in Manhattan Beach. This is a validation of the need to look at caseloads of our housing navigator/outreach worker versus focusing time, money and other resources on a Point In Time Count.

Regarding item 6:

There is an informational meeting on April 9, regarding this:

Consideration of Second Reading and Adoption of Ordinance No. 25-0136 25-0004, Amending the Manhattan Beach Municipal Code and the Manhattan Beach Local Coastal Program to Implement Five Programs Included in the City's 6th Cycle Housing Element, and Adopting the Second Addendum to a Previously Adopted Negative Declaration.

**Please postpone the second reading until after Community Information meeting on April 9. This will allow the public to weigh in on the adoption of this ordinance.

Thank you very much for your service and dedication to our community.

Best,
Rita Crabtree-Kampe
432 4th Street MB 90266
914-548-5695

Martha Alvarez, MMC

From: ffields2502@aol.com
Sent: Tuesday, April 1, 2025 11:16 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No 25-004

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

- READY, SHOOT, AIM INSTEAD OF READY, AIM SHOOT!
- LETS VOTE AND THEN HEAR WANT PEOPLE HAVE TO SAY AFTER THE FACT!
 - Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Name: Stacey Fields

Address: 324 Rosecrans Place MB 90266

Martha Alvarez, MMC

From: Birgit Hartmann <hartmannbirgith@gmail.com>
Sent: Tuesday, April 1, 2025 11:14 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004 - Please include this email in the public record for the April 1, 2025 City Council meeting

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

Dear Mayor Howorth and Members of the City Council,
Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Thank you!

Warm regards,

Birgit Hartmann
4100 Highland Ave, Unit B
Manhattan Beach, CA 90267

Sent from my iPhone

Martha Alvarez, MMC

From: Liz Cebula <lizcebula5@gmail.com>
Sent: Tuesday, April 1, 2025 11:13 AM
To: Amy Thomas Howorth; City Clerk; David Lesser; Steve S. Charelian; Talyn Mirzakhonian; Nina Tarnay; List - City Council
Subject: [EXTERNAL] Public comment: Request to Delay Vote

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

Dear Mayor Howorth and Members of City Council,

Please delay the vote on Ordinance No. 25-0004 until after the April 9th town hall so the public can weigh in.

Thank you for your time,

Elizabeth Cebula
18 year resident and home owner

Martha Alvarez, MMC

From: Robin McCall <robinmccall@yahoo.com>
Sent: Tuesday, April 1, 2025 11:12 AM
To: City Clerk
Subject: [EXTERNAL] ordinance 25-0004

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

Please share with the council my desire to delay the vote until after the April 9 Town Hall. We all need to be heard.
Thank you,

Dennis Robin McCall,
Manhattan Beach, CA

Martha Alvarez, MMC

From: Mikaela Tarnate Hayama <mikaelahayama@gmail.com>
Sent: Tuesday, April 1, 2025 11:11 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Thank you,
5,000 units is ALOT!!

Martha Alvarez, MMC

From: Cathey Graves <catheytimgraves@gmail.com>
Sent: Tuesday, April 1, 2025 11:11 AM
To: List - City Council
Subject: [EXTERNAL] Adopt the CAAP!

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

Dear Council Members,

Manhattan Beach has been a leader in sustainability for decades. Adopting the CAAP will guarantee that Manhattan Beach continues to be a leader and demonstrates the city's dedication to striving for the best future possible for its residents and community. Thank you.

Cathey

Martha Alvarez, MMC

From: Peter Dericks <Peter_Dericks@vfc.com>
Sent: Tuesday, April 1, 2025 11:11 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Nina Tarnay; Steve S. Charelian; Talyn Mirzakhianian
Cc: Peter Dericks
Subject: [EXTERNAL] URGENT - Delay the vote on Ordinance 25-0004

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

Dear Mayor Howorth and Members of the City Council,

Please include this email in the public record for the April 1, 2025 City Council meeting.

It does not make sense that you would vote on something before the public can weigh in so please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so we, Manhattan Beach residents, can weigh in!

Thank you,

Peter Dericks
2401 Oak Ave
Manhattan Beach, CA 90266

Internal Use

Martha Alvarez, MMC

From: AUDREY RITTERMAN <are@aol.com>
Sent: Tuesday, April 1, 2025 11:08 AM
To: List - City Council
Subject: [EXTERNAL] Delay the vote!!!!

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

Dear Mayor Howorth and Members of the City Council,

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Thank you,
Sincerely
Audrey Ritterman Estes
Sent from my iPhone

Martha Alvarez, MMC

From: LeiLani Kowal <leilani.kowal@gmail.com>
Sent: Tuesday, April 1, 2025 11:08 AM
To: City Clerk
Subject: [EXTERNAL] Public Comment: Agenda Item 6, April 1, 2025 Manhattan Beach City Council Meeting

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

To: Manhattan Beach City Clerk

We would like to include this written comment in the public record for Item 6 of the agenda for tomorrow's City Council meeting (April 1, 2024):

Specific to Ordinance No. 25-0004, please delay the City Council vote on until after the April 9 town hall meeting regarding the Residential Overlay District (ROD) so the public can weigh in. This ROD, as it relates to the targeted parcels on Sepulveda Blvd. (Highway 1), does not give adequate consideration to the impacts on the immediate neighborhood to the west of Sepulveda, especially when density bonuses allow for 7, 11 or 18 story apartment buildings that will obstruct natural sunlight. What happened to the 36 foot height limit? What about a traffic study, since Highway 1 is a major arterial for all the communities south of Manhattan Beach? With less than 2 parking spaces required per unit, tenants of these new apartments will impact limited street parking in the adjacent neighborhood. The City Council should review the ROD and reconsider relocation to Rosecrans east of Sepulveda where there is adequate space and fewer negative impacts.

Sincerely,

Eric & LeiLani Kowal
1708 Oak Avenue, MB

Martha Alvarez, MMC

From: Norma Grove <normagrovester@icloud.com>
Sent: Tuesday, April 1, 2025 11:05 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Thank you!
Norma D Grove
3525 N Poinsettia Ave
MB 90266

Sent with love from my iPhone

Martha Alvarez, MMC

From: Steve Yi <steveyi68@gmail.com>
Sent: Tuesday, April 1, 2025 11:02 AM
To: City Clerk
Subject: [EXTERNAL] City Council Meeting April 1, 2025

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

“Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.”

Thanks,
Steve Yi
2104 Oak Ave, Manhattan Beach, CA 90266

Martha Alvarez, MMC

From: Alex Fortis <alexander.c.fortis@gmail.com>
Sent: Tuesday, April 1, 2025 11:01 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council, Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Alex Fortis
448 36th Street
Manhattan Beach, CA 90266

Martha Alvarez, MMC

From: CHARLES SOUTHEY <charlessouthey@aol.com>
Sent: Tuesday, April 1, 2025 11:00 AM
To: List - City Council
Cc: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Nobody wants MB to become Miami. IRequest to Delay Vote on Ordinance No. 25-0004

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

Honorable Council,

Please include this email in the public record for the April 1, 2025 City Council meeting.

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

The CA super majority has destroyed all city control of development and those making the decisions are bought and paid for. Please listen to the MB residents.

Please fight back!

Charles Southey
743 27th. Street
MB ca 90266

Best,

Charles
310-480-9835

Martha Alvarez, MMC

From: Norma Grove <normagrovester@icloud.com>
Sent: Tuesday, April 1, 2025 10:56 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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Dear Mayor Howorth and Members of the City Council,

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Thank you,
Norma D Grove
3525 N Poinsettia Ave
MB 90266

Sent with love from my iPhone

Martha Alvarez, MMC

From: Debbie Van Ness <debbievanness143@gmail.com>
Sent: Tuesday, April 1, 2025 10:41 AM
To: City Clerk; Amy Thomas Howorth; Joe Franklin; David Lesser; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to delay vote on ordinance no 25-0004

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

Dear mayor Howorth and council:

I'm sure you are all aware of the resident's outrage about the hi rise high density building proposed here. I would like to submit for public record a request to delay this vote until after the April 9 town hall so the public can weigh in.

Sincerely,

Debra Van Ness
resident - North sand section

Martha Alvarez, MMC

From: Andrew Norman <normstar@yahoo.com>
Sent: Tuesday, April 1, 2025 10:40 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Dear Mayor Howorth and Members of the City Council,
Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Thank you for all that you do for us!

andrew norman
758 29th St.

Martha Alvarez, MMC

From: Karen Van Cleave <krhart15@gmail.com>
Sent: Tuesday, April 1, 2025 10:39 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,
Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in. Thank you.

Karen Van Cleave
34 Village Circle
Manhattan Beach, CA

Martha Alvarez, MMC

From: Julie <julieafields@gmail.com>
Sent: Tuesday, April 1, 2025 10:36 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,
Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Name: Julie Fields
Address: 324 Rosecrans Place MB 90266

Martha Alvarez, MMC

From: Gary Hobart <garyhobart42@gmail.com>
Sent: Tuesday, April 1, 2025 10:35 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,
Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Gary A. Hobart
712 Pacific Avenue, MB, CA 90266

Martha Alvarez, MMC

From: cdmthree@gmail.com
Sent: Tuesday, April 1, 2025 10:26 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Thank you,

Chris Di Mauro
774 31st St, Manhattan Beach, CA 90266

--

Chris Di Mauro
cdmthree@gmail.com
310-435-8530

Martha Alvarez, MMC

From: Tyler Harms <tyharms11@gmail.com>
Sent: Tuesday, April 1, 2025 10:26 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,
Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Tyler Harms
774 31st St.
Manhattan Beach, CA 90266

Martha Alvarez, MMC

From: Lee Meredith Howard <leemeredith.howard@gmail.com>
Sent: Tuesday, April 1, 2025 10:18 AM
To: City Clerk
Subject: [EXTERNAL] City Council Meeting - April 1

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:

Please include this email in the public record for the April 1, 2025 City Council Meeting.

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Sincerely,
Lee-Meredith Howard
2005 Oak Avenue

Martha Alvarez, MMC

From: Tom Sheets <tsheets@gmail.com>
Sent: Tuesday, April 1, 2025 10:04 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Please delay the vote on Ordinance No. 25-0004

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

Dear Mayor Howorth and Members of the City Council,

Please include this email in the public record for the April 1, 2025 City Council meeting.

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Tom Sheets
621 29th St.

Martha Alvarez, MMC

From: Marty Dehler <martydehler@gmail.com>
Sent: Tuesday, April 1, 2025 10:01 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Cc: Maggie Dehler
Subject: [EXTERNAL] Re: Please include this email in the public record for the April 1, 2025 City Council meeting

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

Dear City Council Members,

It is my understanding there is a vote at tonight's meeting regarding zoning changes. It has also been noted there is a town hall meeting on 4/9 to review these potential changes. It does not make logical sense to have the vote prior to the public meeting.

Therefore, I ask that you please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Sincerely,
Maggie and Marty Dehler
2009 Oak Ave, Manhattan Beach, CA 90266

Martha Alvarez, MMC

From: James Gee <geejames@gmail.com>
Sent: Tuesday, April 1, 2025 9:53 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Dear Mayor Howorth and Members of the City Council,

Although the public was invited to several meetings and reviews of the proposed Ordinance, the reviews were conducted prior to awareness of the plans to build multiple skyscraper buildings along the PCH corridor. These high-rise structures would tower over the surrounding neighborhoods and have a great negative impact on the city and its residents. There must be viable means to distribute the mandated housing increases more uniformly throughout the city without buildings jutting into the stratosphere.

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in and provide addition review and hopefully ideas for ways to more ahead without allowing building of structures greatly exceeding the current city height limit and all concentrated on the same already congested Sepulveda/PCH corridor.

James Gee
2600 Bell Ave.

Martha Alvarez, MMC

From: todd@ndmscorp.com
Sent: Tuesday, April 1, 2025 9:48 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Please delay the vote on Ordinance No. 25-0004

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

Dear Mayor Howorth and Members of the City Council,

Please include this email in the public record for the April 1, 2025 City Council meeting.

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Todd Eichner
Walnut Ave

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Martha Alvarez, MMC

From: Jennifer Berlinger <jenberlinger@me.com>
Sent: Tuesday, April 1, 2025 9:33 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in. I am concerned about the additional impact on our public school teachers and class sizes.

Name: Jennifer Berlinger

Address: Duncan Avenue, MB. District 4

Martha Alvarez, MMC

From: kristin southey <kristinsouthey@gmail.com>
Sent: Tuesday, April 1, 2025 9:31 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public comment: Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,
Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Kristin Southey
743 27th. Street
MB ca 90266

Martha Alvarez, MMC

From: Rachel Tornek <rtornek@gmail.com>
Sent: Tuesday, April 1, 2025 9:27 AM
To: List - City Council
Subject: [EXTERNAL] Support for adopting Climate Action Adaptation Plan

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

Councilmembers,

As a proud citizen of Manhattan Beach, chair of the MBUSD Green Committee and Grand View's green chair, and someone who spent 15 years working professionally in climate policy, I want to strongly urge you to vote in favor of adopting the proposed Climate Action Adaptation Plan (CAAP).

Manhattan Beach has been a leader in sustainability for decades. Adopting the CAAP will demonstrate the city's dedication to a thoughtful and proactive approach to dealing with the climate impacts and working towards the best future possible for its residents and community. Adopting the CAAP is an important step for the city to show its commitment to the health and resiliency of the community, and a smart investment in the city's future.

Please vote YES on the CAAP. Your children and grandchildren will thank you!

With gratitude,
Rachel Tornek

Martha Alvarez, MMC

From: ROY GONELLA <roygone@aol.com>
Sent: Tuesday, April 1, 2025 9:26 AM
To: List - City Council
Subject: [EXTERNAL] CAAP SUPPORT

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

Dear City Council Members,

We support this measure. We were very impressed with Britny Coker-Moen when we met her at the Manhattan Beach Botanical Garden a few months ago. We gave her a garden tour with the rest of our BODs and learned her hopes as the City's Environmental Programs Manager. She wanted to learn our hopes as well, and was a good listener with lots of ideas and energy. CAAP is an extensive and excellent plan that will be good for our citizens this generation and into the next by addressing climate change, energy efficiency and gas emission reduction.

We fully support it and hope City Council will too.

Thank you,
Julie & Roy Gonella

Sent from my iPhone

Martha Alvarez, MMC

From: Cindy Bond <cindy@bond-associates.net>
Sent: Tuesday, April 1, 2025 9:26 AM
To: List - City Council
Subject: [EXTERNAL] re: Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Signed,

Cynthia Bond
124 12th Street, C
Manhattan Beach, CA 90266

Martha Alvarez, MMC

From: Mitchell Chun <mitchell.chun@gmail.com>
Sent: Tuesday, April 1, 2025 9:23 AM
To: Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Cc: City Clerk
Subject: [EXTERNAL] Public Comment: Request to delay vote on Ordinance 25-0004

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

Dear Mayor Howorth and Members of the City Council,

Please delay the vote on Ordinance 25-0004 until after the April 9th town hall meeting, so the public can weigh in.

Please include this email in the public record for the April 1, 2025 City Council meeting.

Thank you,

Mitchell Chun
North Manhattan Beach
(M) (310) 600-7530

Martha Alvarez, MMC

From: Rachel Dericks <purplepixie74@yahoo.com>
Sent: Tuesday, April 1, 2025 9:21 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhania; Nina Tarnay; List - City Council
Subject: [EXTERNAL] Housing

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

Send to:
cityclerk@manhattanbeach.gov,
ahoworth@manhattanbeach.gov,
dlesser@manhattanbeach.gov,
jfranklin@manhattanbeach.gov,
scharelian@manhattanbeach.gov,
tmirzakhania@manhattanbeach.gov,
ntarnay@manhattanbeach.gov

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,
Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Rachel Dericks
2401 Oak Ave
MB

Martha Alvarez, MMC

From: Tamara Smith <tamarafsmith@gmail.com>
Sent: Tuesday, April 1, 2025 9:14 AM
To: Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay; City Clerk
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,
Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Tamara Smith
1430 21st St, Manhattan Beach, CA 90266

Martha Alvarez, MMC

From: Gail Fortis <gfortis@yahoo.com>
Sent: Tuesday, April 1, 2025 9:11 AM
To: City Clerk
Subject: [EXTERNAL] Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council, Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Gail Fortis
448 36th Street, Manhattan Beach

Martha Alvarez, MMC

From: Lynn Range <lhrange@yahoo.com>
Sent: Tuesday, April 1, 2025 9:11 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council Meeting

Dear Mayor Howorth and Members of the City Council,

Please delay the vote on Ordinance 25-0004 until after April 9 town hall so that the public can weigh in.

Lynn Range
3209 Laurel Avenue
Manhattan Beach

Lynn Range

Luxury Real Estate Specialist
CPS, CNE, SRES
DRE# 01910412

310.308.1221

lynn.range@vistasir.com
LynnRangeLuxuryProperties.com

Vista Sotheby's International Realty
3300 Highland Avenue, Manhattan Beach CA 90266

Martha Alvarez, MMC

From: Rob Perelson <robperelson@gmail.com>
Sent: Tuesday, April 1, 2025 9:08 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Subject: Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Dear Mayor Howorth and Members of the City Council,

Please delay the vote on Ordinance No. 25-0004 until after the April 9th town hall so the public can weigh in.

Thank you,

Robert Perelson
629 31st St
Manhattan Beach, CA. 90266

Martha Alvarez, MMC

From: Robert Stephenson <bob@rsaac.com>
Sent: Tuesday, April 1, 2025 8:55 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; tmirazkhanian@manhattanbeach.gov; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004
Importance: High

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Robert Stephenson CPA
Robert Stephenson An Accountancy Corporation
310.318.1592

PRIVILEGED AND CONFIDENTIAL COMMUNICATION

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Please consider the environment before printing this email. 

Martha Alvarez, MMC

From: Dave Wein <dave1639@gmail.com>
Sent: Tuesday, April 1, 2025 8:53 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Cc: Janet Wein
Subject: [EXTERNAL] Please delay the vote on Ordinance No. 25-0004

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

Dear Mayor Howorth and Members of the City Council,

Please include this email in the public record for the April 1, 2025 City Council meeting.

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Thank you for your time and your service,
Dave Wein
2000 Oak Ave.
(310) 729-0609

Martha Alvarez, MMC

From: Charlotte Marshall <charmpr@aol.com>
Sent: Tuesday, April 1, 2025 8:50 AM
To: List - City Council
Cc: Julie Gonella; Gretchen Renshaw; Lisa R. Moore
Subject: [EXTERNAL] Climate Action Plan Adoption

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

Dear Council members:

I wish to provide my wholehearted support and encouragement for this comprehensive plan and urge you to adopt it. If we don't address these issues, nothing else matters in my opinion.

If we don't have a resilient plan for our community, we will all be miserable and disheartened as we endure increasing/decreasing temperatures, pollution and weather caused disasters. As a community that has placed primary importance on environmental sustainability please continue this stewardship and pass this plan.

Charlotte Marshall

Member: Manhattan Beach Botanical Garden

Former: Community Environmental Task Force Member Sent from my iPad

Martha Alvarez, MMC

From: Cindy Perelson <cindyperelson@gmail.com>
Sent: Tuesday, April 1, 2025 8:50 AM
To: City Clerk; David Lesser; Amy Thomas Howorth; Steve S. Charelian; Nina Tarnay; Joe Franklin; Talyn Mirzakhanian
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,
Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Thank you,
Cindy Perelson
629 31st Street
Manhattan Beach

Martha Alvarez, MMC

From: bellnott@aol.com
Sent: Tuesday, April 1, 2025 8:43 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Fw: Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Subject: Public Comment: Request to Delay Vote on Ordinance No. 25-0004

Please include this email in the public record for the April 1, 2025, City Council meeting.

Dear Mayor Howorth and Members of the City Council,

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public, whom you all represent, can weigh in.

Thank you,

Camela Ott
3200 Laurel Avenue
Manhattan Beach

Martha Alvarez, MMC

From: Kati Haack Morris <Kati@chmarts.com>
Sent: Tuesday, April 1, 2025 8:35 AM
To: List - City Council
Cc: mmorrisjr@hotmail.com
Subject: [EXTERNAL] Fwd: Please Delay Vote on Ordinance No. 25-0004!!

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

Dear Members of the City Council,

I am writing to request that you please delay the vote on Ordinance No. 25-0004 until after the upcoming town hall on April 9. It is crucial that the public has the opportunity to weigh in on this matter before any final decisions are made.

As elected officials, your role, may we all remind you, is to represent and advocate for the best interests of the residents who placed their trust in you, not to cater to the removed and out-of-touch State government. Our community's voice matters, and this town hall provides a vital forum for us to share our perspectives, concerns, and suggestions.

Please consider this request to ensure that the decision-making process is truly reflective of the needs and desires of your constituents.

Best,

Kati and Michael Morris

3313 Walnut Avenue

Kati Haack Morris
Mobile: (310)699-0013

Sent from my iPhone

Martha Alvarez, MMC

From: Christine Sciarrino <tcsciarrino@gmail.com>
Sent: Tuesday, April 1, 2025 8:32 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

**Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Thank you,
Christine Sciarrino
865 3rd Street
Manhattan Beach, CA 90266
Sent from my iPhone

Martha Alvarez, MMC

From: Benjamin Eyer <benjamineyer@gmail.com>
Sent: Tuesday, April 1, 2025 8:32 AM
To: City Clerk; David Lesser; Amy Thomas Howorth; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Please delay the vote on Ordinance No. 25-0004

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

Dear Mayor Howorth and Members of the City Council,

Please include this email in the public record for the April 1, 2025 City Council meeting.

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Ben Eyer

Martha Alvarez, MMC

From: Kati Haack Morris <Kati@chmarts.com>
Sent: Tuesday, April 1, 2025 8:20 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Cc: mmorrisjr@hotmail.com
Subject: [EXTERNAL] Please Delay Vote on Ordinance No. 25-0004!!

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

Dear Members of the City Council,

I am writing to request that you please delay the vote on Ordinance No. 25-0004 until after the upcoming town hall on April 9. It is crucial that the public has the opportunity to weigh in on this matter before any final decisions are made.

As elected officials, your role, may we all remind you, is to represent and advocate for the best interests of the residents who placed their trust in you, not to cater to the removed and out-of-touch State government. Our community's voice matters, and this town hall provides a vital forum for us to share our perspectives, concerns, and suggestions.

Please consider this request to ensure that the decision-making process is truly reflective of the needs and desires of your constituents.

Best,

Kati and Michael Morris

3313 Walnut Avenue

Kati Haack Morris
Mobile: (310)699-0013

Sent from my iPhone

Martha Alvarez, MMC

From: Mike Bohannon <mikebohannon649@gmail.com>
Sent: Tuesday, April 1, 2025 8:14 AM
To: City Clerk
Subject: [EXTERNAL] New apt development sepulveda/rosecrans

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

My understanding is there is a review meeting and public discussion April 9, 2025. If that is the case then I disagree as to any city council decision at tonight's scheduled meeting/vote as to until after the April 9, 2025 meeting.

Thank you.

Mike Bohannon
649 Marine, MB, CA 90266
Sent from my iPhone

Martha Alvarez, MMC

From: Elizabeth Beare Tucker <elizabethbtucker@gmail.com>
Sent: Tuesday, April 1, 2025 8:14 AM
To: Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; City Clerk; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Delay Vote on Ordinance No. 25-0004

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

Dear Mayor Howorth and City Council Members,

I am writing to respectfully request that the City Council delay the April 1st vote on Ordinance No. 25-0004 until after the town hall on April 9th.

This proposed residential overlay district will have significant and lasting impacts on many factors that make Manhattan Beach a safe, and sought after community. Including but not limited to the following:

- property values
- general safety
- road safety
- traffic
- kids safety
- citizens health
- school resources
- access to emergency services
- quality of life
- suburban living

Given the magnitude of these potential changes, it is essential that the voices of citizens are heard and fully integrated into the decision-making process. Delaying the vote until after The Town Hall meeting would ensure that all perspectives are considered before any final decisions are made.

I urge you to give this request serious consideration and to allow ample time for the necessary discussions and deliberations.

It is crucial that we approach such an important decision with transparency and a full understanding of its potential consequences.

If the city proceeds forward hastily, everyday lives of residences will without a doubt be affected negatively.

Thank you for your time and attention to this matter.

Elizabeth Tucker

2204 Oak Avenue

Please include this email in the public record for the April 1, 2025 City Council meeting

Martha Alvarez, MMC

From: Summer Sheets <summersheets29@gmail.com>
Sent: Tuesday, April 1, 2025 8:12 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Cc: Todd Cogan; Tom Sheets
Subject: [EXTERNAL] Please delay the vote on ordinance 25-004

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

To the amazing city council members of our sweet little town -

Please consider delaying the vote on this ordinance until after next weeks town hall meeting. We need to do all we can to keep us a sweet little town!!

Thank you!
Summer & Tom Sheets
621 29th Street

Sent from my iPhone

Martha Alvarez, MMC

From: Daniel Shabani <ds11873@gmail.com>
Sent: Tuesday, April 1, 2025 8:02 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhania; Nina Tarnay
Subject: [EXTERNAL] Please delay the vote on Ordinance No. 25-0004

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

Dear Mayor Howorth and Members of the City Council,

Please include this email in the public record for the April 1, 2025 City Council meeting.

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Thank you

Daniel Shabani
405 5th St.
Manhattan Beach
(310) 467-8077

Martha Alvarez, MMC

From: Jed Danner <jed.danner@gmail.com>
Sent: Tuesday, April 1, 2025 8:02 AM
To: City Clerk
Subject: [EXTERNAL] Request to delay vote on Ord No 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public is informed and can properly weigh in.

Thank you,
John Danner
400 16th St

Martha Alvarez, MMC

From: Natasha MacDonald <natasha.k.macdonald@gmail.com>
Sent: Tuesday, April 1, 2025 7:49 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Dear Mayor Howorth and Members of the City Council,
Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Natasha & Michael MacDonald (15 year residents on Manhattan Beach)
3405 Walnut Ave
Manhattan Beach, CA 90266
(816) 813-6293

Martha Alvarez, MMC

From: Paula Cogan <paula.cogan@me.com>
Sent: Tuesday, April 1, 2025 7:41 AM
To: City Clerk
Cc: T C; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhonian; Nina Tarnay
Subject: [EXTERNAL] Please delay the vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Paula Cogan
2301

Martha Alvarez, MMC

From: Jennifer Annick <jakannick@gmail.com>
Sent: Tuesday, April 1, 2025 7:31 AM
To: List - City Council
Subject: [EXTERNAL] CAAP plan

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

To members of the City Council-

Manhattan Beach has been a leader in sustainability for decades. Adopting the CAAP will guarantee that Manhattan Beach demonstrates the city's dedication to striving for the best future possible for its residents and community.

> - It's more important now than ever, as the federal government rolls back environmental protections, that local governments to take action to reduce greenhouse gas emissions and protect the future of our communities.

Adopting the CAAP is a smart investment in the city's future. Actions to reduce greenhouse gas emissions will directly impact the residents with more energy efficiency, saving money on utility bills, cooling local temperatures and protecting the community from the impacts of climate change.

Thank you for the work you do for our city and for your consideration in this important matter.

Sincerely,
Jennifer Annick Kelsch
MB resident

Martha Alvarez, MMC

From: Mike Kersey <mike@mikekersey.com>
Sent: Tuesday, April 1, 2025 7:27 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Cc: Ted Faturos
Subject: [EXTERNAL] Public Comment: Request to delay vote 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,
Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

I am extremely concerned about the State mandating the flagrant disregard for our city's zoning. The current ROD project (2301 Sepulveda) destroys site lines and single family home privacy, provides for woefully inadequate parking, and ignores the traffic impact on our major artery. It is foolish to believe that not providing parking to an apartment unit will mean that the tenant won't have a car. They will simply park it in the adjacent single family neighborhood impacting a neighborhood that already has a parking challenge.

We must fight the State mandating the destruction of our property values from afar in a one size fits all approach even if it costs us State funding.

Please stop these overbuilds of projects that do not match our city. At minimum, please modify to allow for full parking for tenants and guests, account for traffic and reduce the heights to match the rest of our city.

Thank you,
Michael Kersey
Oak Avenue, Manhattan Beach

Martha Alvarez, MMC

From: Daniel Stephenson <danielr4@gmail.com>
Sent: Tuesday, April 1, 2025 7:18 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhonian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Dear Mayor Howorth and Members of the City Council,
Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

I have been a part of this community my entire life, and seen many changes. But increasing height restrictions, increasing density will create a loss of the small town feel forever. It will affect so many aspects of why we all live here. Please wait to hear this from the residents and voters before making a decision.

Daniel Stephenson
616 35th St, Manhattan Beach, CA 90266

Sent from Gmail Mobile

Martha Alvarez, MMC

From: Leslie Whittet <lesliewhittet@gmail.com>
Sent: Tuesday, April 1, 2025 7:14 AM
To: List - City Council
Subject: [EXTERNAL] Support of Climate Action and Adaptation Plan (CAAP)

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

Good Morning,

I am writing to let you know of my support for the CAAP being proposed for Manhattan Beach. It is important that we continue to strive to make an impact. Local action is needed to ensure that the City of Manhattan Beach is doing its part to mitigate climate change and adapt to its current and future effects:

Manhattan Beach has been a leader in sustainability for decades. Adopting the CAAP will guarantee that Manhattan Beach continues to be a leader and demonstrates the city's dedication to striving for the best future possible for its residents and community.

Adopting the CAAP is an important step for the city to show its commitment to the health and resiliency of the community.

It's more important now than ever, as the federal government rolls back environmental protections, that local governments take action to reduce greenhouse gas emissions and protect the future of our communities.

We are seeing every year the increasing impacts of climate change on our communities, from longer droughts, increasing temperatures, and increasing devastating wildfires.

Adopting the CAAP is a smart investment in the city's future. Actions to reduce greenhouse gas emissions will directly impact the residents with more energy efficiency, saving money on utility bills, cooling local temperatures and protecting the community from the impacts of climate change.

It's important for our leaders to take action now to work toward and secure the best possible future for our children, grandchildren, and generations to come.

Sincerely,

Leslie Whittet

Martha Alvarez, MMC

From: Jordan Holtmeier <jajudd13@gmail.com>
Sent: Tuesday, April 1, 2025 6:52 AM
To: List - City Council
Subject: [EXTERNAL] ROD Designation

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

Dear City Council,

I respectfully request that Item No. 6 be removed from the consent calendar for the April 1, 2025 meeting. It is important that the city first hears from its residents at the forum on April 9 before moving forward with any amendments related to the ROD designation. It is concerning that the council intends to take action prior to receiving input from the community, and I urge that this item be removed from the agenda.

Thank you for your consideration.

Jordan Holtmeier
Sent from my iPhone

Martha Alvarez, MMC

From: Joy Friend <joydfriend@yahoo.com>
Sent: Tuesday, April 1, 2025 6:44 AM
To: List - City Council
Subject: [EXTERNAL] Ordinance No. 25-0004

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

Dear Mayor Howorth and Members of the City Council,

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Thank you,

Joy & Scott Roberts, 30+ year MB Residents

Martha Alvarez, MMC

From: Wysh Weinstein <kristenwysh@gmail.com>
Sent: Tuesday, April 1, 2025 6:42 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Delay Item 6 on agenda

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

Dear Council Members and City Staff:

Please consider pulling item 6 from the agenda until after residents can learn more about it on April 9th. This will greatly impact our neighborhood and it's important to consider all the factors before you can make an informed recommendation and decision.

Unfortunately I will be at a School Board meeting on the 9th but will have some of my neighbors there to gain insight and share their concerns.

Thanks for all you do.
Respectfully,
Wysh Weinstein

Sent from my iPhone

Martha Alvarez, MMC

From: Jennifer Brumley <jennifer.brumley@icloud.com>
Sent: Tuesday, April 1, 2025 6:38 AM
To: List - City Council
Subject: [EXTERNAL] Longtime Residents Urge You to Protect Our Neighborhoods

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

Dear Mayor Howorth, Mayor Pro Tem Lesser and Councilmembers, Charelian, Tarnay, and Franklin:

As a third-generation Manhattan Beach resident, I'm reaching out again because this conversation around ROD zoning affects not just policy—it affects people.

Families like mine have lived on Oak Avenue since 1946. Over the decades, we've seen the city grow thoughtfully. But placing high-density zoning along Sepulveda, right next to single-family homes, risks undoing that legacy.

This isn't resistance to housing—it's a call for balance. Rosecrans Avenue offers a far more suitable alternative: commercial lots without residential neighbors, allowing for needed development without harming established neighborhoods.

Please remember that your decisions shape the lived experience of real families—your constituents. We're asking you to use the discretion you have to make a choice that reflects care, not just compliance.

Thank you again for your time and service,
David and Jennifer Brumley
2705 Oak Avenue

Martha Alvarez, MMC

From: Amy Thompson <amyshepherdthompson@gmail.com>
Sent: Tuesday, April 1, 2025 6:32 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Amy Thompson
2105 Oak Ave
Manhattan Beach 90266

Martha Alvarez, MMC

From: Jennifer Brumley <jennifer.brumley@icloud.com>
Sent: Tuesday, April 1, 2025 6:22 AM
To: Nina Tarnay; List - City Council
Subject: [EXTERNAL] Thank you for response!

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

Dear Councilmember Nina,

Thank you for your response. As a third-generation Manhattan Beach resident, I appreciate your commitment to doing what's best for the city—and I hope you'll continue to keep the voices of longtime residents like myself at the heart of that vision.

My grandparents built their home on Oak Avenue in 1946, when the area was still mostly undeveloped. My family has invested in this community for nearly 80 years.

High-rise development along Sepulveda will directly harm families living nearby. It will bring traffic hazards, air and noise pollution, and place dense buildings right next to single-family homes. That's not in the best interest of the people who live here.

A better alternative is to shift the ROD zone to Rosecrans Avenue, where commercial properties do not border homes. The City has the discretion to make this change—and should act now.

Sincerely,
Jennifer Brumley

Martha Alvarez, MMC

From: Adam Heeg <adamheeg@gmail.com>
Sent: Tuesday, April 1, 2025 3:45 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Cc: Abbey Raish
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Thank you,

Adam Heeg and Abbey Raish
1901 Oak Ave

Martha Alvarez, MMC

From: Jennifer Brumley <jennifer.brumley@icloud.com>
Sent: Tuesday, April 1, 2025 12:00 AM
To: List - City Council
Subject: [EXTERNAL] Stop Sepulveda high-rise developments!

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

To my elected MB city council:

I am a property owner at 2705 Oak Avenue.

The proposed high-rise developments along Sepulveda pose a direct threat to my family's well-being. These projects will bring unsafe traffic conditions and significantly worsen air and noise pollution. This is especially harmful to those of us who live right next to these parcels. ROD zoning should not be applied to Sepulveda properties that are adjacent to single-family homes.

The City must take action by shifting the ROD designation to Rosecrans Avenue, which has commercial sites that do not abut residential neighborhoods. **The City has the power to revise the zoning plan and should act accordingly.**

Thank you,
Jennifer Brumley

Martha Alvarez, MMC

From: Jessica Kellett <jessica.kellett@gmail.com>
Sent: Monday, March 31, 2025 10:35 PM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Dear Mayor Howorth and Members of the City Council,

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Jessica Kellett
3509 Walnut Ave
Manhattan Beach, CA

Martha Alvarez, MMC

From: Cathy Hobart <cathyhobart@verizon.net>
Sent: Monday, March 31, 2025 10:27 PM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhanian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Please include this email in the public record for the April 1, 2025, City Council meeting.

Dear Mayor Howorth and Members of the City Council,

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Thank you,

Cathy Hobart
714 Pacific Avenue
Manhattan Beach

Martha Alvarez, MMC

From: Howard Miller <howardmiller13@gmail.com>
Sent: Monday, March 31, 2025 10:18 PM
To: City Clerk
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Dear Mayor Howorth and Members of the City Council,

I strongly urge you to delay the April 1 vote on Ordinance No. 25-0004 until after the town hall on April 9.

This ordinance represents a significant set of changes for our city, and voting before the public has a chance to fully understand and discuss the proposal undermines the principles of transparency and community engagement.

The upcoming town hall exists for this very reason — to allow residents to ask questions and share concerns. Proceeding with a vote beforehand sends the wrong message about the role of public input in the decision-making process.

Please show the community that our voices matter by waiting until after the April 9 forum.

Thank you for your consideration.

Sincerely,
Howard Miller
2201 Oak Ave.

Please include this email in the public record for the April 1, 2025 City Council meeting

Best,
Howard

Martha Alvarez, MMC

From: Marsha Malozemova <malozemova@gmail.com>
Sent: Monday, March 31, 2025 10:18 PM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; Talyn Mirzakhonian; Nina Tarnay
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Dear Mayor Howorth and Members of the City Council,
Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Thanks,
Marsha

Marsha Malozemova
2305 Oak Ave

Martha Alvarez, MMC

From: Debbie Holden <holdendeb@yahoo.com>
Sent: Monday, March 31, 2025 9:36 PM
To: List - City Council
Subject: [EXTERNAL] ROD

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

Dear Manhattan Beach City Council,

I have owned my home at the corner of Oak & 30th since 1999. The numerous high rise residential projects being proposed & apparently mandated in Manhattan Beach would be a disaster if developers are allowed to proceed along the Sepulveda corridor.

Rosecrans is much better suited to this kind of development. It seems to me that you all know this already.

I find the fact that this situation has been discussed by the planning commission seemingly behind closed doors for quite awhile horrifying at best. When will they have the courage to show their faces to the homeowners whose lives they will be ruining?

How would I find data regarding how many units are mandated statewide & how these numbers have been determined?

Sincerely,
Debbie Holden
3000 Oak Ave

Sent from my iPad
Debbie Holden

Martha Alvarez, MMC

From: Ryan Tucker <rptucker1@msn.com>
Sent: Monday, March 31, 2025 9:24 PM
To: Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; ntarney@manhattanbeach.gov; Talyn Mirzakhonian; City Clerk
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Dear Mayor Howorth and City Council Members,

I hope this message finds you well. I am writing to respectfully request that the City Council delay the April 1st vote on Ordinance No. 25-0004 until after the town hall on April 9th. This proposed residential overlay district will have significant and lasting impacts on property values, kids safety, citizens health, school resources, and emergency services, all of which warrant careful and thorough consideration.

Given the magnitude of these potential changes, it is essential that the voices of citizens are heard and fully integrated into the decision-making process. The town hall meeting offers an invaluable opportunity for community input, and delaying the vote until after this event would ensure that all perspectives are considered before any final decisions are made.

I urge you to give this request serious consideration and to allow ample time for the necessary discussions and deliberations. It is crucial that we approach such an important decision with transparency and a full understanding of its potential consequences.

Thank you for your time and attention to this matter.

Ryan Tucker

2204 Oak Avenue

Please include this email in the public record for the April 1, 2025 City Council meeting.

Martha Alvarez, MMC

From: Lisa Coppedge <lisa.coppedge@gmail.com>
Sent: Monday, March 31, 2025 9:06 PM
To: List - City Council
Subject: [EXTERNAL] Support of CAAP

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

Dear City Council,

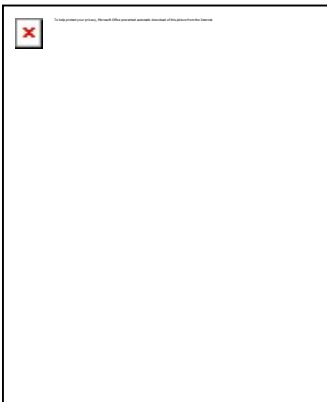
As a Manhattan Beach resident and one of the founders of Grades of Green, I appreciate the collaboration we have had with the City of Manhattan Beach for almost two decades. The City donated a large composter in 2007 to kick-off Grand View Elementary's Trash Free Lunch program.

In January 2008, students from all five MB elementary schools asked the MB City Council to ban plastic bags, which they did unanimously and backed this decision all the way to the California Supreme Court. These actions set a precedent, with the State of California banning plastic bags in 2014, and today, a total of 14 states have banned plastic bags. Thank you, Manhattan Beach City Council!!

Manhattan Beach is a leader in Environmental Stewardship. Let's continue this path and show the county, state, and country what is possible.

I support this Climate Action Adoption Plan and ask you to support this plan as well.

Grades of Green and I look forward to working with the City of Manhattan Beach to continue to educate and empower students to take action and lead positive environmental outcomes, resulting in a clean and sustainable environment for generations to come.



Lisa Coppedge
Co-Founder and Board of Director
Grades of Green
c: 310.292.0357
1730 E. Holly Ave., El Segundo, CA 90245
www.gradesofgreen.org

Martha Alvarez, MMC

From: NANCY HARADA <nharada@ucla.edu>
Sent: Monday, March 31, 2025 9:03 PM
To: City Clerk
Subject: [EXTERNAL] City Council meeting input: Delay vote on Ordinance 25-0004

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

Please delay the vote scheduled for tomorrow night (April 1) at the City Council meeting on Ordinance No. 25-0004 — a sweeping zoning change that could reshape parts of our city. Item #6 on the agenda. it does not make sense to vote on this ordinance before the community meeting next week.

Nancy Harada

Martha Alvarez, MMC

From: Jamie Grass <jamiegrass7@gmail.com>
Sent: Monday, March 31, 2025 9:00 PM
To: List - City Council
Subject: [EXTERNAL] Item No.6

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

When someone sent me this Item I thought it was a joke. Sadly it's not.

I request that Item No. 6 be removed from the consent calendar for the April 1, 2025 meeting. The City should hear from its residents at the forum on April 9 before adopting any further amendments affecting the ROD designation. It is distressing that council plans to take action before hearing from the community, and I request this item be removed.

I've lived here my entire life and not listening to residents first on an issue this large is very concerning.

**Thanks,
Jamie Grass**

Sent from my iPhone

Martha Alvarez, MMC

From: Kim Martin <kim@kimlewandmartin.com>
Sent: Monday, March 31, 2025 8:28 PM
To: List - City Council
Subject: [EXTERNAL] Support of CAAP

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

Honorable Councilmembers,

I have tried to submit this electronically to no avail. Here are the comments I would like to submit - thanks!

Kim

I'm an environmental attorney, a founder of environmental education nonprofit Grades of Green, and was a member of the City's Environmental Task Force for the City Council as well as the School Districts Green Council. I submit these comments in support of the CAAP.

- We're seeing increasing impacts of climate change on our communities, from longer droughts, increasing temperatures, and increasing devastating wildfires/floods. These impacts aren't just bad for the environment and our ability to sustain human life, but they COST THE CITY WAY MORE MONEY THAN INVESTING IN CLIMATE MITIGATION STRATEGIES.

- Adopting the CAAP is a smart investment in the city's future. Actions to reduce greenhouse gas emissions will directly impact the residents with more energy efficiency, saving money on utility bills, cooling local temperatures and protecting the community from the impacts of climate change.

- As I can personally attest to via my collaborations with the City via my various environmental roles, Manhattan Beach has been a leader in sustainability for decades. Adopting the CAAP will guarantee that Manhattan Beach continues to be a leader and demonstrates the city's dedication to striving for the best future possible for its residents and community.

- Adopting the CAAP is an important step for the city to show its commitment to the health and resiliency of the community.

- It's more important now than ever for local governments like our city to act, as the federal government has already been severely rolling back environmental protections. Local governments MUST take action to reduce greenhouse gas emissions and protect the future of our communities.

- it's important for our local leaders to take action now to work toward and secure the best possible future for our children, grandchildren, and generations to come.

Thank you for your careful consideration -I trust you to do the right thing by our earth, our city, and its residents.
Kim Lewand Martin

Martha Alvarez, MMC

From: Kim Lewis <kim@coe-creek.com>
Sent: Monday, March 31, 2025 7:11 PM
To: City Clerk
Subject: [EXTERNAL] Climate Action Plan Comments
Attachments: MB CAAP comments.pdf

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

Enclosed are my comments

Kim Lewis
1213 18th Street
Manhattan Beach
310-545-0057

Thank you for recognizing the risks of climate change and developing a plan to try to address it with reductions in GHG emissions and increasing resilience.

Here are my comments:

Table of Contents

This lists four appendices:

Appendix A: Community Engagement Summary

Appendix B: Major Climate Policies and Regulations in California

Appendix C: Existing Planning Goals and Policies

Appendix D: Technical Methods

There are no appendices in the draft document for review.

Also:

Page 1-4 references an Appendix C; but states it is “potential funding sources”.

Page 1-6 references an Appendix D; but states it is “Community Engagement Summary”.

Page 1-11 references Appendix B correctly.

Pages 1-12 and 1-13 reference Appendix C correctly.

Page 4-3 (note 3) references Appendix D; but states it contains social, economic and health vulnerability indicators, which might be included in Technical Methods; but, again, there are no appendices in the draft document.

Page 6-1 references an Appendix D; but states it is “Climate Change Vulnerability Assessment”.

Consider adding a table of tables and a table of figures to the TOC.

Chapter 1

Page 1-9 (and other places in document): Is it too late to add mention to 2025 fires (Pacific Palisades and Alta Dena)?

Chapter 3

Table 3-1: I’m not sure how off-road equipment is defined or calculated; but the huge deltas in values (2012 [1782] to 2016 [6398] to 2019 [306] to 2020 [4226] make me question the validity of the data presented.

Chapter 4

Table 4-4: The tree canopy coverage worse in the area that value ocean views. Won't be easy to address this (Section N1 in Chapter 5).

Chapter 5

Is there any reason that the section letter identifiers aren't presented alphabetically?

The Climate Positive Visions are extremely ambitious.

Is Figure 5-1 repeated?

Page 5-16: Climate Positive Vision for V1 - City has no control over what vehicles its citizens purchase.

Section M1: Pedestrian mobility needs to address lack of sidewalks west of Sepulveda and very short time periods at cross-walks city-wide.

Section W1: Replacing vegetation in the Green Belt with California Natives is water smart.

Section R1: Climate Positive Vision should read "Zero organic waste to landfill"

Chapter 6

Page 6-4, AP1c: Pilot a community garden. Consider locations which are accessible by public transportation."

A Community Garden is nice; but it doesn't really support green infrastructure.

Chapter 7

"This chapter focuses on how the City will implement the strategies and actions laid out in Chapter 5 (for reducing GHG emissions) and Chapter 6 (for increasing community resilience), and track progress towards carbon neutrality by 2045."

However, Chapter 7 seems to only address Chapter 5. Table 7-1 addresses Chapter 5; but not Chapter 6. There should be an equivalent table for Chapter 6 in this section.

Final comment:

Greenhouse Gas Emissions (GHG) include those from gas leaf blowers. Just search on-line to see how polluting they are.

Get serious on enforcing MB leaf blower ban to support reducing GHG emissions.

Martha Alvarez, MMC

From: Vicki Marcellino <vlmarcellino@gmail.com>
Sent: Monday, March 31, 2025 6:40 PM
To: City Clerk
Subject: [EXTERNAL] Ordinance No 25-0004 Request to Delay Vote Scheduled for April 1, 2025

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

Please include this email in the public record for the April 1, 2025 City Council meeting.

Please delay the vote on Ordinance No. 25-0004 until after the April 9, 2025 town hall so the public can weigh in. This is a very important community issue and the vote must be based on behalf of the concerns of the residents who will be affected. Our votes during last November's election were based on the trust we placed on the city council members who were elected and we are counting on you to honor that trust.

Sincerely,

Vicki Marcellino
1904 Oak Ave
Manhattan Beach, CA 90266

Martha Alvarez, MMC

From: Ryan Bunting <rmbunting3@gmail.com>
Sent: Monday, March 31, 2025 6:19 PM
To: City Clerk
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Dear City Council,

I strongly urge you to delay the April 1 vote on Ordinance No. 25-0004 until after the town hall on April 9.

This represents a significant set of changes for the city, and voting before the public can be educated on the proposal and understand the full impact undermines the principles of transparency and community engagement.

Thank you for your consideration.

Sincerely,

Ryan Bunting

2209 Oak Ave.

Please include this email in the public record for the April 1, 2025 City Council meeting

Martha Alvarez, MMC

From: Tate Behrens <tateobehrens@gmail.com>
Sent: Monday, March 31, 2025 6:00 PM
To: List - City Council
Subject: [EXTERNAL] Remove item 6

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

To the city council:

I request that Item No. 6 be removed from the consent calendar for the April 1, 2025 meeting. The City should hear from its residents at the forum on April 9 before adopting any further amendments affecting the ROD designation. It is distressing that council plans to take action before hearing from the community, and I request this item be removed.

Sent from my iPhone

Martha Alvarez, MMC

From: Rongzhi Liu <rongzhi@yahoo.com>
Sent: Monday, March 31, 2025 5:48 PM
To: City Clerk
Subject: [EXTERNAL] Delay the vote on Ordinance N0 25-0004

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

Dear Council Members:

I am writing to ask you please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in. This Ordinance is too important to be voted without the public town hall.

Thank you!

Ron & Sunny Liu
1900 Oak Ave

Martha Alvarez, MMC

From: Amy Thompson <amyshepherdthompson@gmail.com>
Sent: Monday, March 31, 2025 4:58 PM
To: City Clerk
Subject: [EXTERNAL] April 1 -- City Council Meeting

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

Please delay the vote on Ordinance No. 25-0004 until after the April 9 town hall so the public can weigh in.

Amy Thompson
2105 Oak Ave
Manhattan Beach, CA 90266

Martha Alvarez, MMC

From: Todd Cogan <t.cogan@mac.com>
Sent: Monday, March 31, 2025 4:12 PM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; ntarney@manhattanbeach.gov; Talyn Mirzakhian
Cc: Paula Pineiro Cogan
Subject: [EXTERNAL] Public Comment: Request to Delay Vote on Ordinance No. 25-0004

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

Dear Mayor Howorth and Members of the City Council,

I strongly urge you to **delay the April 1 vote on Ordinance No. 25-0004 until after the town hall on April 9.**

This ordinance represents a significant set of changes for our city, and voting before the public has a chance to fully understand and discuss the proposal undermines the principles of transparency and community engagement.

The upcoming town hall exists for this very reason — to allow residents to ask questions and share concerns. Proceeding with a vote beforehand sends the wrong message about the role of public input in the decision-making process.

Please show the community that our voices matter by waiting until after the April 9 forum. Thank you for your consideration.

Sincerely,

Todd Cogan
2301 Oak Ave.

Please include this email in the public record for the April 1, 2025 City Council meeting

Martha Alvarez, MMC

From: Ginny Renke <ginnyrenke@gmail.com>
Sent: Monday, March 31, 2025 3:42 PM
To: List - City Council
Subject: [EXTERNAL] Item No. 6

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

Dear City Council:

I request that Item No. 6 be removed from the consent calendar for the April 1, 2025 meeting. The City should hear from its residents at the forum on April 9 before adopting any further amendments affecting the ROD designation. It is distressing that council plans to take action before hearing from the community, and I request this item be removed.

Sincerely,
Virginia Renke

Sent from my iPhone

Martha Alvarez, MMC

From: lynn harris <nolim8s@gmail.com>
Sent: Monday, March 31, 2025 3:36 PM
To: List - City Council
Subject: [EXTERNAL] April 9 meeting ROD

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

Kinda thinking this is a big deal - please be sure BR posts it etc. thx

Martha Alvarez, MMC

From: Taylor O'Brien <taysobrien@gmail.com>
Sent: Monday, March 31, 2025 2:45 PM
To: List - City Council
Subject: [EXTERNAL] URGENT

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

I request that Item No. 6 be removed from the consent calendar for the April 1, 2025 meeting. The City should hear from its residents at the forum on April 9 before adopting any further amendments affecting the ROD designation. It is distressing that council plans to take action before hearing from the community, and I request this item be removed.

REGARDS,
Taylor O'Brien
Manhattan Beach Local

Martha Alvarez, MMC

From: Sarah <leftonse@gmail.com>
Sent: Monday, March 31, 2025 2:45 PM
To: List - City Council
Subject: [EXTERNAL] Check your moral compass. It's enough! Your citizens are NOT happy!

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

I request that Item No. 6 be removed from the consent calendar for the April 1, 2025 meeting. The City should hear from its residents at the forum on April 9 before adopting any further amendments affecting the ROD designation. It is distressing that council plans to take action before hearing from the community, and I request this item be removed.

Your citizens are speaking time to listen. You already went to the dark side with the rosecrans project don't allow the same for Sepulveda!

Sarah Lefton
464 33rds street
Sent from my iPhone

Martha Alvarez, MMC

From: Avery Caskey <avery@jencaskeygroup.com>
Sent: Monday, March 31, 2025 2:36 PM
To: List - City Council
Subject: [EXTERNAL] Remove Item No. 6

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

I request that Item No. 6 be removed from the consent calendar for the April 1, 2025 meeting. The City should hear from its residents at the forum on April 9 before adopting any further amendments affecting the ROD designation. It is distressing that council plans to take action before hearing from the community, and I request this item be removed.

Avery Caskey

Realtor | [Jen Caskey Group](#)

Compass

Cell: 310-344-0767 | DRE: 02094523



Martha Alvarez, MMC

From: Karina Ritter <karinaritter@icloud.com>
Sent: Monday, March 31, 2025 2:33 PM
To: List - City Council
Subject: [EXTERNAL] April 1, 2025 Agenda

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

To the City Council:

I request that Item No. 6 be removed from the consent calendar for the April 1, 2025 meeting. The City should hear from its residents at the forum on April 9 before adopting any further amendments affecting the ROD designation. It is distressing that council plans to take action before hearing from the community, and I request this item be removed.

Best,
Karina Ritter
Oak street resident

Sent from my iPhone

Martha Alvarez, MMC

From: Brittany Thielen <bpthielen@gmail.com>
Sent: Monday, March 31, 2025 2:32 PM
To: List - City Council
Subject: [EXTERNAL] No. 6

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

To the city council:

I request that Item No. 6 be removed from the consent calendar for the April 1, 2025 meeting. The City should hear from its residents at the forum on April 9 before adopting any further amendments affecting the ROD designation. It is distressing that council plans to take action before hearing from the community, and I request this item be removed.

Martha Alvarez, MMC

From: Amy Farrell <amynfarrell@gmail.com>
Sent: Monday, March 31, 2025 2:31 PM
To: List - City Council
Subject: [EXTERNAL] Removing item No.6

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

To the city council:

I request that Item No. 6 be removed from the consent calendar for the April 1, 2025 meeting. The City should hear from its residents at the forum on April 9 before adopting any further amendments affecting the ROD designation. It is distressing that council plans to take action before hearing from the community, and I request this item be removed.

Thank you!

Amy Kuolt
Sent from my iPhone

Martha Alvarez, MMC

From: Jaclyn Johnson <jaclyngrassjohnson@gmail.com>
Sent: Monday, March 31, 2025 2:30 PM
To: List - City Council
Subject: [EXTERNAL] REMOVE No. 6 from consent calendar!

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

Hello,

I request that Item No. 6 be removed from the consent calendar for the April 1, 2025 meeting. The City should hear from its residents at the forum on April 9 before adopting any further amendments affecting the ROD designation. It is distressing that council plans to take action before hearing from the community, and I request this item be removed.

Thank you.

Jaclyn G. Johnson

Martha Alvarez, MMC

From: Ingrid Figueiredo <ing.a.fig@gmail.com>
Sent: Monday, March 31, 2025 2:29 PM
To: List - City Council
Subject: [EXTERNAL] City Council Request

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

To the city council:

I request that Item No. 6 be removed from the consent calendar for the April 1, 2025 meeting. The City should hear from its residents at the forum on April 9 before adopting any further amendments affecting the ROD designation.

It is distressing that council plans to take action before hearing from the community, and I request this item be removed.

Thank you for the consideration.
Ingrid Figueiredo

Martha Alvarez, MMC

From: Lauren Smith <lolauren1@gmail.com>
Sent: Monday, March 31, 2025 2:27 PM
To: List - City Council
Subject: [EXTERNAL] ROD designation

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

I request that Item No. 6 be removed from the consent calendar for the April 1, 2025 meeting. The City should hear from its residents at the forum on April 9 before adopting any further amendments affecting the ROD designation. It is distressing that council plans to take action before hearing from the community, and I request this item be removed.

Martha Alvarez, MMC

From: Bri Haydis <brihaydisre@gmail.com>
Sent: Monday, March 31, 2025 2:27 PM
To: List - City Council
Subject: [EXTERNAL] Item No. 6 - Removal

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

To the city council:

I request that Item No. 6 be removed from the consent calendar for the April 1, 2025 meeting. The City should hear from its residents at the forum on April 9 before adopting any further amendments affecting the ROD designation. It is distressing that council plans to take action before hearing from the community, and I request this item be removed.

Bri Haydis
REALTOR® | Luxury Property Specialist
Compass | South Bay

call | text 310.529.1308
Bri@BriHaydis.com
www.BriHaydis.com
@bri.haydis

DRE #002003308

// sent from my iPhone

Martha Alvarez, MMC

From: Scott Oranburg <S.Oranburg@gmail.com>
Sent: Monday, March 31, 2025 2:13 PM
To: Planning; List - City Council
Subject: [EXTERNAL] Re: ROD Designation and Public Health and Safety

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

Dear All:

Suffice it to say, the lack of response from my local representatives has been disquieting. As I have discussed the proposed changes to our community with my neighbors, there has been universal alarm and fear that our representatives are acting in such a way to jeopardize the health and safety of its constituents. In addition to the aforementioned concerns, I would like to highlight that Oak does not even have sidewalks -- it is quite shocking the planning department intends to fast track high rises into a residential neighborhood that would make it impossible for children to safely visit their neighbors. Once again, this is evidence that the ROD overlay abutting Oak lacks adequate infrastructure to proceed with the proposed builds without deleterious impacts to the health and safety of the community -- the city has express power to reject new developments for this reason, which the community implores it to do.

At minimum, agenda item #6 should be tabled from tomorrow's meeting until the community is given their opportunity to have their voices heard at the April 9th forum so the planning committee can adequately weigh the dangers to health and safety that would be caused by developing the proposed structures that fail to conform to the pre-existing code and guidelines.

Thank you.

-Scott

On Mon, Mar 24, 2025 at 9:12 AM Scott Oranburg <S.Oranburg@gmail.com> wrote:

Hello,

I am a homeowner on Oak Ave and am shocked to discover the designation of the lot on Sepulveda immediately adjacent to my property as ROD, where I am trying to safely raise my one-year-old and three-year-old sons. Without any transparency or communication from our officials, I am alarmed to find the city is already in the process of permitting multiple high-rise buildings, including one that is intended to be 18 stories. These structures would irrevocably impact the health, safety, pollution, traffic congestion, and existing environment and native species of my community. Moreover, rather than use any reasonable level of scrutiny, there has been no investigation whatsoever into the extent of the potential impacts which will result. There has been no inquiry into what parking is necessary to accommodate the additional inhabitants (nor have there been assurances that such parking is

subterranean to avoid exhaust and debris from spilling directly onto the immediately adjacent residential homes), and what impacts permitted parking would have on the ability to safely use our roads. These proposed buildings will impact already-congested roads that have a documented history of unsafe driving around young children, which is particularly alarming given the fatalities that have occurred on Sepulveda in recent history and countless high school students that e-bike on our roads to get to school every day. There are obvious results of pollution and waste, which have not gone through proper channels of inquiry. I personally suffer from asthma which has required emergent care, and I have grave concerns that allowing for above-ground parking will result in irrevocable health results for myself and children.

This is all particularly alarming when there are commercial areas within Manhattan Beach that would benefit from increased foot traffic and have infinitely better infrastructure and impacts to accommodate large-scale units, such as that on Rosecrans. Under CA Govt. Code § 65915(d)(1)(B), the city has the express power to disapprove new builds if there "would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety . . . and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact[.]" It is self-evident this applies here given the reasons listed above.

The City has a duty to its residents to use the powers it has at its disposal rather than making the affirmative choice to avoid scrutinizing these developments to ensure the health and safety of its residents are not jeopardized.

If the City Council chooses to continue its negligent misuse of powers, our community will be activated to use all of our power to ensure this is repaid when those in power seek re-election or higher office.

Thank you,

Scott Oranburg

Martha Alvarez, MMC

From: Vlad Gavrikov <gavrikovvlad1@gmail.com>
Sent: Monday, March 31, 2025 2:05 PM
To: List - City Council
Subject: [EXTERNAL] April 1, 2025 Agenda

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

To the city council:

I request that Item No. 6 be removed from the consent calendar for the April 1, 2025 meeting. The City should hear from its residents at the forum on April 9 before adopting any further amendments affecting the ROD designation. It is distressing that council plans to take action before hearing from the community, and I request this item be removed.

Vladislav Gavrikov

Martha Alvarez, MMC

From: Blakeley Oranburg <blakeleyoranburg@gmail.com>
Sent: Monday, March 31, 2025 1:59 PM
To: List - City Council
Subject: [EXTERNAL] April 1, 2025 Agenda

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

To the City Council:

I request that Item No. 6 be removed from the consent calendar for the April 1, 2025 meeting. The City should hear from its residents at the forum on April 9 before adopting any further amendments affecting the ROD designation. It is distressing that council plans to take action before hearing from the community, and I request this item be removed.

Blakeley Oranburg

Martha Alvarez, MMC

From: vachon51@icloud.com
Sent: Monday, March 31, 2025 12:08 PM
To: List - City Council
Subject: [EXTERNAL] Support for Marine Mammal Center

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

Dear Council,

I noticed in an article in the Beach Reporter that Hermosa, Redondo Beach, Long Beach, and Rancho Palos Verdes all support the Marine Mammal Center in San Pedro. Does Manhattan Beach support the center? With toxic algae blooms becoming a more common occurrence, it is imperative that we contribute.

Sincerely,

Linda Vachon MD
705 17th St
MB

Martha Alvarez, MMC

From: Sharon Cohen <brawercohenfamily@yahoo.com>
Sent: Monday, March 31, 2025 11:37 AM
To: List - City Council
Subject: [EXTERNAL] Climate Action

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

Hi council members:

I am writing to show my support for the CAAP. Adopting the CAAP is vital for the health and resiliency of MB.

Local councils need to do more as federal government reverses environmental protections. We are all feeling increasing impacts of climate change — look no further than the recent devastating fires. Adopting the CAAP is a smart investment in the city's future. Actions to reduce greenhouse gas emissions will help with energy efficiency, saving money on utility bills, cooling local temperatures and protecting the community from the impacts of climate change.

Thank you for maintaining Manhattan Beach as a leader in climate action.

Sharon Cohen
310-433-2909

Martha Alvarez, MMC

From: stal49@aol.com
Sent: Monday, March 31, 2025 9:07 AM
To: City Clerk; Amy Thomas Howorth; David Lesser; Joe Franklin; Steve S. Charelian; ntarney@manhattanbeach.gov
Cc: Talyn Mirzakhianian
Subject: [EXTERNAL] City Council Agenda Item #6 -- Code Amendments & Density Bonus Law Program

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

Dear Mayor, Mayor Pro Tem and Councilmembers:

As a forty-year resident of Oak Avenue, I have never felt more helpless. It is only now that many of my MB neighbors are learning of the Residential Overlay District (ROD), the State Density Bonus Law Program and their impacts on the Sepulveda corridor. We all recognize that without some reasonable development guidelines and restrictions our city's future is gravely threatened.

In view of the foregoing, we are requesting that you pull Item #6 from the Consent Calendar. There must be further city-wide discussion on said Code Amendments and the Density Bonus Program. As you are well aware, the city has scheduled a Town Hall Meeting for Wednesday, April 9, 2025, at the Joslyn Center to provide the citizenry with information about ROD and its impact on MB housing and development. It seems that in good faith and in the spirit of democratic governance, any further action pertaining to the Code Amendments should be tabled until after the Town Hall Meeting. Responsible government requires transparency, a fully informed electorate and public discourse. The time for public engagement on ROD and the Density Bonus Program is long overdue.

For those of us who live adjacent to or near the proposed 7-story apartment complex at 2301 N. Sepulveda, we fear a multitude of adverse effects on our quality of life. These include the loss of sunlight, air circulation, open space, privacy from balconies overlooking our yards, increased traffic and parking issues, and of course, the loss of our property values. This does not address the deleterious effects of the construction process itself – dust, dirt, noise, congestion, construction and worker parking, potential damage to our adjacent properties, and harmful impacts on the environment and the city's infrastructure. The project at this location is only the beginning of adverse impacts that will permanently alter the landscape of our community.

Under Manhattan Beach Municipal Code Section 10.12.010, the specific purposes of residential districts are to provide in relevant part:

- A. ... areas for residential development that are consistent with the General Plan and with standards of public health and safety established by the City Code.
- B. Ensure adequate light, air, privacy, and open space for each dwelling, and protect residents from the harmful effects of excessive noise, population density, traffic congestion, and other adverse environmental effects.
- C. Protect adjoining single-family residential districts from excessive loss of sun, light, quiet, and privacy resulting from proximity to multifamily development.
- G. Ensure the provision of public services and facilities needed to accommodate planned population densities.

Before any further action is taken on the Code Amendments, the city must address the "waiver and concessions" feature of the ROD program. Under Section A.94.045 (C) (2) the city can deny such a waiver or concession if the waiver would adversely impact "the health, safety, or physical environment." In view of this, it is imperative that the City Council take steps to develop a program to evaluate ROD project impacts on public health and safety standards, so they align with the specific purposes of Section 10.12.010 cited above.

As a community, we need leaders who will fight to protect our city and the interests of its residents. My neighbors recognize the importance of and support affordable housing; however, they question trying to achieve the State-mandated housing objective at the expense of our residential neighborhoods and small-scale commercial along the Sepulveda corridor where the long-standing height limit is 36 feet. They do not want to sacrifice the character of our community if it means high rise residential complexes that dwarf the adjacent properties. These types of projects are much better suited for the Rosecrans corridor.

Over and over again, I have heard neighbors say that they have lost confidence in City government. We are counting on you to restore that confidence and find a solution to the housing dilemma. Please demonstrate that you support our residents and our community standards. It is imperative that you understand there is no "one size fits all" solution to residential housing development in Manhattan Beach.

Thank you for your leadership in this matter.

Regards,

Stephen Alexander
Email: stal49@aol.com
(310) 963-2735

Martha Alvarez, MMC

From: Alice Neuhauser <apntrc@msn.com>
Sent: Monday, March 31, 2025 7:36 AM
To: List - City Council
Subject: [EXTERNAL] Climate Action and Adaption Plan

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

Ladies and Gentlemen,

Sadly, this year started with dual devastating local wildfires: the Palisades fire and the Eaton fire. Neither was in a traditional wildfire zone and both destroyed, physically and emotionally, long-standing, tight-knit communities so similar in spirit to our Manhattan Beach.

Beyond the empathy we can feel for those communities, there are enormous economic ramifications that impact us directly. There is real uncertainty that California will receive from the Federal government the financial assistance that it needs to recover from such events. Even with the appropriate assistance, California will still shoulder enormous costs. Our state and county economies suffer significant damage with these events. And, oh so very directly, property insurance, to the extent that it is obtainable, becomes unaffordable for most people.

Therefore, it is critical that Manhattan Beach do its part to face the climate change challenges and adopt the CAAP. We can stand up for our tomorrows, and those of our children and grandchildren, or we can let it all burn down. I trust that Manhattan Beach will be a leader.

Thank you,

Alice

P.S. Our thanks to Britny Coker-Moen for the work that she has put into drafting this critically needed Plan.

Alice P. Neuhauser
P: 310-266-6539
apntrc@msn.com



Please consider whether it is necessary to print this email.

Martha Alvarez, MMC

From: Susie Oh <socketmodem@yahoo.com>
Sent: Sunday, March 30, 2025 6:39 PM
To: List - City Council
Cc: Susie Oh
Subject: [EXTERNAL] Residential Overlay District (Sepulveda Blvd high-rise buildings)

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

Dear City Council —

I am a property owner and have lived on Oak Ave. in Manhattan Beach for over 20 years. I am shocked and appalled at the possibility of any high-rise buildings (where there are otherwise none anywhere nearby) along Sepulveda Blvd. The proposed high-rise residential development in the current residential overlay district would be horrible and have devastating consequences for our enjoyment of our location, traffic, noise, air, not to mention the extreme negative effects for the people living directly behind those buildings. Why would our residential areas even remotely be considered acceptable for any type of high-rise development?

Moreover, considering all the negative effects mentioned above, our property values would likely fall if not plummet dramatically. This would be a serious taking of our rights of enjoyment that we have relied on for many years. When I voted in the last election, I considered the type of people that I would want representing me and my city. I thought you would protect our small residential neighborhood and livelihoods.

Oak Avenue should not disproportionately bear the costs of any city/state requirements and/or regulations. It is clear the parcels on Sepulveda near our single-family homes should not be designated as part of the residential overlay district. In particular, if there is the option of the Rosecrans Avenue corridor from the Sepulveda Boulevard corridor, that would make obvious sense. Why would you not consider that? You can make a change now, so please amend the Housing Element and change the ROD zone immediately.

Thank you,
Susie Schilling

Martha Alvarez, MMC

From: Tarin Bross <tarinbross@yahoo.com>
Sent: Sunday, March 30, 2025 2:40 PM
To: List - City Council
Subject: [EXTERNAL] 2301 N Sepulveda Project

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

City Council Members:

I am a Manhattan Beach resident in the tree section.

This email is in opposition to the proposed high-rise residential development in the Sepulveda corridor. I have already expressed likewise to Ted Faturos (a senior planner with the city).

This proposal is an affront to the Manhattan Beach community and ethos. Such developments raise serious safety, quality of life, and economic concerns that directly impact my family and many of our neighbors. The increased development of Manhattan Village and the length of Manhattan Beach's Sepulveda corridor has already exacerbated such concerns and created a traffic nightmare, especially, but not exclusively, during peak travel times. The proposed project would compound these problems on Sepulveda and Marine.

The city should be doing everything it can to fight this aggressive urbanization being foisted upon us by our state government. At minimum, ROD zones should not abut single family residential areas. The Rosecrans corridor would be an obvious alternative. The city has the discretion to change the ROD zones and, if serving the interests of its residents, should do so.

Regards,
Tarin Bross

Martha Alvarez, MMC

From: Kathy Duffy <kathyzduffy@gmail.com>
Sent: Sunday, March 30, 2025 1:20 PM
To: List - City Council
Subject: [EXTERNAL] Request to move ROD to the Rosecrans Corridor

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

Good afternoon, City Council Members –

I am a property owner and resident of 3001 Oak Avenue, Manhattan Beach.

The high-rise residential developments in the Sepulveda Corridor would have a specific, adverse impact on me. The developments will cause increased risks in traffic safety for vehicles and pedestrians. They will have noxious air and noise impacts for residents living directly adjacent to these highrise developments. The parcels on Sepulveda that abut single family homes should not be designated as ROD.

The City should amend the Housing Element and move the ROD to the Rosecrans Avenue Corridor from the Sepulveda Boulevard Corridor. The commercial sites on Rosecrans Avenue do not abut single family homes. The City has the discretion to change the ROD zone and it must do so.

Thank you,

Kathy Duffy

Martha Alvarez, MMC

From: Blakeley Oranburg <blakeleyoranburg@gmail.com>
Sent: Friday, March 28, 2025 5:27 PM
To: Ted Fatuross
Cc: Talyn Mirzakhania; Adam Finestone, AICP; Ryan Heise; List - City Council
Subject: Re: [EXTERNAL] ROD Designation // Threat to Public Health and Safety

Thank you, Ted. Can please identify the “very strict requirements” you contend apply for making a determination regarding adverse impact? The statute’s definition, which I have pasted below, is actually quite broad.

How can the City claim that the additional smog from enclosed, above-grade parking is not a significant, direct or unavoidable impact? My husband has asthma - is he supposed to never sit in our backyard because he will be exposed to unreasonable and dangerous amounts of smog from parking? Is the City’s position that such exposure is not an adverse impact?

How can the City claim that the increase in traffic will not create a quantifiable, direct or unavoidable impact on pedestrian safety on Oak? Every single resident of the proposed 2705 Sepulveda development who wants to go north is going to turn right on 27th and speed down Oak. That section of Oak already has problems with speeding, in part because Oak and 27th is not even a 4 way stop because the City has ignored that too.

If you are referring to something other than the definition below, please let me know. I have seen the FAQs and the City’s purported explanation for why it selected the parcels on Sepulveda. Both are unsatisfactory. There is no reason for the exclusion of zoning currently housing “big box” tenants that do not abut single family homes. The City needs to amend the housing element and move the ROD.

—
As used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

On Mar 28, 2025, at 3:58 PM, Ted Fatuross <tfatuross@manhattanbeach.gov> wrote:

BCC: City Council

Hi Blakeley,

Thank you for reaching out to the City about your concerns for both construction-related and long-term impacts in the neighborhood that may be caused by ROD projects along Sepulveda Blvd. The City is concerned about these impacts as well and is committed to doing what it can to address them.

The City investigated establishing the ROD on properties on Rosecrans Avenue, and did so where the CA Department of Housing and Community Development (HCD) would allow. The three Rosecrans Ave properties selected that met HCD's selection criteria which were included in the ROD could not provide enough potential housing development opportunities to meet State mandates, and as a result additional properties that happen to be located along Sepulveda Boulevard were added to the ROD in order for the City to have HCD certify the City's Housing Element. A thorough explanation of how our ROD properties were selected can be found on the City's ROD webpage at www.manhattanbeach.gov/rod (see the FAQs).

With regard to the City's ability to regulate density bonus projects, it is true that the Government Code does provide an ability to deny requested incentives/concessions or waivers, albeit limited, if said incentives/concessions or waivers would have a specific, adverse impact upon public health and safety. The City is aware of this and staff continues to review projects in this light. However, the definition of a "[specific, adverse impact](#)" establishes very strict requirements for making such a determination.

With regard to traffic concerns, the City Council approved a series of initial traffic calming measures as part of the Oak Avenue Neighborhood Traffic Management Study in May 2024. These measures are currently being implemented, and once installed, additional traffic studies will be conducted and presented at a public workshop. As part of the follow-up studies, we can include an analysis of any potential traffic and parking impacts from ROD projects. This will be the opportunity for residents to discuss additional traffic calming measures in the neighborhood, including additional stop signs.

For further traffic-related information, you can reach out to Erik Zandvliet, City Traffic Engineer, at ezandvliet@manhattanbeach.gov or (310) 802-5522.

Please also note that the City will hold a ROD Community Workshop on April 9th at the Joslyn Community Center from 6:00 – 8:00 PM. More information about the meeting and ROD in general can be found [on our ROD webpage](#).

From: Blakeley Oranburg <blakeleyoranburg@gmail.com>

Sent: Friday, March 21, 2025 11:36 AM

To: Planning <planning@manhattanbeach.gov>; List - City Council <CityCouncil@manhattanbeach.gov>

Subject: [EXTERNAL] ROD Designation // Threat to Public Health and Safety

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

Hello,

I am a homeowner on Oak Ave. I am writing to express my alarm and grave concern regarding the designation of parcels on Sepulveda as ROD and the proposed developments thereon. The proposed developments will cause an unsustainable increase in traffic, congestion and pollution. The areas on Sepulveda should not be designated ROD. The commercial sites existing on Rosecrans are far more appropriate for that designation, and they will not threaten to destroy the neighborhood we call home, or any other single family homes. The City has the discretion to change the ROD zone and it should do so.

Further, despite the city's claims that it has a "limited ability to regulate" these projects, CA Govt. Code § 65915(d)(1)(B) explicitly empowers the city to deny a concession or incentive where it finds that the concession or incentive "would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety . . . and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact[.]" That exception applies here for all of the designations on the west side Sepulveda but particularly the proposed development at 2705 Sepulveda. I requested a study regarding the need for a stop sign at Oak and 27th more than a year ago. Then, the related meeting was cancelled and I heard nothing further. I have attached a copy of my emails with the city from last year. It is not plausible that the proposed development of an 18-story building will not have a specific, adverse impact on public safety where public safety is already in jeopardy from the traffic conditions on Oak (of which the City had notice and did nothing). And that is just the concerns for safety from the unsustainable increase in traffic and the resulting dangers to our children who play on these streets. The increase in pollution, noise, dust and debris also threatens our public health and safety.

The City's representation that "We don't have a choice" is false. (See City Council Comments from March 18, 2025 Meeting, beginning at minute 2:03:00.) The City has a choice. It can protect public health and safety as it is obligated to do and is explicitly authorized by the Government Code.

The City Council has the power to help its citizens. Instead, it has abandoned us and we will not forget that when and if leadership seeks re-election to the City Council or election to other positions.

Thank you,

Blakeley Oranburg



TED FATUROS

SENIOR PLANNER

(310) 802-5512

tfatuoros@manhattanbeach.gov

The [Citizen Self Service \(CSS\) Online Portal](#) is available for City permit and planning applications and inspections. Most Community Development services are available [online](#) and various divisions can be reached at (310) 802-5500 or [Email](#) during normal City business hours. View the in-person [Community Development services schedule](#). Please note that the last sign-in for morning walk-in services is at 11:15 A.M. The last sign in for all other available services is 15 minutes prior to close of business.

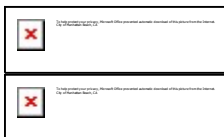
CITY OF MANHATTAN BEACH 1400 Highland Avenue Manhattan Beach, CA 90266

Office Hours: M-Th 8:00 AM-5:00 PM | Fridays 8:00 AM-4:00 PM | Not Applicable to Public Safety

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Martha Alvarez, MMC

From: karina ritter <karinaritter@gmail.com>
Sent: Tuesday, March 25, 2025 4:10 PM
To: Planning; List - City Council
Subject: [EXTERNAL] ROD Designation

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

Hello I am a property owner on Oak Ave. And was recently made aware of a potential ROD.

The High-rise residential development in the Sepulveda Corridor would have a specific, adverse impact on me my family and neighbors.

The developments will cause increased risks in traffic safety for vehicles and pedestrians. They will have noxious air and noise impacts for residents living directly adjacent to these high-rise developments. The parcels on Sepulveda that abut single family homes should not be designated ROD.

The City should amend the Housing Element and move the ROD to the Rosecrans Avenue Corridor from the Sepulveda Boulevard Corridor. The commercial sites on Rosecrans Ave. do not abut single family homes. The City has the discretion to change the ROD zone and it must do so.

Thank you for your time,
Karina Carr
Sent from my iPhone

Martha Alvarez, MMC

From: Scott Oranburg <S.Oranburg@gmail.com>
Sent: Monday, March 24, 2025 9:13 AM
To: Planning; List - City Council
Subject: [EXTERNAL] ROD Designation and Public Health and Safety

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

Hello,

I am a homeowner on Oak Ave and am shocked to discover the designation of the lot on Sepulveda immediately adjacent to my property as ROD, where I am trying to safely raise my one-year-old and three-year-old sons. Without any transparency or communication from our officials, I am alarmed to find the city is already in the process of permitting multiple high-rise buildings, including one that is intended to be 18 stories. These structures would irrevocably impact the health, safety, pollution, traffic congestion, and existing environment and native species of my community. Moreover, rather than use any reasonable level of scrutiny, there has been no investigation whatsoever into the extent of the potential impacts which will result. There has been no inquiry into what parking is necessary to accommodate the additional inhabitants (nor have there been assurances that such parking is subterranean to avoid exhaust and debris from spilling directly onto the immediately adjacent residential homes), and what impacts permitted parking would have on the ability to safely use our roads. These proposed buildings will impact already-congested roads that have a documented history of unsafe driving around young children, which is particularly alarming given the fatalities that have occurred on Sepulveda in recent history and countless high school students that e-bike on our roads to get to school every day. There are obvious results of pollution and waste, which have not gone through proper channels of inquiry. I personally suffer from asthma which has required emergent care, and I have grave concerns that allowing for above-ground parking will result in irrevocable health results for myself and children.

This is all particularly alarming when there are commercial areas within Manhattan Beach that would benefit from increased foot traffic and have infinitely better infrastructure and impacts to accommodate large-scale units, such as that on Rosecrans. Under CA Govt. Code § 65915(d)(1)(B), the city has the express power to disapprove new builds if there "would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety . . . and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact[.]" It is self-evident this applies here given the reasons listed above.

The City has a duty to its residents to use the powers it has at its disposal rather than making the affirmative choice to avoid scrutinizing these developments to ensure the health and safety of its residents are not jeopardized.

If the City Council chooses to continue its negligent misuse of powers, our community will be activated to use all of our power to ensure this is repaid when those in power seek re-election or higher office.

Thank you,

Scott Oranburg

Martha Alvarez, MMC

From: Tanya <tbirdinmb@yahoo.com>
Sent: Friday, March 21, 2025 9:23 AM
To: List - City Council
Subject: [EXTERNAL] Building

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Please partner with senator Allen to keep Manhattan beach the wonderful community it is. Push back against these top down mandates.

Thank you

Tanya Birdoes

Long time resident of Manhattan beach

Sent from my iPhone