

## Martha Alvarez

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**From:** Jackie Sherman <silvertabby8888@yahoo.com>  
**Sent:** Wednesday, January 13, 2021 4:56 PM  
**To:** City Clerk  
**Subject:** [EXTERNAL] Hotel Development at Sepulveda Blvd/Keats St

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To the Manhattan Beach City Clerk and Manhattan Beach City Council:

My husband and I have resided at 1280 Keats St (corner of Meadows Ave) for the past 52 years. We have seen the activity density at our corner escalate over the years. Students coming and going (especially as the class day begins and lets out), athletic activities on the sports fields after school and weekends with parents/students parking on our street (even across the crosswalk). With the addition of the pool and sports complex activities continue all day and much of the night. This, with no parking provided near the fields and pool. We have seen a huge escalation in traffic and accidents at our intersection.

In no way do we not support legitimate additions to our community. The El Torito tract will benefit the community if done properly:

1. Adequate parking must be provided.
2. A roof-top open-air bar does not seem to be conducive to our quiet area.
3. Entry and exit routes must not pass through private housing streets.

Please attend to potential situations before they become problems. Make construction in this area benefit our community.

Regards,

Lance and Jacqueline Sherman  
1280 Keats St.  
Manhattan Beach, CA 90266

**Martha Alvarez**

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**From:** Helen Randolph <helenrandolph@gmail.com>  
**Sent:** Monday, January 11, 2021 12:55 PM  
**To:** City Clerk  
**Subject:** [EXTERNAL] project: 01-19-2021 City Council Meeting

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January 11, 2021

To the City Council of Manhattan Beach, re: **project: 01-19-2021 City Council Meeting**

A 162 room Hotel and office complex has been decided at 600 S. Sepulveda. The 4 story hotel covers 81,775 sq. feet and the retail space an additional 16,348 sq. feet with 244 parking spaces proposed. All this at about 23 feet from the homes nearest the project.

There will be approximately 32 residential homes directly affected by the construction and subsequent disruption of the lives in the neighborhood. We are largely one story homes, mostly built in the early 50s, on lots generally covering 5,344 sq. feet. We are located between PCH and Mira Costa High School, with apartment buildings on Tennyson, a large church and preschool to the south east and a commercial zone to the south west which fairly surrounds us. At 500 S. Sepulveda, there are business and medical offices bound to reopen after the pandemic is controlled, with their returning patrons and employees.

Parking and traffic is already chaotic on our narrow streets, the additional noise and congestion emanating from the hotel will be almost unbearable. We have had disruptive venues such as the Hennessy bar and Lococo restaurant at this particular location before, and the neighborhood is well aware of their impact. We strongly object to this plan.

Helen Randolph  
1180 Shelley Street 90026