

**Angela Soo**

---

**From:** Cristina O'Brien <cobrien@continentaldevelopment.com>  
**Sent:** Tuesday, June 25, 2013 5:58 PM  
**To:** Laurie B. Jester  
**Cc:** List - City Council; List - Planning Commission; Toni Reina  
**Subject:** Manhattan Village Shopping Center Enhancement Project  
**Attachments:** City of MB - Manhattan Village Transp Circ and Pkg - 2013-06-25 - Continental Development Corporation Comments.pdf

Hi Laurie,

Please include the attached comments from Continental Development Corporation in your packages for the hearing tomorrow night. We appreciate your consideration of our comments.

Thank you very much!

Best regards,

Cristina

*Cristina P. O'Brien*

*Executive Assistant to Richard C. Lundquist, President  
Continental Development Corporation  
2041 Rosecrans Avenue, Suite 200, P.O. Box 916  
El Segundo, CA 90245  
310-640-1520 - Office | 310-414-9279 - Fax*

**LATE ATTACHMENTS  
PC MTG 6-26-13**



# CONTINENTAL DEVELOPMENT CORPORATION

RICHARD C. LUNDQUIST  
PRESIDENT

June 25, 2013

VIA E-MAIL

Ms. Laurie Jester  
Planning Manager  
Community Development Department  
City of Manhattan Beach  
1400 Highland Avenue  
Manhattan Beach, CA 90266

Subject: Manhattan Village Shopping Center Enhancement Project  
Draft Resolution No. PC 13-XX (Attachment A PC MTG 6-26-13)

Dear Ms. Jester:

As you know, Continental Development Corporation (Continental) is and has been for decades an owner/operator of significant commercial properties on the Rosecrans Avenue corridor in Manhattan Beach and El Segundo. During that period of time, we have voluntarily donated property and substantial funds to invest in infrastructure to improve traffic flow along the Rosecrans corridor. We have reviewed the subject resolution and appreciate the opportunity to submit the following comments which relate to conditions of approval under the heading of Transportation, Circulation and Parking:

Condition No. 41. Rosecrans Avenue Median: One element of this condition requires that "the existing median break and left-turn pocket from eastbound Rosecrans Avenue, northbound into an existing curb-cut and driveway apron on the north side of Rosecrans Avenue shall be closed and restored/reconstructed as a median prior to the issuance of building permit finals for Phase I."

Condition 41 should require that this median break be restored/reconstructed as a median within 60 days of issuance of the first building permit for Phase I and that the median be designed to maximize storage for the left turn movements from westbound Rosecrans Avenue to southbound Sepulveda Blvd. An optimal design will allow more vehicles to access and fill in the inner most left turn lane, and improve the flow of traffic at the Rosecrans Avenue - Sepulveda Boulevard intersection, which currently operates at a Level of Service F during the p.m. peak period.



## CONTINENTAL DEVELOPMENT CORPORATION

Ms. Laurie Jester  
June 25, 2013  
Page 2 of 2

Condition No. 44. Village Drive at Rosecrans Avenue: As currently written condition 44 requires dedication of land and construction of certain improvements "with the construction of Phase II, per the approved Plan." Construction of Phase I (a net increase of 41,156 SF) will add to already congested conditions at this intersection. Condition 44 should require the land dedication and construction of the required improvements prior to issuance of building permit finals for Phase I.

The recommended timing adjustments to these conditions are reasonable and will result in improvements to traffic flow and will benefit those accessing the shopping center prior to the commencement of Phase II.

Thank you for consideration of our comments. If there are any questions, please contact Ms. Toni Reina at 310.640.1520, Ext. 205, or at [treina@continentaldevelopment.com](mailto:treina@continentaldevelopment.com).

Sincerely,

Richard C. Lundquist

Copy via email:

Manhattan Beach City Council - [citycouncil@citymb.info](mailto:citycouncil@citymb.info)

Manhattan Beach Planning Commission - [planningcommission@citymb.info](mailto:planningcommission@citymb.info)

THIS PAGE

INTENTIONALLY

LEFT BLANK

## Laurie B. Jester

---

**From:** Kelly <kfogarty.mb@gte.net>  
**Sent:** Saturday, June 22, 2013 2:46 PM  
**To:** Kathleen Paralusz; Steve Ortmann; Martha Andreani; Paul Gross; Christopher Conaway  
**Cc:** Laurie B. Jester  
**Subject:** Resident letter, Manhattan Village  
**Attachments:** Manhattan Village Support Letter.docx

We understand the Manhattan Village Shopping Mall redevelopment will be discussed on June 26. Please consider our letter of support which is attached.

Thank you,  
Kelly Fogarty

John Bobbin and Kelly Fogarty  
1323 17<sup>th</sup> Street  
Manhattan Beach, CA 90266  
(310) 546-7035

June 22, 2013

City of Manhattan Beach  
Planning Commission  
Via Email

Dear Commissioners:

We are writing in support of the Manhattan Village redevelopment project. We have reviewed some of the publicly available material and we attended the presentation today at the mall and spoke to representatives there.

We formerly lived in the residential community of Manhattan Village and now live near Meadows School so we have lived near the mall for over 25 years and consider it our primary destination for groceries, banking, restaurants and retail. It is clear that the property would benefit from improvements in parking availability and entries/exits (especially from the north). We walk, drive, and ride a bicycle (John) to or through the mall almost daily.

We believe the plans represent appropriate improvements and expansion. Adding parking garages will make the mall livable in high traffic times (like the Christmas season and some weekends) while still allowing us to park close when we are making quick trips. The plans preserve the chance to park near the doors of shops and larger stores, and also offer the bridge access from the parking structures.

At the same time the redevelopment of the center section with more pedestrian courtyards will give us some welcome outdoor area which is frankly lacking now; we love our sunshine!

Too much of the current design is vast a parking lot and these plans, we believe, will also result in improved appearance.

We do not see how any neighboring areas would be negatively affected by the proposed plans and certainly would not hesitate to live in Manhattan Village again or any home nearby.

Thank you for this opportunity to give our input.

*John and Kelly*

## Angela Soo

---

**From:** Mark Neumann <mark@columbiadevelopmentgroup.com>  
**Sent:** Tuesday, June 25, 2013 8:25 AM  
**To:** Laurie B. Jester; 'Mark English'  
**Cc:** 'Chuck Fancher'; Richard Thompson; Rizika  
**Subject:** RE: Planning Commissions- Tin Roof proposal to expand hours

I think Mike Simms brings up a reasonable point. If the competing restaurants are permitted to stay open to 2 am Tin Roof Bistro should also be permitted to stay open until 2 am.

Tin Roof Bistro and The Simms Restaurant Group, have been and continue to be great contributors to a vibrant Manhattan Beach. The Simmzy's Heal The Bay beach clean-up this past weekend is a small example of the good things they do in our City.

Mark Neumann

PO BOX 3357  
Manhattan Beach, CA 90266-1357  
V [310-546-5151](tel:310-546-5151)  
F [310-546-7676](tel:310-546-7676)

**From:** Laurie B. Jester [<mailto:ljester@citymb.info>]  
**Sent:** Tuesday, June 25, 2013 8:10 AM  
**To:** 'Mark@columbiadevelopmentgroup.com'; Mark English ([mark.english@rreef.com](mailto:mark.english@rreef.com))  
**Cc:** Chuck Fancher; Richard Thompson  
**Subject:** FW: Planning Commissions- Tin Roof proposal to expand hours

I would like your input on this please.  
Thanks Laurie

**From:** Mike Simms [<mailto:mike@simmsrestaurants.com>]  
**Sent:** Monday, June 24, 2013 10:30 AM  
**To:** [PlanningCommission@citymb.info](mailto:PlanningCommission@citymb.info)  
**Cc:** Mark Neumann  
**Subject:** Planning Commissions

Dear Honorable Commissioners,

I am in receipt and have reviewed the Manhattan Village Mall Staff Report. I'd first like to commend the staff for their diligent efforts in drafting such a comprehensive report. I'd also like to thank the commission and Rreef for their countless hours.

The purpose for this email is to request Tin Roof Bistro's hours of operations be extended to 2am to reflect those of the proposed restaurant locations. With these extended hours, I will be able to operate on a similar playing field as my neighbors. I appreciate your consideration.

I unfortunately will not be able to attend the meeting. I cc'd our landlord Mark Neumann on this email.

Regards,

--

**Mike Simms**  
Simms Restaurants  
Tin Roof Bistro: 310.939.0900  
Simmzy's: 310.546.1201  
M.B. Post: 310.545.5405  
Fishing with Dynamite: 310.893.6299  
Office: 310.546.6250  
Fax: 310.546.6188  
[mike@simmsrestaurants.com](mailto:mike@simmsrestaurants.com)

---

The contents of this email and any attachments to it contain confidential and/or legally privileged information from Zimmer Gunsul Frasca Architects LLP or its affiliates. If you are not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, be aware that any disclosure, copying, distribution, or use of the information contained herein is strictly prohibited. If you received this transmission in error, please contact the sender and destroy the material in its entirety, whether in electronic or hard copy format.

**Laurie B. Jester**  
**Planning Manager**  
P: (310) 802-5510  
E: [ljester@citymb.info](mailto:ljester@citymb.info)



CITY OF  
**MANHATTAN BEACH**  
1400 HIGHLAND AVENUE, MANHATTAN BEACH, CA 90266  
[WWW.CITYMB.INFO](http://WWW.CITYMB.INFO)



Please consider the environment before printing this email



## Laurie B. Jester

---

**From:** SPackwood <ppss4@aol.com>  
**Sent:** Monday, June 24, 2013 8:13 PM  
**To:** Laurie B. Jester  
**Subject:** Re: Manhattan Village Shopping Center- Planning Commission Meeting- Public Hearing-June 26th 6:30 PM

Hi Laurie,  
I'm still out of town, but I hope the staff recommendations include modifications to the parking structures and the lighting on top as we requested.

Thanks,  
Paula Packwood

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

**From:** Laurie B. Jester <[ljester@citymb.info](mailto:ljester@citymb.info)>  
**To:** Laurie B. Jester <[ljester@citymb.info](mailto:ljester@citymb.info)>  
**Cc:** Richard Thompson <[rthompson@citymb.info](mailto:rthompson@citymb.info)>  
**Sent:** Fri, Jun 21, 2013 12:10 pm  
**Subject:** Manhattan Village Shopping Center- Planning Commission Meeting- Public Hearing-June 26th 6:30 PM

Thank you for your continued interest in the project.  
The Planning Commission staff report and attachments will be posted on the City website after 5:00 PM today. A Draft Resolution with conditions of approval will be included.  
The staff report recommends that the Planning Commission approve the project with conditions. After the Planning Commission takes action, the City Council will hold a public hearing on the applications.

If you have questions please feel free to contact me- I will be back in the office on Monday  
Laurie

**Laurie B. Jester**  
**Planning Manager**  
P: (310) 802-5510  
E: [ljester@citymb.info](mailto:ljester@citymb.info)



THIS PAGE

INTENTIONALLY

LEFT BLANK

## Laurie B. Jester

---

**From:** Conaway, Chris <chris.conaway@zgf.com>  
**Sent:** Monday, June 24, 2013 10:54 AM  
**To:** Richard Thompson  
**Cc:** Laurie B. Jester  
**Subject:** FW: Planning Commissions

Richard,

Not sure if you saw this. Assume you may want to formally respond as to what the process for this request would look like?

Thanks,  
Chris

**From:** Mike Simms [<mailto:mike@simmsrestaurants.com>]  
**Sent:** Monday, June 24, 2013 10:30 AM  
**To:** [PlanningCommission@citymb.info](mailto:PlanningCommission@citymb.info)  
**Cc:** Mark Neumann  
**Subject:** Planning Commissions

Dear Honorable Commissioners,

I am in receipt and have reviewed the Manhattan Village Mall Staff Report. I'd first like to commend the staff for their diligent efforts in drafting such a comprehensive report. I'd also like to thank the commission and Reef for their countless hours.

The purpose for this email is to request Tin Roof Bistro's hours of operations be extended to 2am to reflect those of the proposed restaurant locations. With these extended hours, I will be able to operate on a similar playing field as my neighbors. I appreciate your consideration.

I unfortunately will not be able to attend the meeting. I cc'd our landlord Mark Neumann on this email.

Regards,

--

Mike Simms  
Simms Restaurants  
Tin Roof Bistro: 310.939.0900  
Simmzy's: 310.546.1201  
M.B. Post: 310.545.5405  
Fishing with Dynamite: 310.893.6299  
Office: 310.546.6250  
Fax: 310.546.6188  
[mike@simmsrestaurants.com](mailto:mike@simmsrestaurants.com)

---

The contents of this email and any attachments to it contain confidential and/or legally privileged information from Zimmer Gunsul Frasca Architects LLP or its affiliates. If you are not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, be aware that any disclosure, copying, distribution, or use of the information contained herein is strictly prohibited. If you received this transmission in error, please contact the sender and destroy the material in its entirety, whether in electronic or hard copy format.

THIS PAGE

INTENTIONALLY

LEFT BLANK

## Angela Soo

---

**From:** Mark English <mark.english@db.com>  
**Sent:** Tuesday, June 25, 2013 3:30 PM  
**To:** mark@columbiadevelopmentgroup.com  
**Cc:** 'Chuck Fancher'; Laurie B. Jester; Rizika; Richard Thompson  
**Subject:** RE: Planning Commissions- Tin Roof proposal to expand hours [I]

Classification: For internal use only

Mark,

We are supportive of expanded operating hours for Tin Roof to bring it onto the same footing as the other future restaurant tenants.

Kind regards,  
Mark English



## Mark English

RREEF Management L.L.C.  
Real Estate Asset Management - Alternatives and Real Assets  
101 California Street, 26th Floor 94111 San Francisco, CA, USA  
Tel. +1(415)262-2089  
Fax +1(415)781-2229  
Email [mark.english@db.com](mailto:mark.english@db.com)

*Passion to Perform*

---

This communication may contain confidential and/or privileged information. If you are not the intended recipient (or have received this communication in error) please notify the sender immediately and destroy this communication. Any unauthorized copying, disclosure or distribution of the material in this communication is strictly forbidden.

Deutsche Bank does not render legal or tax advice, and the information contained in this communication should not be regarded as such. "Mark Neumann" ---06/25/2013 08:24:49 AM---I think Mike Simms brings up a reasonable point. If the competing restaurants are permitted to stay open to 2 am Tin Roof Bistr

**From:** "Mark Neumann" <mark@columbiadevelopmentgroup.com>  
**To:** "'Laurie B. Jester'" <ljester@citymb.info>, Mark English/ext/dbcom@DBAmericas,  
**Cc:** "'Chuck Fancher'" <fancherco@msn.com>, "'Richard Thompson'" <rthompson@citymb.info>, "Rizika" <Richard.Rizika@cbre.com>

Date: 06/25/2013 08:24 AM

Subject: RE: Planning Commissions- Tin Roof proposal to expand hours

---

I think Mike Simms brings up a reasonable point. If the competing restaurants are permitted to stay open to 2 am Tin Roof Bistro should also be permitted to stay open until 2 am.

Tin Roof Bistro and The Simms Restaurant Group, have been and continue to be great contributors to a vibrant Manhattan Beach. The Simmzy's Heal The Bay beach clean-up this past weekend is a small example of the good things they do in our City.

Mark Neumann

PO BOX 3357  
Manhattan Beach, CA 90266-1357  
V [310-546-5151](tel:310-546-5151)  
F [310-546-7676](tel:310-546-7676)

**From:** Laurie B. Jester [<mailto:ljester@citymb.info>]  
**Sent:** Tuesday, June 25, 2013 8:10 AM  
**To:** 'Mark@columbiadevelopmentgroup.com'; Mark English ([mark.english@rreef.com](mailto:mark.english@rreef.com))  
**Cc:** Chuck Fancher; Richard Thompson  
**Subject:** FW: Planning Commissions- Tin Roof proposal to expand hours

I would like your input on this please.  
Thanks Laurie

**From:** Mike Simms [<mailto:mike@simmsrestaurants.com>]  
**Sent:** Monday, June 24, 2013 10:30 AM  
**To:** [PlanningCommission@citymb.info](mailto:PlanningCommission@citymb.info)  
**Cc:** Mark Neumann  
**Subject:** Planning Commissions

Dear Honorable Commissioners,

I am in receipt and have reviewed the Manhattan Village Mall Staff Report. I'd first like to commend the staff for their diligent efforts in drafting such a comprehensive report. I'd also like to thank the commission and Rreef for their countless hours.

The purpose for this email is to request Tin Roof Bistro's hours of operations be extended to 2am to reflect those of the proposed restaurant locations. With these extended hours, I will be able to operate on a similar playing field as my neighbors. I appreciate your consideration.

I unfortunately will not be able to attend the meeting. I cc'd our landlord Mark Neumann on this email.

Regards,

--

Mike Simms

Simms Restaurants  
Tin Roof Bistro: 310.939.0900  
Simmzy's: 310.546.1201  
M.B. Post: 310.545.5405  
Fishing with Dynamite: 310.893.6299  
Office: 310.546.6250  
Fax: 310.546.6188  
[mike@simmsrestaurants.com](mailto:mike@simmsrestaurants.com)

---

The contents of this email and any attachments to it contain confidential and/or legally privileged information from Zimmer Gunsul Frasca Architects LLP or its affiliates. If you are not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, be aware that any disclosure, copying, distribution, or use of the information contained herein is strictly prohibited. If you received this transmission in error, please contact the sender and destroy the material in its entirety, whether in electronic or hard copy format.

**Laurie B. Jester**  
**Planning Manager**  
P: (310) 802-5510  
E: [ljester@citymb.info](mailto:ljester@citymb.info)