

Martha Alvarez

From: Brian fuhrmann <bfuhrm@mac.com>
Sent: Wednesday, April 29, 2020 3:47 PM
To: List - City Council; City Manager; Ted Faturos
Subject: [EXTERNAL] MB Post Expansion

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

Dear Council Members

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown. During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Regards,

BRIANFUHRMANN

Resident of Manhattan Beach

3201 Vista Drive, Manhattan Beach, CA 90266

Martha Alvarez

From: stewart rembert <srembo@verizon.net>
Sent: Wednesday, April 29, 2020 12:37 PM
To: List - City Council
Subject: [EXTERNAL] mb post expansion

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

City council,

I am writing a note to express the same concerns that I said at the planning commission meeting on April 28th. I am opposed to extension of the MB Post hours based on all the concerns that both Peter Hartshorn and Neil Leventhal have sent to you and am in full agreement with their concerns.

Stewart Rembert

1300 Manhattan ave #C

Manhattan Beach CA,90266

--

Martha Alvarez

From: Michael Fairchild <mfairchild@mjfwlaw.com>
Sent: Wednesday, April 29, 2020 12:02 PM
To: List - City Council
Subject: [EXTERNAL] M.B. Post Modifications

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

Dear Council Members,

I wanted to take a moment to register our ongoing support for the Manhattan Beach Post buildout and hours modification. Post has long been one of the best and most exciting downtown restaurants. They have been a responsible and contributing member of the community for years. There is no reason to believe that the proposed changes will not enhance the downtown experience, draw residents back into dining out and continue to provide critical revenue/jobs to the community at a time when it is most needed.

Regards,

Michael Kelly Fairchild
469 34th Street
Manhattan Beach, CA 90266
mfairchild@mjfwlaw.com

Martha Alvarez

From: David Jina <david@rubberduckyinteractive.com>
Sent: Wednesday, April 29, 2020 11:26 AM
To: List - City Council
Subject: [EXTERNAL] mb post

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Regards,



David Jina
CEO and Founder,
[Rubber Ducky Interactive](#)
[310-765-4301](#) | [M 310-902-3069](#)
[8055 W. Manchester Ave #460](#)
[Playa del Rey CA 90293](#)



Martha Alvarez

From: staciemilam@netscape.net
Sent: Wednesday, April 29, 2020 10:23 AM
To: List - City Council; City Manager; Ted Faturos
Subject: [EXTERNAL]

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

Dear Council Members,

I am a long time member of the South Bay community, specifically Manhattan Beach, and I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The proposed expansion will be a welcome enhancement to the downtown area and a change we can all look forward to once we are able to socialize again.

I hope that you will continue your support of local business owners in the efforts to enhance our city.

Thank you for your consideration.

Stacie Jacobsen
1171 Shelley Street, MB

Martha Alvarez

From: Sequoia Boehm <sequoiac@yahoo.com>
Sent: Wednesday, April 29, 2020 10:03 AM
To: List - City Council; City Manager; Ted Fatuross
Subject: [EXTERNAL] Re: Manhattan Beach Post's expansions

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Regards,

Sequoia Clare
Resident of Manhattan Beach
3418 Manhattan Ave
Manhattan Beach, CA 90266

Martha Alvarez

From: Zanetos, John @ Los Angeles DT <John.Zanetos@cbre.com>
Sent: Wednesday, April 29, 2020 9:55 AM
To: List - City Council; City Manager; Ted Fatuross
Subject: [EXTERNAL] MB Post Expansion and Hours of Operation

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Regards,

John Zanetos
Manhattan Beach Resident
3201 N. Valley Dr.

Martha Alvarez

From: Ellen LaBonte <ehusinga@gmail.com>
Sent: Wednesday, April 29, 2020 9:49 AM
To: List - City Council
Subject: [EXTERNAL] Manhattan Beach Post Extension

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Regards,

Ellen LaBonte
Resident of Manhattan Beach
216 7th St, Manhattan Beach, CA 90266

Martha Alvarez

From: Sonia Simms <sonia@simmzys.com>
Sent: Wednesday, April 29, 2020 9:34 AM
To: List - City Council
Subject: [EXTERNAL] MB Post expansion & hours

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

Full disclosure - I am married to Mike Simms. However, during these uncertain times, as our city looks to open back up, I do believe it is important to support local business owners in their efforts to enhance our city.

Regards,

Sonia Simms
224 -34th street
Manhattan Beach CA 90266

Martha Alvarez

From: Maria MARILL <mmarill@me.com>
Sent: Wednesday, April 29, 2020 9:27 AM
To: List - City Council; City Manager; Ted Fatuross
Subject: [EXTERNAL] MB Post Expansion

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Regards,

Maria Marill
Resident of Manhattan Beach
3201 Vista Drive
Manhattan Beach, Ca
90266

Martha Alvarez

From: Chad Heitzler Fahlbusch <Chad@southbaychad.com>
Sent: Tuesday, April 28, 2020 2:02 PM
To: List - City Council; City Manager; Ted Faturos
Subject: [EXTERNAL] MB Post expansion

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Regards,

Chad Fahlbusch
Resident of Manhattan Beach
633 26th st , MB,CA 90266

Chad Heitzler Fahlbusch

www.SouthBayChad.com
Top Producing Agent Award 2002-2019
Dir: 310-600-3555
Instagram/Facebook @Southbaychad
NW Real Estate Brokers
BRE # 01346526

Martha Alvarez

From: Tyler Harms <tyharms11@gmail.com>
Sent: Tuesday, April 28, 2020 1:14 PM
To: List - City Council; City Manager; Ted Fatuross
Subject: [EXTERNAL] Manhattan Beach Post expansion

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Regards,

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

Martha Alvarez

From: Carrie Tai, AICP
Sent: Tuesday, April 28, 2020 11:13 AM
To: City Clerk
Subject: FW: Expansion of MB Post
Attachments: MB Post Change of Use Permit_42820.docx



CARRIE TAI, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT

310-802-5502
ctai@citymb.info

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



From: Linda McLoughlin Figel <linda@pagesabookstore.com>
Sent: Tuesday, April 28, 2020 10:42 AM
To: Richard Montgomery <rmontgomery@citymb.info>; Nancy Hersman <nancyhersman@gmail.com>; Suzanne Hadley <shadley@citymb.info>; Hildy Stern <hstern@citymb.info>; Steve Napolitano <snapolitano@citymb.info>; Carrie Tai, AICP <ctai@citymb.info>
Cc: Jill Lamkin <jill@downtownmanhattanbeach.com>
Subject: [EXTERNAL] Expansion of MB Post

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

Dear Mayor Montgomery, City Council and Director Tai,

Please see attached letter from the DBPA in support of the request from the Simms Group for the Expansion of MB Post.

Thank you in advance for your consideration.

Stay well,
Linda

Linda McLoughlin Figel
{pages}
{pages} a bookstore
904 Manhattan Ave.
Manhattan Beach, CA 90266



April 28, 2020

Carrie Tai
Director of Planning

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

Re: Change of Use Permit and Extension of Hours at 1144 Manhattan Ave (MB Post)

Dear Mayor Montgomery, City Council and Director Tai,

I submitted this letter to Ted Faturos in City Planning on March 10, 2020 but understand it is on the Council agenda for the May 5th meeting and wanted you to have it as well. Thank you in advance for your consideration.

We understand that a request has been made to combine the former Subway location with the current MB Post Restaurant at 1144 Manhattan Ave. and to extend current operating hours. The Downtown Business & Professional Association supports both requests.

Mike Simms and the entire Simms Group are model corporate citizens, responsible restaurateurs and exceptionally generous neighbors. They support our Manhattan Beach community financially as well as with the gift of their time. The Simms Group represents businesses that are profitable for the City and an enhancement to downtown and our greater Manhattan Beach community. Their restaurants are popular bringing local and visitor traffic to our Business District, which is vital to a prosperous Downtown.

If you have any questions, please contact me or Jill Lamkin, our Executive Director.

Respectfully submitted,

Linda McLoughlin Figel

Co-owner {pages} a bookstore
President, Downtown Business & Professional Association

Jill Lamkin - jill@downtownmanhattanbeach.com 310-379-9901

Martha Alvarez

From: Maryann Varni <magabe5@verizon.net>
Sent: Tuesday, April 28, 2020 12:13 PM
To: List - City Council; City Manager; Ted Fatuross
Subject: [EXTERNAL] Re: I Support MB Post request for extended hours

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

Dear Council Members,

While I did send a quick form letter to you in support of the extended hours for Manhattan Beach Post, it was more to get it in before the deadline.

As most of you know, I work for the Simms Restaurant Group, and have for 6-1/2 years after leaving the position as the Executive Director for Downtown Manhattan Beach. Knowing the culture first hand of the Simms Restaurant Group, and having worked closely with both Mike Simms and his Father, as well as Chef David LeFevre, I can confidently say that they have the utmost care for our community, guests and will always put that first in anything they do.

I thank you all for your hard work and support for our Downtown and community at large during these uncertain times in our world. It does not go unnoticed.

Sincerely,
Mary Ann Varni

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

From: Maryann Varni <magabe5@verizon.net>
To: CityCouncil <CityCouncil@citymb.info>; cm <cm@citymb.info>; tfatuross <tfatuross@citymb.info>
Sent: Mon, Apr 27, 2020 1:29 pm
Subject: I Support MB Post request for extended hours

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Regards,

Mary Ann Varni
Resident of Manhattan Beach
708 31st Street
(26 year resident)

Martha Alvarez

From: Deborah Protell <debprotell@yahoo.com>
Sent: Tuesday, April 28, 2020 10:05 AM
To: List - City Council; City Manager; Ted Fatuross
Subject: [EXTERNAL] Letter of Support to City Council for M.B. Post

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Regards,

Deborah Protell
Resident of Manhattan Beach
517 24th Street

Martha Alvarez

From: Andrew Norman <normstar@yahoo.com>
Sent: Tuesday, April 28, 2020 9:53 AM
To: List - City Council; City Manager; Ted Fatuross
Subject: [EXTERNAL] MB Post Feedback

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Regards,

Andrew & Jennifer Norman
Resident of Manhattan Beach
758 29th St
Manhattan Beach, CA 90266

Andrew Norman
Transcatheter Heart Valves
Edwards Lifesciences
(310) 722-9746

Martha Alvarez

From: Ellen Rosenberg <ellen.rosenberg@me.com>
Sent: Tuesday, April 28, 2020 8:36 AM
To: List - City Council; City Manager; Ted Fatuross
Subject: [EXTERNAL] MB Post Expansion of hours and space

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

Dear Council Members and city staff members,

Greetings to you all and thank you for your service. Below is the suggested letter of support for MB Post. I agree with all of it. I also think it is especially important that we support local businesses during this time so they are here for all to enjoy once we are past the worst parts of the pandemic. For a business to continue, as the Simms family of restaurants have, is wonderful. For them to do that and be expanding in these uncertain times is especially brave and supportive of our community and that should be recognized. I hope the Council will seriously consider and vote in support of the MB Post expansion of space and hours.

—
I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Again, thank you for your service.

Ellen Rosenberg
Resident of Manhattan Beach
800 Pacific Avenue
Manhattan Beach, CA 90266

Martha Alvarez

From: lanatalie2000@aol.com
Sent: Tuesday, April 28, 2020 12:19 AM
To: List - City Council
Subject: [EXTERNAL] MB Post

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Regards,

Natalie and Dave Shaby
Resident of Manhattan Beach
1561 Nelson Ave MB CA

Martha Alvarez

From: Peggy Curry <peggy@currygirlskitchen.com>
Sent: Monday, April 27, 2020 7:55 PM
To: List - City Council; City Manager; Ted Fatuross
Cc: Nancy Hersman
Subject: [EXTERNAL] Support of MB Post extended hours
Attachments: PastedGraphic-2.tiff

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

Dear Manhattan Beach Council Members,

I am writing to you in support of MB Post's expansion into the former Subway space and their request for extension of their hours. Besides being thrilled that MB Post has expanded, MB Post has become a staple in our city. The enhancements they have proposed will create an even more vibrant downtown.

As our city begins to open back up during these uncertain times, it is ever more important to support local business owners in their efforts to make our city even more desirable a destination.

With great respect,
Peggy and Tim Curry
Resident of Manhattan Beach
477 33rd street

Peggy Curry
Life IS Delicious!

Co-Founder:
Curry Girls Kitchen
www.CurryGirlsKitchen.com
peggy@currygirlskitchen.com
C: 310-463-3784



Co-Founder GrowingGreat.org
Planting seeds today, growing healthy communities tomorrow
Peggy@GrowingGreat.org

Martha Alvarez

From: Linda Smalley <lukeyloo28@icloud.com>
Sent: Monday, April 27, 2020 7:48 PM
To: List - City Council
Subject: [EXTERNAL] Expanding MB Post

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

Sent from my iPhone

Martha Alvarez

From: Carla Morris <carlamorris1@mac.com>
Sent: Monday, April 27, 2020 5:51 PM
To: List - City Council; Ted Faturos
Subject: [EXTERNAL] MBPost Expansion

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Stay safe,
Carla

Carla Morris Design
704 The Strand
Manhattan Beach Ca 90266
310-245-1509
carlamorris1@me.com

Martha Alvarez

From: Rachael Zanetos <rachaelzanetos@gmail.com>
Sent: Monday, April 27, 2020 4:07 PM
To: List - City Council; City Manager; Ted Fatuross
Subject: [EXTERNAL] MB Post

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city. This restaurant group is a proven responsible community member who plays a critical role in keeping our downtown district thriving. The last few months have been undeniably hard on the restaurant community so supporting a group that is not only willing and ready to reopen (when some sadly may not be able to recover) but who is also looking to further enhance our neighborhood is incredibly important right now.

Thank you for your time and hoping you and your families are well and healthy.

Regards,

Rachael Zanetos
Resident of Manhattan Beach
3201 North Valley Drive
Manhattan Beach, CA

Martha Alvarez

From: shopkatwalk@yahoo.com
Sent: Monday, April 27, 2020 3:43 PM
To: List - City Council
Subject: [EXTERNAL] MB POST EXPANSION AND HOURS

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

As a Manhattan Beach Resident and business owner, I feel that businesses such as Post, that are locally owned and operated, enhance our downtown and drive more business to our city.

As our city looks to open back up in the coming weeks, I feel it is important to support the businesses that make our city unique.

Thank you for your consideration,

Kat Master
Katwalk, Owner and
Manhattan Beach Resident
1829 Elm Ave.
Manhattan Beach, CA 90266

Katwalk
312 Manhattan Beach Blvd.
Manhattan Beach, CA 90266

Martha Alvarez

From: Bobby Massoudian <bobbymas@hotmail.com>
Sent: Monday, April 27, 2020 3:41 PM
To: List - City Council; Ted Faturos; City Manager
Subject: [EXTERNAL] MB Post expansion

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Regards,

Bobby Massoudian
Resident of Manhattan Beach
616 19th Street

Martha Alvarez

From: Mitra Hosseini <mitrah3@me.com>
Sent: Monday, April 27, 2020 3:30 PM
To: List - City Council
Subject: [EXTERNAL] MB POST Expansion

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Regards,

Mitra Hosseini
Resident of Manhattan Beach
2817 Bayview Dr.
Manhattan Beach, CA 90266

Martha Alvarez

From: Jim Burton <jburton@ecokai.com>
Sent: Monday, April 27, 2020 3:27 PM
To: List - City Council
Cc: Bruce Moe
Subject: [EXTERNAL] Opposition of MB Post Additional Hours of Operation

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

Honorable Mayor and Members of Council –

I am opposed to the increased hours of operation for MB Post and removal of the “full” food menu with alcohol sales criterion that has been requested by the applicant.

I am not opposed to the additional square footage expansion for either the restaurant or bar/lounge.

However, I am deeply troubled that time and time again downtown residents are forced to contradict Planning staff and Planning Commission decisions for the same issues regarding reduced restriction for alcohol sales and increased hours of operation. Finally, the idea that simply mailing notices to those within 500ft of the property adequately notifies stakeholders is bothersome.

MB POST is a wonderful restaurant that brings people downtown from near and far but it does not need to operate until 1:00 am to be successful.

Jim Burton
328 11th Street

Martha Alvarez

From: Liz Mitchell <elizabethannmitchell@hotmail.com>
Sent: Monday, April 27, 2020 3:25 PM
To: List - City Council
Subject: [EXTERNAL] MB post

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. We love MB Post! It excellent!

The restaurant has become a landmark in our city and expanding as they are proposing will create an even more wonderful downtown.

As our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Warmest regards,

Liz

Elizabeth Mitchell, MD
Cedars Sinai Marina del Rey
Department of Emergency
310-647-7400

Martha Alvarez

From: J.R. Johnson <jrjohnson@gmail.com>
Sent: Monday, April 27, 2020 3:17 PM
To: List - City Council; City Manager; Ted Fatuross
Subject: [EXTERNAL] MB Post Hour Expansion

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

Dear Council Members,

We need to support our local business now more than ever. I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Regards,

JR Johnson

--

JR Johnson
621 Ocean Drive
Manhattan Beach, CA 90266

Martha Alvarez

From: Samantha Curry <samanthakcurry@gmail.com>
Sent: Monday, April 27, 2020 2:54 PM
To: List - City Council; City Manager; Ted Fatuross
Subject: [EXTERNAL] SUPPORT MB POST

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Regards,

Samantha Curry
Resident of Manhattan Beach
477 33rd Street, MB, CA 90266

Martha Alvarez

From: sandy wu <sandywumd@yahoo.com>
Sent: Monday, April 27, 2020 2:52 PM
To: List - City Council; Neil Leventhal
Cc: Ted Fatuos
Subject: [EXTERNAL] Re: Public Hearing - May 5, 2020 | Manhattan Beach Post - 1142 Manhattan Ave.

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

Thank you Neil. I completely agree.

Sandy Wu
120 12th St, #3, Manhattan Beach, Ca 90266

On Monday, April 27, 2020, 02:46:42 PM PDT, Neil Leventhal <nl@lma-web.com> wrote:

I am writing to strongly oppose the extension of hours of operation requested in the expansion of Manhattan Beach Post into the adjacent space.

The expanded frontage itself is significant in altering the character and in increasing noise and related crowding and activity, particularly in the evening, as compared to the prior Subway operation. Those factors, coupled with expanded alcohol and more extended hours, will be even more disruptive.

The current operator does have a significant positive history and presence in Manhattan Beach, as discussed extensively in the Planning Commission's approval of the project. While the operator has well earned a reputation as a responsible operator, note that the Simmzy's location at 229 Manhattan Beach Blvd. is often a source of noise and congestion that would be very problematic located in closer proximity to residences.

Much more importantly, as the Conditional Use Permit runs with the land, and not the operator, the identity of the current operator(s) should have absolutely no bearing on the determination of appropriate use of the property.

Moreover, "after the fact" processes designed to limit, reduce or revoke operations based on documented violations impose a substantial monitoring and evidentiary burden to residents, with a substantial predisposition in favor of the operator, as evidenced by the paucity of circumstances, if any, in which a CUP has been substantially limited or revoked. It will also always be far, far easier to consider less restrictions later than to rescind them once granted.

As we have so often discussed, with frequent endorsement from Council, the small town character of downtown Manhattan Beach will be best maintained and nurtured by a very careful and measured approach to any expansion or intensification of use, particularly as related to alcohol and late night activity. The northern stretch of Manhattan Ave. (Manhattan Beach Blvd. north to 12th St.) does not currently have operations that typically create significant activity later in the evening, especially beyond midnight, and that should be maintained.

With all the above in mind, we ask that you reconsider the entire expansion, and most critically do not approve any extension of hours for this project.

Sincerely,

Neil Leventhal
128 13th St.
Manhattan Beach, CA 90266

Martha Alvarez

From: Neil Leventhal <nl@lma-web.com>
Sent: Monday, April 27, 2020 2:46 PM
To: List - City Council
Cc: Ted Faturios
Subject: [EXTERNAL] Public Hearing - May 5, 2020 | Manhattan Beach Post - 1142 Manhattan Ave.

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

I am writing to strongly oppose the extension of hours of operation requested in the expansion of Manhattan Beach Post into the adjacent space.

The expanded frontage itself is significant in altering the character and in increasing noise and related crowding and activity, particularly in the evening, as compared to the prior Subway operation. Those factors, coupled with expanded alcohol and more extended hours, will be even more disruptive.

The current operator does have a significant positive history and presence in Manhattan Beach, as discussed extensively in the Planning Commission's approval of the project. While the operator has a well earned a reputation as a responsible operator, note that the Simmzy's location at 229 Manhattan Beach Blvd. is often a source of noise and congestion that would be very problematic located in closer proximity to residences.

Much more importantly, as the Conditional Use Permit runs with the land, and not the operator, the identity of the current operator(s) should have absolutely no bearing on the determination of appropriate use of the property.

Moreover, "after the fact" processes designed to limit, reduce or revoke operations based on documented violations impose a substantial monitoring and evidentiary burden to residents, with a substantial predisposition in favor of the operator, as evidenced by the paucity of circumstances, if any, in which a CUP has been substantially limited or revoked. It will also always be far, far easier to consider less restrictions later than to rescind them once granted.

As we have so often discussed, with frequent endorsement from Council, the small town character of downtown Manhattan Beach will be best maintained and nurtured by a very careful and measured approach to any expansion or intensification of use, particularly as related to alcohol and late night activity. The northern stretch of Manhattan Ave. (Manhattan Beach Blvd. north to 12th St.) does not currently have operations that typically create significant activity later in the evening, especially beyond midnight, and that should be maintained.

With all the above in mind, we ask that you reconsider the entire expansion, and most critically do not approve any extension of hours for this project.

Sincerely,

Neil Leventhal
128 13th St.
Manhattan Beach, CA 90266

NL@LMA-web.com

Martha Alvarez

From: Laurie Caine <caine9291@gmail.com>
Sent: Monday, April 27, 2020 2:41 PM
To: List - City Council; City Manager; Ted Fatuross
Subject: [EXTERNAL] MB Post

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Regards,
Laurie Caine
1211 5th St
Manhattan Beach, CA 90266

Martha Alvarez

From: Sherry Yard <sapyard@aol.com>
Sent: Monday, April 27, 2020 2:39 PM
To: List - City Council; City Manager; Ted Fatuross
Subject: [EXTERNAL] MB POST

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. Our city is dually blessed to have a world class approachable restaurant that cares about our community! one that cares about our community. in our community Any further enhancements they are proposing will create an even more vibrant downtown. Change is essential to the evolution of our economy.

During these uncertain times, as our city looks to open back up, it is MANDATORY that we support local business owners in their tireless work and efforts to enhance our city.

Regards,
Sherry Yard
Resident of Manhattan Beach
3611 Alma Avenue

Martha Alvarez

From: Betsy McLaughlin <betsymclaughlin@me.com>
Sent: Monday, April 27, 2020 2:38 PM
To: List - City Council; City Manager; Ted Fatuross
Subject: [EXTERNAL] MB Post

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Regards,

Betsy McLaughlin
Resident of Manhattan Beach
2804 The Strand
Manhattan Beach, CA. 90266

Martha Alvarez

From: Megan Curry <megan@currygirlskitchen.com>
Sent: Monday, April 27, 2020 2:38 PM
To: List - City Council; City Manager; Ted Fatuross
Subject: [EXTERNAL] Support for MB Post

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Regards,

Megan Curry
Resident of Manhattan Beach
477 33rd street

Megan Curry
AADP and IFM Certified Holistic Health Coach & Private Chef
co-founder [@CurryGirlsKitchen](https://www.instagram.com/currygirlskitchen)
www.CurryGirlsKitchen.com



Martha Alvarez

From: Nate Carlson <carlson.nt@gmail.com>
Sent: Monday, April 27, 2020 2:13 PM
To: List - City Council
Subject: [EXTERNAL] Support MB Post's Expansion

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

Dear Council Members,

We are writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Regards,

Nate & Jessica Carlson
Resident of Manhattan Beach
5 Lafayette Court

Martha Alvarez

From: Brew Johnson <brew@peerstreet.com>
Sent: Monday, April 27, 2020 1:39 PM
To: List - City Council; City Manager; Ted Fatuross
Subject: [EXTERNAL] Letter of Support for M.B. Post

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

Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

I think their expansion and the additional benefits it will bring to our community would be welcome at any time, but these type of improvements and expansion of hours are even more important during these uncertain times. I'd like to think our city is doing everything it can to help support local businesses and to provide additional options to the community, once we come out of this difficult period.

--

Brew Johnson
Founder & CEO
PeerStreet.com
p: 213.634.0687
@brewjohnson

This e-mail, including attachments, is intended only for the addressee(s) indicated, and may include non-public, proprietary, confidential or legally privileged information. If you are not an intended recipient or an authorized agent of an intended recipient, you are hereby notified that any dissemination, distribution or copying of the information contained in or transmitted with this email is unauthorized and strictly prohibited. If you have received this email in error, delete it and any attachments or copies immediately.

Martha Alvarez

From: Chris Fox <cfox@minutemanholdings.com>
Sent: Monday, April 27, 2020 1:36 PM
To: List - City Council; City Manager; Ted Fatuross
Subject: [EXTERNAL] MB Post Expansion

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Regards,

Christopher & Kimberly Fox
Resident of Manhattan Beach
1230 Keats Street

Christopher L Fox
Minuteman Holdings Company LLC
310 993-1941

Martha Alvarez

From: Maryann Varni <magabe5@verizon.net>
Sent: Monday, April 27, 2020 1:29 PM
To: List - City Council; City Manager; Ted Fatuross
Subject: [EXTERNAL] I Support MB Post request for extended hours

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

Dear Council Members,

I am writing to you in support of Manhattan Beach Post's expansion into the former Subway space and extension of their hours. The restaurant has become a staple in our city and the further enhancements they are proposing will create an even more vibrant downtown.

During these uncertain times, as our city looks to open back up, it is important to support local business owners in their efforts to enhance our city.

Regards,

Mary Ann Varni
Resident of Manhattan Beach
708 31st Street
(26 year resident)