

**LATE COMMENTS  
SUBMITTED AFTER POSTING  
OF AGENDA PACKET  
FOR  
GELSON'S ITEM  
PLANNING COMMISSION  
MEETING  
OF  
FEBRUARY 8, 2017  
(BATCH 1 OF 2)**

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## Angela Soo

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**From:** Vikki McMahon <fvmcmahon@verizon.net>  
**Sent:** Tuesday, February 07, 2017 4:47 PM  
**To:** List - Planning Commission  
**Subject:** From the McMahons (819 9th MB) Gelson's Manhattan Beach

Good afternoon,

My husband, Frank, and I have lived in the Hill Section of Manhattan Beach for over 25 years. We have raised three great kids and plan on living in our home at 819 9th for a very long time. We are both looking forward to shopping at our new Gelson's market when the construction is completed. We can't think of a better option for the space on 8th and Sepulveda.

Vikki and Frank McMahon.

Sent from my iPhone

## Angela Soo

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**From:** Beth Orozco <beth.boehm@gmail.com>  
**Sent:** Tuesday, February 07, 2017 11:06 AM  
**To:** List - Planning Commission  
**Subject:** Gelson's Manhattan Beach - we support!

Hello,

On behalf of my family who lives at Meadows and 2nd we would welcome Gelsons. The location is an eye sore and we would love somewhere we could walk to shop. Thank you for bringing high end retail to MB so we can keep our tax dollars here.

Beth Orozco

## Angela Soo

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**From:** Diane Johnson <mathisdiane@gmail.com>  
**Sent:** Tuesday, February 07, 2017 5:31 PM  
**To:** List - Planning Commission  
**Subject:** Fwd: I Support Gelson's Manhattan Beach

----- Forwarded message -----

**From:** **Diane Johnson** <[mathisdiane@gmail.com](mailto:mathisdiane@gmail.com)>  
**Date:** Tue, Feb 7, 2017 at 5:24 PM  
**Subject:** I Support Gelson's Manhattan Beach  
**To:** [planningcommission@citymb.info](mailto:planningcommission@citymb.info)

nelsons has done everything possible to accommodate for so very LONG. Those that keep putting up "road blocks" to delay their progress need to stop and graciously accept Gelson's is wanted in Manhattan beach. If you don't want them here then go to Ralphs in the village and please stop complaining. Also if you're in the "complaining neighborhood" area you have the option of moving if you're so upset by the beautiful Nelsons that will be in this town. I fully support Nelsons and have from day one.

## Angela Soo

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**From:** Lisa Galasso <lisabeth.gp@gmail.com>  
**Sent:** Tuesday, February 07, 2017 10:31 AM  
**To:** List - Planning Commission  
**Subject:** Gelson's in Manhattan Beach

Hello Planning Commission,

I wanted to express my support of having this business come into our community. I often travel down 8th street to drop off my son at MCHS, I feel the reason to have Gelson's in our community will only strengthen the property values due to the reputation Gelson's has. I love this corporations commitment to bringing quality foods and service. I have to travel to Marina Del Rey to shop there and it would be amazing to have a location here. It would ad to the beautification of that area of Sepulveda and hopefully bring in more business of that quality.

Thank you for listening to my opinion and taking it into consideration.

Respectfully,  
Lisa Galasso

209 40th Street  
Manhattan Beach, Ca

--

c. 310.592.8581

e. [lisabeth.gp@gmail.com](mailto:lisabeth.gp@gmail.com)

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## Angela Soo

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**From:** kmnies <kmnies1@verizon.net>  
**Sent:** Tuesday, February 07, 2017 10:39 AM  
**To:** List - Planning Commission  
**Subject:** Genson's

We will be unable to attend the meeting tomorrow night but we want to register our support to Gelson's,. They will be a welcome addition to our community.

Kenneth Nies, MD  
Wanda Maureen Miller  
814 N Herrin St, MB

## Angela Soo

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**From:** Frank Stepczyk Jr <frankstep17@verizon.net>  
**Sent:** Tuesday, February 07, 2017 3:52 PM  
**To:** List - Planning Commission  
**Subject:** Gelson's Store

In Favor Of

Frank Stepczyk Jr  
[frankstep17@verizon.net](mailto:frankstep17@verizon.net)



**Angela Soo**

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**From:** Paul Brown <paulbrown.nw@gmail.com>  
**Sent:** Tuesday, February 07, 2017 12:11 PM  
**To:** List - Planning Commission  
**Subject:** GELSON'S MARKET: I SUPPORT IT

Hello Planning Commision,

I will not be able to attend your meeting tomorrow night due to recent surgery.

I was planning to attend to show my support for Gelson's to be part of our community.

The store will be convenient by not having to cross Sepulveda for those that live west of the Highway. I'm planning on riding my bike there.

The project will bring in tax dollars and will improve the look of the current property.

Most of the complaints seem to be attached to parking issues with the surrounding neighbors that chose to live close to a commercial zone and highway. I live on a walk street with no parking, it's an inconvenience but we make it work.

Thank you,

Paul Brown  
321 6th Street  
MB

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## Angela Soo

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**From:** Steve Eddy <seddymb@aol.com>  
**Sent:** Tuesday, February 07, 2017 11:24 AM  
**To:** List - Planning Commission  
**Subject:** Gelson's Market

To Whom It May Concern,

My wife and I are quite excited about Gelson's coming to Manhattan Beach. We love the thought of having a market with the quality and reputation of Gelson's in our community because it will give us enhanced choices for our food shopping, and most certainly affect the value of our home in a positive way. We hope that the city will give final approval to begin construction of the market as soon as possible.

Thank you,

Stephen and Judy Eddy (Residents of Manhattan Beach since 1976)

1256 9th Street

Manhattan Beach, CA 90266

(310) 372-2911

Steve Eddy  
[seddymb@aol.com](mailto:seddymb@aol.com)

**Angela Soo**

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**From:** annepatten777@verizon.net  
**Sent:** Tuesday, February 07, 2017 5:24 PM  
**To:** List - Planning Commission  
**Subject:** Gelsons Market

Sent from AOL Mobile Mail. Manhattan Beach needs a superior quality market and Gelsons will be great.

## Angela Soo

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**From:** Ned McIlroy <nedlmac@verizon.net>  
**Sent:** Tuesday, February 07, 2017 4:03 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I fully support Gelson's coming to Manhattan Beach. My name is Ned McIlroy and I live at 1467 2nd st in Manhattan Beach.

Pease vote in favor of Gelson's establishing a market in our city.

Sent from NED's iPhone

## Angela Soo

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**From:** Wendie St Jean <stjeanfamily@earthlink.net>  
**Sent:** Tuesday, February 07, 2017 3:30 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I am writing in support of Gelson's being built on Sepulveda in Manhattan Beach. In our opinion, this would be a huge addition to the Manhattan Beach community. Our current grocery store options are outdated and not well stocked. They have not kept up with changing nutrition option. I often shop at Gelsons when I am on the west side of LA or in the Palisades. The store in the Palisades is exceptional and has wonderful, fresh options. We could really use produce, meat, prepared foods sections like this in Manhattan Beach!!

Thank you.

Wendie and David St.Jean  
829 9th Street  
Manhattan Beach

## Angela Soo

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**From:** valerie padgett <vfpadgett@gmail.com>  
**Sent:** Tuesday, February 07, 2017 3:16 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

The Gelsons project, if allowed to proceed, will be a huge asset to our community. I strongly support it, and encourage you to approve the project so that Manhattan Beach residents can enjoy this welcome addition to our vital commercial corridor, Sepulveda Blvd.

Thank you,

Valerie Padgett  
613 25th street  
Manhattan Beach  
[Vfpadgett@gmail.com](mailto:vfpadgett@gmail.com)

Sent from my iPad

## Angela Soo

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**From:** David Davis <david@mcd-adv.com>  
**Sent:** Tuesday, February 07, 2017 4:49 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Let's please not let a few people continue to create problems for a new grocery store trying to open on one of the Los Angeles area's busiest streets.

I've lived in Manhattan Beach for over 20 years and seen constant resistance to anything new in somebody's MB neighborhood.

Thank you

--

David Davis  
310.545.2233  
[david@mcd-adv.com](mailto:david@mcd-adv.com)

## Angela Soo

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**From:** kim sussman <beachfun1122@yahoo.com>  
**Sent:** Tuesday, February 07, 2017 4:31 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I support Gelson's!! It will be a great addition to our city!

As a Manhattan Beach resident I have to drive to El Segundo to go to Whole Foods, having Gelson's in Manhattan Beach will keep us shopping in Manhattan Beach. Sepulveda is an eye-sore with all the vacant lots!

Kim Sussman

(Manhattan Beach resident for 51 years)



## Angela Soo

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**From:** Sue Dommeyer <badmintonlady@gmail.com>  
**Sent:** Tuesday, February 07, 2017 4:08 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I vote "yes" for Gelson's but cannot attend the meeting.

Susan Dommeyer  
Hermosa Beach Resident

## Angela Soo

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**From:** kmnies <kmnies1@verizon.net>  
**Sent:** Tuesday, February 07, 2017 10:39 AM  
**To:** List - Planning Commission  
**Subject:** Genson's

We will be unable to attend the meeting tomorrow night but we want to register our support to Gelson's,. They will be a welcome addition to our community.

Kenneth Nies, MD  
Wanda Maureen Miller  
814 N Herrin St, MB

## Angela Soo

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**From:** dennis chin <travelduck@yahoo.com>  
**Sent:** Tuesday, February 07, 2017 1:10 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Dear Planning Commission,

I think a Gelson's would be a great addition to Manhattan Beach, no need to fight the traffic to Bristols or Wholes Foods.

A nice store like that to replace the empty eye sore that has been there for a while. As a resident i would like to see Gelsons approved for that spot.

Thank you,

## Angela Soo

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**From:** Bea Collis <outlook\_198ED54502987E53@outlook.com> on behalf of Bea Collis <beacollis@verizon.net>  
**Sent:** Tuesday, February 07, 2017 1:17 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I support Gelsons

Sent from Windows Mail

## Angela Soo

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**From:** Steve Morris <sbm1122@aol.com>  
**Sent:** Tuesday, February 07, 2017 12:47 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

We support Gelson's Market and can't wait for it to open.

Steven & Michael Morris  
95 Crest Drive  
Manhattan Beach, CA

Steve Morris Mobile  
+1.310.200.4466

**Angela Soo**

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**From:** Steve Auth <steve.auth@gmail.com>  
**Sent:** Tuesday, February 07, 2017 3:08 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I fully support the new Gelson's Market on Sepulveda Blvd. in Manhattan Beach

Steve Auth  
529 5th Street  
Manhattan Beach, California 90266

## Angela Soo

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**From:** sonia1091@aol.com  
**Sent:** Tuesday, February 07, 2017 1:22 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

My family is all for having another fabulous store to shop regularly. We believe a lot of people will benefit from gelson's opening up in our town. More jobs, more choices while shopping, convenient location and gives our homes an increase in value.

Sent from my iPhone

## Angela Soo

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**From:** Andrew Caine <acaine@pszjlaw.com>  
**Sent:** Tuesday, February 07, 2017 1:23 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Dear Planning Commission. I am out of town and cannot attend the meeting regarding Gelson's. My family lives within two blocks of the proposed site, and we wholeheartedly support Gelson's. Please approve it's proposal.

Thanks.

Andy and Laurie Caine

Andy Caine  
PSZJ  
[acaine@pszjlaw.com](mailto:acaine@pszjlaw.com)  
Sent from my iPhone

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## Angela Soo

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**From:** Laura Harris <laura.binkley@gmail.com>  
**Sent:** Tuesday, February 07, 2017 1:30 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Looking forward to a new neighborhood gelsons!!  
Laura

## Angela Soo

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**From:** Sondra Olson <olson.sondra@gmail.com>  
**Sent:** Tuesday, February 07, 2017 3:01 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Sent from my iPhone

## Angela Soo

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**From:** Tim Smith <timsmith1445@gmail.com>  
**Sent:** Tuesday, February 07, 2017 2:25 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I think it's unfair to keep them out.

Compared to traffic and noise from previous usage at the site, the impact would be minimal. Also an alternative for shopping.

Tim

## Angela Soo

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**From:** Noel Bonn <noelbonn@me.com>  
**Sent:** Tuesday, February 07, 2017 2:23 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I wanted to send an email letting you know that I support Gelson's opening in Manhattan Beach. They have great stores with a local selection. Please note my support while making future decisions.

Thank you,

Noel Bonn  
City of Manhattan Beach - Resident  
1534 Voorhees Ave  
Manhattan Beach, CA 90266  
[noelbonn@me.com](mailto:noelbonn@me.com)

## Angela Soo

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**From:** Susan Lanfre <slanfre@yahoo.com>  
**Sent:** Tuesday, February 07, 2017 2:21 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Sent from my iPhone

## Angela Soo

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**From:** Steve McAdam <smcadam69@gmail.com>  
**Sent:** Tuesday, February 07, 2017 1:37 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I fully support the Gelson's market construction in Manhattan Beach.

Steve McAdam

## Angela Soo

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**From:** Peggy Somers <fridaymktg@gmail.com>  
**Sent:** Tuesday, February 07, 2017 1:35 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Now that we have lost Albertson's in Redondo Beach, as well as the small Ralph' in Hermosa, there are very few options for basic groceries. I can schlep to Whole Foods, or go to Vons Hermosa with the extremely busy parking lot, or TJ's.....Gelson's has a broad merchandise combination of all five markets and I would like the opportunity to shop at the new Gelson's store.

Also, it isn't so much that I support Gelson's – which I do – it's more what is free enterprise and fair.

## Angela Soo

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**From:** Cathy Campbell <cathycampbell3650@gmail.com>  
**Sent:** Tuesday, February 07, 2017 1:33 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Yes, we do(support, that is)!

Please hurry up and get this Gelson's open (we've been waiting for a Gelsons location close to us since moving to the South Bay over 30-years ago) -

Very truly,  
Paul & Cathy Campbell  
MB residents since 1981...



## Angela Soo

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**From:** Len Mazzocco <len.mazzocco@gmail.com>  
**Sent:** Tuesday, February 07, 2017 12:02 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I live at 1030 1ST ST. in Manhattan Beach.

I strongly support Gelson's Market moving into the neighborhood.

I buy most of my meat and produce at Whole Foods and Bristol Farms as I think they are fresher and have less hormones, etc both of which are not MB.

I am a big Gelson's fan as it was my go to store before moving to the South Bay.

Feel free to call or email me if you'd like to discuss in greater detail.

Len Mazzocco  
818-259-2361  
[Len.mazzocco@gmail.com](mailto:Len.mazzocco@gmail.com)

## Angela Soo

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**From:** Maggie Gillespie-Wright <maggie.gillespie@vistasir.com>  
**Sent:** Tuesday, February 07, 2017 11:46 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Planning Commission,

I am in favor and I strongly support Gelsons coming to Manhattan Beach.

Sincerely,

Maggie Gillespie-Wright

## Angela Soo

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**From:** glen mcilvaine <glenmac11@gmail.com>  
**Sent:** Tuesday, February 07, 2017 11:59 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I know a small number of residents who live near the proposed Gelsons will be making a lot on noise against the store. I have been a MB resident for 60 years and am a product of MB schools as are my children. Maybe those residents would be happier if Champion Chevrolet was back and the mechanics were racing around the hill section in the Corvettes.

My wife and I shop a lot at Bristol Farms and feel that Gelsons will be a great addition to M B consumers.

## Angela Soo

---

**From:** Lisa Goodman <lsgdmn@verizon.net>  
**Sent:** Tuesday, February 07, 2017 12:08 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I support Gelsons in Manhattan Beach.

Sent from my iPhone

## Angela Soo

---

**From:** Kara Henschel <karahenschel@gmail.com>  
**Sent:** Tuesday, February 07, 2017 11:44 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Hello! I'm an MB resident at 1821 3rd St. and I support having Gelson's move to our beautiful city.

Thank you!

## Angela Soo

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**From:** Mary Gonzales <mgonzales2@fedex.com>  
**Sent:** Tuesday, February 07, 2017 12:36 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I support Gelson's coming into the community...Thank you! Mary

☺  
Mary Gonzales • Director-Customer Technologies, Western Region • FedEx Services • Office: 310.607.8787 •  
Thanks || Gracias || Tānan || 感謝 || Salamat || Danke || 감사 || Cảm ơn || 谢谢 || Grazie || **Tm** || Merci || شكرا

## Angela Soo

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**From:** Mary Rymers <maryrymers@me.com>  
**Sent:** Tuesday, February 07, 2017 12:30 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

As a local resident of Manhattan Beach - this email confirms my support for the Gelson's in MB

Sent from my iPad

## Angela Soo

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**From:** hal505mb@aol.com  
**Sent:** Tuesday, February 07, 2017 12:30 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I support Gelson's plan to open a store in Manhattan Beach

Bob Halcomb  
505 8th St



## Angela Soo

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**From:** socalsk8rgurl@gmail.com  
**Sent:** Tuesday, February 07, 2017 12:24 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Hello:

As a person who grew up in the Valley and now a 27 year Manhattan Beach resident I firmly support Gelsons coming into town.

I feel we need this kind of market in Manhattan Beach. Vons in Manhattan Beach is very limited and parking at Trader Joe's is a nightmare.

Traffic is traffic- we have to put up with all the Skechers build outs and added corporation traffic I think our area can handle this.

100 percent in support of Gelsons!  
Pam and Robert Powell  
320 6th street

Sent from my 6+

## Angela Soo

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**From:** Meryl Braudo <merylb@verizon.net>  
**Sent:** Tuesday, February 07, 2017 12:20 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I am a resident of Manhattan Beach and I support Gelson's opening up here.

Regards,

Meryl Braudo  
1760 Nelson Drive.  
Manhattan Beach, CA 90266

## Angela Soo

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**From:** Pat Lucy <pllucy@aol.com>  
**Sent:** Tuesday, February 07, 2017 12:13 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Gelson's will be a wonderful addition to the area. I will shop there for sure.

Pat Lucy

## Angela Soo

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**From:** Elizabeth Ingraham-Ono <elizabeth.ingrahamono@gmail.com>  
**Sent:** Tuesday, February 07, 2017 11:26 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I would like to support Gelson's Market coming to Manhattan Beach. As a resident in a neighboring community I often shop in Manhattan Beach. Gelson's would provide a nice option/alternative to other markets currently in MB. Gelson's provides high quality and special items not available in a more traditional grocery stores such as Ralph's or Von's. It would be nice to have this market especially when planning a special meal.

Thank You

Sent from my iPad

## Angela Soo

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**From:** Jacque Jones <jacquejonz@gmail.com>  
**Sent:** Tuesday, February 07, 2017 11:24 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I am a huge support of Gelson's opening in Manhattan Beach. In fact, I drive all the way to Marina del Rey to shop there since that is the closest one.

We used to live in Pacific Palisades and they were a terrific addition. Fantastic staff, lots of great prepared and healthy foods available as well as an outstanding fish and meat purveyors.

Sepulveda is unimpressive as it is especially in that area. It has always backed up against a residential area. Always. They knew this when they bought their homes.

Gelson's Manhattan Beach will be a huge improvement over car lots and fast food chains which only decrease value.

Sincerely,

Jacque Jones and Dr. Bernard Ullman

## Angela Soo

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**From:** Tom Mahr <tom.mahr@icloud.com>  
**Sent:** Tuesday, February 07, 2017 11:23 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Planning Commission,

I support approving the plan for the Gelson's store in Manhattan Beach. It appears to me that the developer has made many accommodations (many of which were not required) to address concerns of the local residents who live near the location. It is time to move this project, which will be very good for Manhattan Beach and its residents, forward.

Thank you.

Tom Mahr  
2008 N. Poinsettia Ave.  
Manhattan Beach, CA 90266

## Angela Soo

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**From:** Mona <mstepczyk@verizon.net>  
**Sent:** Tuesday, February 07, 2017 11:20 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I support Gelson's plan to open a store in Manhattan Beach.

Sincerely,  
Mona Stepczyk  
112 South Poinsettia Avenue  
Manhattan Beach, CA 90266

Sent from my iPhone

## Angela Soo

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**From:** Deborah Kalan <dgkalan@yahoo.com>  
**Sent:** Tuesday, February 07, 2017 11:39 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I am unable to attend the meeting in support of the Gelson's Manhattan Beach. But I am 100% in favor of it coming to our neighborhood. Please count me in!  
Deborah Kalan



## Angela Soo

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**From:** Deanna Keefer <deannakeefer@verizon.net>  
**Sent:** Tuesday, February 07, 2017 11:32 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I approve of the Gelsons.

Deanna Keefer

Sent from my iPhone

## Angela Soo

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**From:** Paul <dskir@yahoo.com>  
**Sent:** Tuesday, February 07, 2017 11:29 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Hello Planning Commission,

Sent from Paul's iPhone

## Angela Soo

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**From:** Cindy Perelson <cindyperelson@gmail.com>  
**Sent:** Tuesday, February 07, 2017 11:27 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Dear Respected Leaders,

I am unable to attend tomorrow's Planning Commission meeting discussing the approval of Gelson's to come to our community. However, I wanted to go on record saying that I am in **FULL SUPPORT** of Gelson's coming to Manhattan Beach. We lived near a Gelson's in our old neighborhood in Hollywood and the market was such a part of the community. My kids were very young then and we went to the store every single day to say hi to the Manager and our friends that worked there, have our afternoon snack, pick up dinner, etc. Gelson's was such part of the fabric of the community there. They gave out free flowers on Mother's Day, they supported local neighborhood events and they even let my kids pet Larry the Lobster! I am so grateful to have had Gelson's nearby when my kids were young and we all miss it so much now that we are here in Manhattan Beach.

I understand one of the arguments against Gelson's is that it will detract from our smaller local businesses. I disagree. Grow, Manhattan Meats, etc. are part of the community and people will continue to shop there if they feel a connection with them. Gelson's provides the perfect combination. It offers a large selection of organic foods and a fantastic selection of prepared foods (like Whole Foods), specialty items (like Bristol Farms), and a large variety of staple options (like Ralph's). Right now, I go to at least three different stores twice a week. That would be fine if we lived in France and all the shops were next to one another, but when you are trying to provide for a family on a regular basis, it is incredibly challenging. We desperately need a store like Gelson's in Manhattan Beach.

Thank you for considering my opinion in this matter.

Respectfully,

Cindy Perelson

## Angela Soo

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**From:** Victor Castillo <victor@bizpetrol.com>  
**Sent:** Tuesday, February 07, 2017 10:58 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Dear MB Planning Commission,

I support Gelson's coming to Manhattan Beach. We know that there are residents opposing it. The residents that purchased residences along our commercial corridor can't argue against commercial projects on a commercial corridor. We purchased our home on Manhattan Avenue, which has a lot of traffic. However, we made an informed purchase. We could see that there was a lot of traffic when we did our inspection. Opposing the Gelson's project would be equivalent to us saying that we now have a problem with the traffic on Manhattan Avenue. The traffic was there before we purchased the home. Gelson's is a bona fide commercial project on a commercial corridor. Gelson's will make Manhattan Beach an even better neighborhood! We are looking for to when it opens!

Victor Castillo  
Chief Executive Officer  
310-210-4571



## Angela Soo

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**From:** Lorrie Arvin <lorriearvin@gmail.com>  
**Sent:** Tuesday, February 07, 2017 10:57 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I complete let support Gelson's coming to Manhattan Beach. It is a wonderful supermarket and would be a stellar addition to our community. I have been a Gelson's customer for 30 years and always shop at the Newport Beach, And Irvine locations when I'm in those areas. Sometimes I go a little out of my way to shop there if I'm just passing through on the freeway. They are a class act.

Thank you so much,

Lorrie Arvin  
1717 Pacific Avenue  
MB

310-923-1466

Sent from my iPhone

## Angela Soo

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**From:** Janet Page <janetfpage@gmail.com>  
**Sent:** Tuesday, February 07, 2017 10:53 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I support the approval of Gelson's MB on Sepulveda Blvd. Please vote in favor of the development and the improvement of our only major corridor running N/S.

Janet Page  
10 Grenada Court  
Manhattan Beach, CA

## Angela Soo

---

**From:** Jeri Orzeck <jorzeck@yahoo.com>  
**Sent:** Tuesday, February 07, 2017 11:18 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

To whom it may concern,

I am not able to attend the planning meeting tomorrow evening, but wanted to voice my support for Gelson's coming to Manhattan Beach. My husband and I feel it will be a great addition to our city and community. And are looking forward to shopping there.

We are immediate neighbors on 9th street and feel this business will fit in well with the community and will generate much needed revenue for our great city.

Thank you,

Jeri and Steve Orzeck  
1038 9th Street  
Manhattan Beach, CA 99266

Sent from my iPhone

## Angela Soo

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**From:** Elizabeth Kerlin <lizakerlin@icloud.com>  
**Sent:** Tuesday, February 07, 2017 11:14 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I fully support Gelson's opening in Manhattan Beach and can not wait to shop there. I moved to the South Bay from Pacific Palisades a year ago and desperately miss shopping at Gelson's. Although I love living in the south bay I have to say the selection / quality of grocery stores is very disappointing.

Please pass what ever you need to in order to make Gelson's open in Manhattan Beach as quickly as possible.

Thank you in advance for your support on this matter.

Elizabeth Kerlin



## Angela Soo

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**From:** KD6OBB <kd6obb@gmail.com>  
**Sent:** Tuesday, February 07, 2017 11:08 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

My husband and I enthusiastically welcome Gelson's to Manhattan Beach. I find it's great to have so many choices to shop and we will be shopping at Gelson's in Manhattan Beach rather than Whole Foods in El Segundo. Renske and Ed Somers

## Angela Soo

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**From:** Sue Glass <sue.glass@verizon.net>  
**Sent:** Tuesday, February 07, 2017 11:08 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

My husband and I are excited to have Gelson's in Manhattan Beach! We hope you approve their plans. We live in North Redondo so this store will be very handy for us.

Sue and Larry Glass

Sent from my iPad Mini

## Angela Soo

---

**From:** Jane Franklin <janehomemail@gmail.com>  
**Sent:** Tuesday, February 07, 2017 11:06 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I would love to see something on Sepulveda that we can all use, like Gelson's. They are a high end grocery and dinning spot many residents will enjoy. A large office building would bring more cars and not provide a service we can use. We bought near a commercial strip and there will never be a perfect solution, however, I hope we can settle on a business that brings tax revenue to Manhattan Beach and provides a service to the residents. Gelson's sounds fine to me.

M. Jane Franklin  
1009 11th Street  
Manhattan Beach, CA 90266  
(310) 545-1940

## Angela Soo

---

**From:** Robert Benard <rbenard9@gmail.com>  
**Sent:** Tuesday, February 07, 2017 11:06 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

As a former Planning and Public Works Commissioner for Manhattan Beach, as well as a professional city planner for over 30 years in southern California (Long Beach, Rancho Palos Verdes and Malibu), I **STRONGLY** support the approval of Gelson's Manhattan Beach. Manhattan Beach needs more modern retail facilities, especially along the Sepulveda corridor, to modernize and improve underutilized retail property and help grow the city's tax base. Please see the big picture and approve Gelson's Manhattan Beach.

Thank you,  
Robert Benard

## Angela Soo

---

**From:** Andy Wasmund <yogandyananda@hotmail.com>  
**Sent:** Tuesday, February 07, 2017 11:05 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Andy Wasmund  
1304 Park View Ave., Apt 219, Manhattan Beach, CA 90266.  
310-567-8739

From my Android phone on T-Mobile. The first nationwide 4G network.

## Angela Soo

---

**From:** jelewisphd@aol.com  
**Sent:** Tuesday, February 07, 2017 10:41 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I am appalled that Gelson's has not been put through after all this time. It would be a great option for all of us who live west of Sepulveda to have a nice place to shop without crossing over Sepulveda and going up Rosecrans. It seems that those who oppose Gelson's are the ones who live near the property and don't want people parking on their streets. In my opinion, they have been very SPOILED for a long time, having a prime business property unoccupied for years. But guess what, they bought their homes near Sepulveda so that is the risk you take, that there could be businesses that move in that command more traffic or parking issues. They did not have to buy near a business district.

We live near Robinson School, which was closed when we bought our house. But I knew when I bought the house that there was a chance that Robinson would open, which it did, and we have lots of traffic down our street that we did not have before, especially when school starts and lets out and many more cars parked on our street. Now Fridays once a month, assemblies are blasting throughout the neighborhood on a loud speaker (even though when the school re-opened they said that would not be the case). However, I don't feel I have a right to complain, as I bought my house, knowing the school could re-open. If you buy a house under a flight path of an airport, I don't feel you have a right to complain about airplane noise. These people who are complaining because they live near the proposed Gelson site should be thankful that the space has been empty for years, and also to be grateful that the business to occupy the space will be upscale and probably increase their property value. They are a whiny few and their position should be overturned for the rest of us living west of Sepulveda.

Jane Lewis and Bernard O'Connor  
440 1st St., Manhattan Beach

**Angela Soo**

---

**From:** Mary Maguire <marymaguire17@gmail.com>  
**Sent:** Tuesday, February 07, 2017 10:41 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

**Please add my name to the list of supporters for Gelson's. It is a wonderful market and our community needs a gourmet market like Gelson's in our southern corridor. I used to shop at Gelson's in my West Hollywood neighborhood and there was never a problem and they were good, supportive neighbors to the community.**

**Sincerely,  
Mary Maguire  
2304 Alma Ave  
MB  
310-989-0500**

## Angela Soo

---

**From:** Lori LaBrie <lori.labrie@gmail.com>  
**Sent:** Tuesday, February 07, 2017 10:37 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

To whom it may concern,

We are a big proponent of a grocery store taking the place of the empty lot that used to be busy with car dealerships and auto repairs. Eventually, someone who needs to make money is going to have to rent that space so why not make it an upscale grocery that fits into our community so well and that so many of us want here in the South Bay. Please work on finally passing this project and allowing them to move forward.

Thank you,  
Lori LaBrie



**Angela Soo**

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**From:** Dommeyer, Curt J <cdommeyer@csun.edu>  
**Sent:** Tuesday, February 07, 2017 10:34 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

**I support Gelson's plan to install a market in Manhattan Beach.**

Curt Dommeyer  
1008 21st Street  
Hermosa Beach, CA 90254

## Angela Soo

---

**From:** Jason Cole <lakrzfan90266@yahoo.com>  
**Sent:** Tuesday, February 07, 2017 10:48 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Please approve Gelson's. They would be an excellent addition to our community. The residents who live along the Sepulveda corridor bought their homes knowing they live adjacent to commercial property. Their objection to this and other projects is absurd.

Jason Cole  
Manhattan Beach

## Angela Soo

---

**From:** Brian Clark-Cole <bhcole1@icloud.com>  
**Sent:** Tuesday, February 07, 2017 10:47 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I would like to express my support for the proposed Gelson's supermarket.

We either move forward, or we fall behind. Any development is going to increase traffic, but this seems to me to be one of the best possible uses for the site on Sepulveda.

Thank you for considering my position.

Brian

---

Brian H. Cole  
128 - 12th Place  
Manhattan Beach, CA 90266  
310-939-7656  
310-980-8814 (cell)

## Angela Soo

---

**From:** Marlisegl <marlisegl@yahoo.com>  
**Sent:** Tuesday, February 07, 2017 10:47 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Yes,yes yes ,we need this Gelsons

Marlise

## Angela Soo

---

**From:** Brett Levin <brett@ercolano.it>  
**Sent:** Tuesday, February 07, 2017 10:46 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Approve this project I need a place to buy decent groceries enough of the complainers

Regards  
Brett Levin  
National Sales Director  
Ercolano USA  
310-749-6870  
[brett@ercolano.it](mailto:brett@ercolano.it)

## Angela Soo

---

**From:** Marcia Gresko <msg450@roadrunner.com>  
**Sent:** Tuesday, February 07, 2017 10:45 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

My husband and I live at 913 9th Street. We support Gelsons in our neighborhood. It will be great to have a quality grocery store in our neighborhood within walking distance. We are senior citizens and MB residents for over 35 years.

Marcia and Joe Gresko

Sent from my iPhone

## Angela Soo

---

**From:** Rosanna Libertucci - outlook email <househuntsobay@outlook.com>  
**Sent:** Tuesday, February 07, 2017 10:42 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I am unable to attend the meeting. However I am super excited to bring such a great market to our community.

Best,  
Rosanna Libertucci  
Manhattan Beach Resident  
Sent from [Mail](#) for Windows 10

## Angela Soo

---

**From:** Susan Stromgren <susanhs@me.com>  
**Sent:** Tuesday, February 07, 2017 10:30 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Hi

I am a 30 year Manhattan Beach resident and fully support your approving the Gelson's Market plan.

I find it difficult to believe that a few vocal people are able to hold up commercial projects on PCH which is a commercial street. If we don't start generating revenue from all those empty sites, we are going to regret it!!

El Segundo does a marvelous job of understanding the difference between their downtown and a commercial thoroughfare.

Plus.....we tend to wear rose-covered glasses when thinking about the past. We weren't the small town family centric community when I moved here. We were apartments full of flight attendants and pilots and quite a party town!

Thank you for your consideration of this point of view.

Susan Stromgren

Sent from my iPad



## Angela Soo

---

**From:** sparkyy62 <sparkyy62@gmail.com>  
**Sent:** Tuesday, February 07, 2017 10:31 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

55 year resident of oak ave.

Sent from my Samsung Galaxy Tab@4

## Angela Soo

---

**From:** John Lynch <jlynch2@msn.com>  
**Sent:** Tuesday, February 07, 2017 10:30 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I unequivocally support Gelsons opening in Manhattan Beach

John F Lynch  
1531 gates ave  
Manhattan Beach

**Angela Soo**

---

**From:** Josi Goldman <josigata@aol.com>  
**Sent:** Tuesday, February 07, 2017 10:29 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

We have had a number of grocery store close in the area, and I can't wait to have a Gelson's and stop going to Whole Foods and giving El Segundo the tax revenues.

Josi Goldman  
1204 Pine Avenue

Sent from my iPhone

## Angela Soo

---

**From:** Jennifer Ricker <jennricker@aol.com>  
**Sent:** Tuesday, February 07, 2017 10:26 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I support Gelsons. It would be positive for MB Jennifer Ricker

Sent from my iPhone

## Angela Soo

---

**From:** Loren McClanathan <lmcclanathan@gmail.com>  
**Sent:** Tuesday, February 07, 2017 10:26 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I believe that a Gelson's store in Manhattan Beach will be a very positive addition to our shopping choices. Building this store on Sepulveda Blvd which is already a busy commercial corridor will have only positive impact on our community.

Loren McClanathan  
2700 Manhattan Ave

**Angela Soo**

---

**From:** Colleen Stroyke <cmstroyke@gmail.com>  
**Sent:** Tuesday, February 07, 2017 10:26 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

PLEASE approve the Gelsons project on Sepulveda!!

This will be fantastic for our city, not only in tax revenue but in making residents HAPPY. The very small percentage of people who oppose the project can just back off. This is wayyy too important. Please do not let a small voice dictate what is right. Frankly I think it's ridiculous how long it has taken to get this approved. ENOUGH ALREADY!

Thank you.  
Colleen Stroyke  
217 7th St  
Manhattan Beach

--  
**Colleen Stroyke**  
h 310 318 9899  
c 310 871 4595

## Angela Soo

---

**From:** Jim Kelley <j23kelley@aol.com>  
**Sent:** Tuesday, February 07, 2017 10:25 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Good afternoon.

I support the opening of the Gelson's market in Manhattan Beach. My address is 1012 11th street.

Thank you

Mary and Jim Kelley

## Angela Soo

---

**From:** John Wisialowski <johnwiz@gmail.com>  
**Sent:** Tuesday, February 07, 2017 10:33 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Let's get started on construction for Gelson's. We need an upscale market such as Gelson's in our community. Don't let a few malcontents overrule the wishes of the majority of the residents. Let's get this project underway not.

--

John R. Wisialowski  
*The Real Estate Wiz*  
3 LEAF REALTY, INC.  
BRE #: 01396769  
Cell: (310) 897-6436  
Email: [JohnWiz@Gmail.com](mailto:JohnWiz@Gmail.com)  
Website: [johnwiz.com](http://johnwiz.com)

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## Angela Soo

---

**From:** Ted Cohen <cohen@sposilco.com>  
**Sent:** Tuesday, February 07, 2017 10:32 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I'm a Manhattan Beach resident and business owner. I'm writing to express my strong support for the Gelson's in MB. I'm familiar with Gelson's from its Marina del Rey location and it's a high quality operation. It will increase the local offerings of high quality food products.

I also note that there has not been a strong occupant of that property since Champion Chevrolet – was that 10 years ago? Sepulveda has an almost blighted feeling, especially towards the south end of MB. This obviously reduces the city's tax roll to the detriment of all of us.

A reputable, upscale super market like Gelson's fits right in with our community.

Of course we understand that the residents closest to the new Gelson's would prefer that it remain an empty lot so there will be no traffic, but that's just unrealistic and inconsistent with living near the main transportation corridor through the south bay.

Thanks for your consideration.

Theodore J. Cohen, Esq.  
SPOLIN COHEN MAINZER LLP  
Manhattan Towers  
1230 Rosecrans Avenue, Suite 600  
Manhattan Beach, CA 90266  
Phone: (310) 586-2433  
Cell: (310) 980-8421  
Fax: (310) 586-2455

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## Angela Soo

---

**From:** Tim's Gmail <tlappen@gmail.com>  
**Sent:** Tuesday, February 07, 2017 1:44 PM  
**To:** List - Planning Commission  
**Subject:** Please APPROVE the Gelson's project.

To the Manhattan Beach Planning Commission.

My wife and I live in the Tree Section (she has lived in the Tree Section since 1973). For many years, the Gelson's site has been the location of a series of very commercial uses, most recently as a car dealership.

I can understand the immediate neighbors' concerns but they knew that it was a commercial site on a highway when they moved in. For the rest of us -- who live in Manhattan Beach and also in adjoining cities -- *please approve the Gelson's proposed project.*

Thank you.

Tim Lappen

---

Timothy Lappen, Esq.  
*Fine Autos Editor - **Haute Living, Haute Time, Haute Residence & Haute Auto***  
*Founder & Chairman, The Family Office Group & The Luxury Home Group and Member,*  
*Motor Vehicle Group -- **Jeffer Mangels Butler & Mitchell LLP***  
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Email: TLappen@gmail.com  
Email: TL@jmbm.com

[Haute Living Articles Website](#) [Motor Vehicle Group Website](#)  
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## Angela Soo

---

**From:** jeridear@verizon.net  
**Sent:** Tuesday, February 07, 2017 4:19 PM  
**To:** List - Planning Commission  
**Subject:** WE NEED GELESONS

I am unable to attend the Planning Commission meeting on Wednesday. Please give my input the weight that it does deserve.

For over 30 years I worked at 505 North Sepulveda. (right next to Taco Bell). I worked in the Robinson Travel Office (the octagon shaped building directly along Sepulveda).

My office building looked north along the south bound Sepulveda corridor. I can tell you that when the S/W corner of 8th and Sepulveda was occupied by commercial business, the traffic flow south was at a much clammer pace. When the south bound motorists came up and over the hill, they knew that there was commercial activity at the 8th and Sepulveda and they **had** to slow down. After Champion Chevy left the site and the other business came and went, each time it was empty, the traffic south bound gathered speed and I was often afraid that the traffic would come through the windows of our office... When the site was empty the stretch from 8th to 2nd was a dead zone, and the motorists took advantage and began to increase speed and fly by!!

I believe that if the corner was occupied by Gelesons the motorists would drive at the slower pace that prevails from Rosecrans to Manhattan Beach Blvd. (south bound) a commercial zone.

I am looking forward to driving responsibility, to shop at Gelesons.

Jeri Dearden  
2500 Pine Ave.  
Manhattan Beach  
310-545-0921

**Angela Soo**

---

**From:** Julie Talbert <rot10kd@yahoo.com>  
**Sent:** Tuesday, February 07, 2017 2:39 PM  
**To:** List - Planning Commission  
**Subject:** We want Gelsons

Good Afternoon:

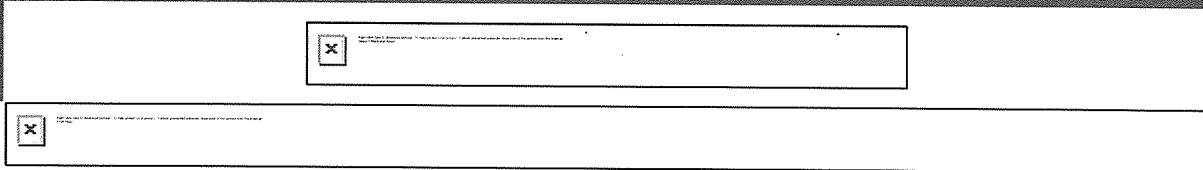
I am writing on behalf of our family. We are residents at 128 20th here in Manhattan Beach. We have been long customers of Gelson's, mostly when we lived in Hidden Hills for 15 years. We are so excited that we will soon have our own Gelson's here in Manhattan Beach. They will be a great asset to our community, bringing quality products and the most professional employees and management. Please approve them to come to Manhattan Beach. You will be so glad you did!

Julie Talbert  
Executive Director  
Talbert Family Foundation  
[www.TalbertFamilyFoundation.org](http://www.TalbertFamilyFoundation.org)

----- Forwarded Message -----

**From:** Gelson's Manhattan Beach  
**To:** [rot10kd@yahoo.com](mailto:rot10kd@yahoo.com)  
**Sent:** Tuesday, February 7, 2017 10:18 AM  
**Subject:** Even the kitchen sink

[View this email in your browser](#)



Dear Gelson's Supporter,

A small group of individuals opposed to the Gelson's project have made repeated unfounded accusations to delay Gelson's from coming to Manhattan Beach.

A strong showing of community support will help get Gelson's approved so we can start construction. **We need your support on**

**Wednesday!**

There are two things you can do:

1.) RSVP and attend the Manhattan Beach Planning Commission tomorrow night (2/8/17) at 6:30 pm to make your support known. RSVP [here](#).

2.) If you are unable to attend, please send an email of support to the following email address by noon tomorrow (2/8).  
[planningcommission@citymb.info](mailto:planningcommission@citymb.info)

Thank you for all of your support!

Sincerely,  
Jim

**RSVP NOW**



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LATE ATTACHMENTS  
(BATCH 1 OF 2)  
PC MTG 02-08-17  
Page 85 of 127



## Angela Soo

---

**From:** Jane Munson <jsmuns@aol.com>  
**Sent:** Tuesday, February 07, 2017 10:25 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I support Gelson's market in MB. Sepulveda Blvd is a main highway and business corridor making it an appropriate place for a market. People knew that when they purchased property in the area.  
Jane Munson, 917 John St., MB

## Angela Soo

---

**From:** Mary Ann Gardner <maryann.p.gardner@gmail.com>  
**Sent:** Tuesday, February 07, 2017 10:25 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I support Gelsons Manhattan Beach.



## Angela Soo

---

**From:** Liz Stromath <lizstromath@verizon.net>  
**Sent:** Tuesday, February 07, 2017 10:25 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Dear Planning Commission,

My husband, Dave Stromath, and I support the Gelson's project. That property has been an eyesore for many years and if it doesn't turn into a Gelson's which is fine establishment, it will turn into something else and maybe not as nice. The people are complaining that live near the site; however, they should realize that buying a home close to Sepulveda is going to bring noise and traffic PERIOD! That's what happens in cities.

Please pass the Gelson's project. It will be a fine addition to our community!

Have a great week.

Sincerely,

Liz Stromath

**Angela Soo**

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**From:** Caryn Katz <gurldog3@gmail.com>  
**Sent:** Tuesday, February 07, 2017 10:25 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Gelson's would be a wonderful addition to Manhattan Beach!

Caryn Katz

## Angela Soo

---

**From:** Diane Johnson <mathisdiane@gmail.com>  
**Sent:** Tuesday, February 07, 2017 5:23 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

**Angela Soo**

---

**From:** Justin <justinmank@hotmail.com>  
**Sent:** Tuesday, February 07, 2017 10:27 AM  
**To:** List - Planning Commission  
**Subject:** Letter of support for Gelson's

This is a letter in support of the proposed Gelson's market in the PCH in Manhattan Beach.

Justin Mank

**Angela Soo**

---

**From:** john pulos <johnpulos@hotmail.com>  
**Sent:** Tuesday, February 07, 2017 11:24 AM  
**To:** List - Planning Commission  
**Subject:** I SUPPORT GELSON'S MARKET

**Dear Manhattan Beach Planning Commission;**

I fully support the new Gelsons 100%. We need another option for buying groceries/food in Manhattan Beach. Vons is a complete rip off and provides terrible groceries and produce. It's basically a glorified Liquor Store. In addition, their prices completely gouge the consumer. Whole foods is good but the traffic one must endure to get there creates much, much more traffic and congestion driving to El Segundo.

Gelson's will be an excellent addition to Manhattan Beach and will greatly improve the ability to buy a quality product in close proximity. I live on Pacific and will walk or ride my bike as I don't have to cross Sepulveda. I walk to Vons as well.

**Please allow Gelson's to come to Manhattan Beach.**

Sincerely, John Pulos

John Pulos  
605 Pacific Avenue Manhattan Beach CA  
323 449 2180

## Angela Soo

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**From:** April Marano <amarano@medsolve.org>  
**Sent:** Tuesday, February 07, 2017 12:12 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Dear Planning Commission,

I lived in Northridge in 1994, and my family and I were victims of the Northridge Earthquake. During the very early days of this crisis, the Gelson market in Encino was the only grocery store open distributing bottled water, and disposable diapers.

Gelsons was open when it made no sense economic sense for them to be open. Gelsons supported the community in a time of great need. It is something I will never forget.

It demonstrates that this corporation takes its responsibility for the community seriously.

The Planning Commission needs to do what is good for the city of Manhattan Beach, AND not what is good for a few disgruntled citizens.

The vast majority of Manhattan Beach citizens want Gelsons here, and Gelsons will bring in much needed tax dollars for the city.

Don't let the minority limit the choices of the majority!

Sincerely,  
April Marano-Ford  
221 Rosecrans PLACE  
Manhattan Beach CA 90266

Angela Soo

---

**From:** Patricia Rosenberg <pzrstrand@gmail.com>  
**Sent:** Tuesday, February 07, 2017 2:31 PM  
**To:** List - Planning Commission  
**Subject:** GELSON'S MARKET - HOPING THEY COME TO OUR CITY!!

*DEAR MEMBERS OF THE PLANNING COMMISSION,*

*I AM VERY DISAPPOINTED THAT I AM UNABLE TO ATTEND THE MEETING TOMORROW EVENING, BUT I HAVE A MEDICAL PROCEDURE TOMORROW, AND WILL BE UNABLE TO ATTEND. I AM URGING YOUR APPROVAL OF THE ADDITION OF GELSON'S MARKET TO OUR COMMUNITY AND HOPE YOU WILL ENTHUSIASTICALLY APPROVE THEIR MOVE HERE! THEY WILL BE A GREAT ADDITION TO OUR CITY AND IT WILL BE SUCH A JOY TO HAVE THEM HERE!!*

*IN MY EXPERIENCE AS A SHOPPER FOR SO MANY YEARS, I MUST SAY THAT I HAVE FOUND NO EQUAL TO THE QUALITY AND SERVICE AT GELSON'S, IN A SUPER MARKET!. THEY CARE FOR THEIR CLIENTELE, THERE MARKETS ARE GLORIOUS, AND THEY ACTUALLY LISTEN TO THEIR CUSTOMERS! (MUCH LIKE BRISTOL FARMS DID SO MANY YEARS AGO, WHEN THEY FIRST MOVED INTO MANHATTAN BEACH!)*

*I CAN SEE NO DOWN SIDE TO THEIR COMING HERE, EXCEPT FOR THOSE WHO ARE PERHAPS AFRAID OF THE COMPETITION! IF ANYTHING, THEY WILL FORCE OUR OTHER MARKETS TO TRULY HELP THE CUSTOMERS AND TO LISTEN TO WHAT IT IS THEY WOULD LIKE TO SEE AND HAVE.*

*WHENEVER I AM IN A COMMUNITY WITH A GELSON'S, I WILL ALWAYS FIND MY WAY THERE! THEY MAY EVEN ENTICE ME BACK INTO MANHATTAN BEACH FROM WHOLE FOODS IN EL SEGUNDO!*

*PLEASE, DEAR PLANNING COMMISSION, DO ALLOW THEM TO MAKE MANHATTAN BEACH THEIR NEW HOME! WE WILL ALL BE ENRICHED BY THEIR BEING HERE!*

*WITH MY GREAT CONCERN AND MY DESIRE FOR YOUR APPROVAL TO THIS ADDITION TO OUR COMMUNITY!*

*SINCERELY,*

*PATRICIA ROSENBERG  
312 THE STRAND  
MANHATTAN BEACH, CA 90266*





## Angela Soo

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**From:** Jan Curtis <jancurtis101@icloud.com>  
**Sent:** Tuesday, February 07, 2017 8:54 PM  
**To:** List - Planning Commission  
**Subject:** Gelson's / we are in support

We live at 937 8th Street, Manhattan Beach and support Gelson's coming to our neighborhood. I believe Gelson's will add much needed services to our upscale neighborhood. As we will ultimately have a commercial business in that location, a gourmet market will be a great addition.

Kind Regards, Jan & Kevin Curtis

937 8 th Street

Manhattan Beach

Sent from my iPhone

## Angela Soo

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**From:** Jennee <jen.j@verizon.net>  
**Sent:** Tuesday, February 07, 2017 7:53 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

As a resident of Manhattan Beach I fully support Gelson's and look forward to shopping and eating there. It would be wonderful to have an upscale grocery establishment in this part of Manhattan Beach.

Jennee Julius  
1st Street

## Angela Soo

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**From:** Donald Mcpherson <dmcphersonla@gmail.com>  
**Sent:** Tuesday, February 07, 2017 7:00 PM  
**To:** List - Planning Commission  
**Cc:** Mark Danaj; Anne McIntosh; Liza Tamura; Laurie B. Jester; Eric Haaland; Eileen Neill  
**Subject:** Gelson's  
**Attachments:** 170207-Gelsons-Visibility-Lights&Rooftop=ABY.pdf

Nancy Hersman, Chair  
Planning Commission  
City of Manhattan Beach

Via Email

Subject: Parking & Environmental Deficiencies, Gelson's, Item 02/08/17-1

Chair Hersman and Commissioners,

I reside less than one-block west of Sepulveda Blvd. Since the 1970's, I have participated in permitting processes for many commercial developments on our neighboring busy commercial corridor, to ensure compliance with city policies and regulations.

The Gelson's project fails to comply, as follows;

- 1) Parking deficiency of 40 spaces, including 4 additional from using an incorrect standard for food service, namely, 1 space per 75 SF versus the correct 50 SF standard;
- 2) Residential impacts from parking-lot lighting; and
- 3) Residential impacts from rooftop machinery noise.

Gelson's bases their reduced parking waiver on a parking-ordinance exception rarely granted by the city, apparently only twice. If the city approves Gelson's parking waiver, then in the future, every multi-use commercial project will hire a certified analyst to prove that the parking demand equals less than the standards. Details on this issue below.

Regarding residential impacts from parking-lot illumination, the initial study incorrectly claims the buildings will shield Larsson St homes from parking lot lighting. [Pg. 49, ¶-3] Per the attached photo, these residences look over the market roof directly at light fixtures. Based on their invalid assumption, Gelson's will give short shrift to the complicated geometry of lighting design, as required by Condition 21 in the draft resolution.

As shown below, Gelson's initial study glosses over the impacts of rooftop machinery noise. The Initial Study addresses only noise levels relative to the ambient. Their environmental analysis ignores the critical issue of whether the many rooftop compressors and fans will irritate persons of normal sensitivity, as required by municipal code and the mandatory CEQA checklist item of causing "substantial adverse effects on human beings." The rooftop equipment will require acoustic shielding, which the initial study rejects.

The staff report further confuses the analyses of lighting and noise impacts, by claiming the market building rises eleven feet above the southern portion of Larsson St. [Pg. 13, ¶-2] The attached photo shows the market roof lies below the grade of Larsson at 6<sup>th</sup> St. Thereby, all two-story residences on Larsson and on 8<sup>th</sup> St will have line of sight to parking lighting and to rooftop equipment.

The Negative Mitigated Declaration states that Gelson's will have no operational environmental impacts. [Staff Report, Pg. 13, last line] Per the facts, that claim appears absurd.

**Parking Waiver Unjustified.**

LATE ATTACHMENTS  
(BATCH 1 OF 2)  
PC MTG 02-08-17  
Page 99 of 127

Gelson's Parking Demand Study justifies the parking waiver by the unsubstantiated claim of "...as has been done for recent commercial projects in the City." [Pg. 45, ¶1-2]

**Exactly what "recent commercial projects???"**

A search of city records discloses only two such waivers:

- 1) November 20, 2012, Item 12-340, 1829 Sepulveda Blvd. For an existing religious facility, an expanded prayer assembly area and an added day-care center; and
- 2) September 17, 2013, Item 13-471, 3601 Aviation Blvd. In an existing 73,080 office building in the PD zoning district, conversion of 12,568 SF from office to educational use, increasing parking required by eight spaces, compared to the existing 204 available.

Unlike Gelson's theoretical modeling, the above two projects had operational statistics to prove that the actual parking demand amounted to less than the spaces available. Furthermore, the Aviation office building lies in the PD zoning district, which requires much less stringent regulation than other commercial areas, such as Gelson's location.

**Put the bank in the market.** The current trend favors placement of small banking units in markets for customer convenience. Why a whole new 7,000 SF building?

**No finding for long-term bank occupancy, per MBMC 10.64.050(B)(2.)** The rise of electronic banking legislates against standalone banks, such as proposed by Gelson's. The next tenant in the bank building, such as an office use, may not have the same shared-parking parameters as in Gelson's theoretical model to justify the waiver. Consequently, the required finding cannot be made.

**Save the 10<sup>th</sup> St Post Office Parking Lot!** Gelson's admits they have insufficient parking for employees. To compensate, they have taken an option to lease 20 spaces on 10<sup>th</sup> street. That will displace post-office customers, who will park on nearby residential streets.

Furthermore, how many employees will walk two blocks for the reserved 10<sup>th</sup> St parking, if they can park on residential streets adjacent to Gelson's?

Please require compliance with parking standards, which will increase parking capacity to comply with reduced requirements and save the 10<sup>th</sup> St post-office parking lot for the public.

**Require Designs to Mitigate Parking Light Impacts & Roof Machinery Noise.**

The attached photo shows that all nearby two-story residences will have direct line of sight to parking-lot lights and to noisy rooftop compressors and fans, of which Gelson's will install many for freezers and coolers. Erroneously, both Gelson's Initial Study and the staff report claim that the market building will shield residents from these impacts. [Gelson's Pg. 49, ¶1-3; Staff Pg. 13, ¶1-2]

As seen in the attached photo, Gelson's must design parking-lot lighting that complies with MBMC 10.64.170(c)(2), which requires sharp cutoff of light at property lines. The commissioners should demand proof, not words, how the applicant will shield residents from parking-lot lighting.

Gelson's environmental analysts do not address the only enforceable municipal code provision, which deals with noise disturbances. [MBMC 5.48.140] Nor do they acknowledge the concept of selective hearing, whereby humans unconsciously focus on periodic sounds quieter than ambient decibel levels, such as clattering compressors or whining fans.

Astonishingly, the Initial Study deliberately side-steps the obvious solution. **Enclose the rooftop machinery in sound-absorbing structures!**

The Initial Study acknowledges that the municipal code requires visual screening of rooftop machinery, but states that the screening will only "*slightly reduce noise levels at off site locations.*" [Pg. 119, P-1]

External acoustic structural panels with sound transmission coefficients of 30 to 50 decibels abound. Why in the world does Gelson's ignore the obvious and refuse to employ such mitigation measures?

The commissioners should insist on enclosure of rooftop equipment in acoustic structures, despite Gelson's pitifully inadequate noise modeling and no evidence to support their denial of noise disturbances.

**Conclusions.**

To date, per the record, the city has only approved two projects for parking reduction based on MBMC 10.64.050(B). Both projects had operational statistics that supported a lower parking demand compared with requirements, which Gelson's does not have. Its application bases the parking demand on an unproven theoretical model.

Both parking waivers involved special situations not shared by Gelson's, which comprises a general multiuse retail operation, undistinguishable from other such projects.

Therefore, the Planning Commission cannot make the two required findings to approve Gelson's parking waiver.

Both Gelson's Initial Study and the staff report erroneously claim that the market building will shield nearby residences from parking-lot lighting and rooftop machinery noise. Mitigation measures exist for these impacts, but Gelson's must provide the conceptual designs for Planning Commission approval.

Don McPherson  
1014 1<sup>st</sup> St, Manhattan Beach CA 90266  
Cell: 310 487 0383  
dmcphersonla@gmail.com

**Angela Soo**

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**From:** vgreen@netzero.net  
**Sent:** Tuesday, February 07, 2017 11:01 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson

We shouldn't be hijacked by a handful of people who think this is bad for our city. Please vote to approve the project.

Sincerely,

Vincent W Green  
1751 Nelson Ave

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How To Remove Eye Bags & Lip Lines Fast (Watch) Womans Weekly  
<http://thirdpartyoffers.netzero.net/TGL3231/589ac246e6d3f424658dast01duc>

## Angela Soo

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**From:** Chris Simms <chris@lazydogrestaurants.com>  
**Sent:** Tuesday, February 07, 2017 6:10 PM  
**To:** List - Planning Commission  
**Subject:** Gelson's Project

Dear Planning Commission Members,

I will not be able to attend the Planning Commission hearing tomorrow night relating to the Gelson's project, however, as a longtime resident and active member of the Manhattan Beach community I wanted to let you know that I believe that this project is well conceived and perfect for our Sepulveda corridor, which is where larger format store are ideally located in our city. I encourage the Planning Commission to follow the recommendation of staff – which has thoroughly vetted this project over the last 18 months, and approve this project so that we can bring Gelson's to our great city!

Thank you,

Chris

**Chris Simms**  
CEO & Founder



Home Office  
7777 Center Ave. Ste. 150  
Huntington Beach, CA 92647

P: (714) 596-9960  
F: (714) 596-9970

[www.lazydogrestaurants.com](http://www.lazydogrestaurants.com)

## Angela Soo

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**From:** Rosie Malmstedt <rosie.malmstedt@gmail.com>  
**Sent:** Tuesday, February 07, 2017 8:19 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Dear planning commission ,

I REALLY want Gelsons to come to the East side, my daughter has one in Irvine and it's beautiful, on par with Bristol and Whole Foods . It fits our town and is much needed for less congestion at Rosecrans!!! PLEASE consider!!!

Thank You

Rosie Malmstedt

310-200-6744

Sent from my iPhone



## Angela Soo

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**From:** wac ucp <ucpws@yahoo.com>  
**Sent:** Tuesday, February 07, 2017 8:01 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I fully support and want to see Gelson's here in Manhattan Beach.

Anne Rivera

## Angela Soo

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**From:** Diane Johnson <mathisdiane@gmail.com>  
**Sent:** Tuesday, February 07, 2017 5:25 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

nelsons has done everything possible to accommodate for so very LONG. Those that keep putting up "road blocks" to delay their progress need to stop and graciously accept Gelsons is wanted in Manhattan beach. If you don't want them here then go to Ralphs in the village and please stop complaining. Also if your in the "complaining neighborhood" area you have the option of moving if your so upset by the beautiful Nelsons that will be in this town. I fully support Nelsons and have from day one.

## Angela Soo

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**From:** Rosie DuBois <rddubois@roadrunner.com>  
**Sent:** Tuesday, February 07, 2017 6:31 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I am excited to have Gelson's in manhattan beach. It would be a wonderful addition to our community please allow them to be part of Manhattan Beach

Rosie DuBois  
MB resident 40 years.

Sent from my iPhone

## Angela Soo

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**From:** Tommy Moreno <tommy.moreno@gmail.com>  
**Sent:** Tuesday, February 07, 2017 6:30 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Could we please expedite Gelsons coming to MB. It is taking too long already.

Sent from my iPhone

## Angela Soo

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**From:** Paul.thompson45 <paul.thompson45@verizon.net>  
**Sent:** Tuesday, February 07, 2017 6:40 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Without a doubt, having Gelson's in Manhattan Beach would not only give us another high quality competitive store to shop at but also enhance our reputation in Los Angeles.

Nearby, we shop at Whole Foods in El Segundo, which we love but is much more expensive than maybe it should be, Bristol Farms which we also shop at and love and Trader Joe's which we also shop at and love, but they have a limited selection. We also have Ralph's which we shop at as well, for basic items, but they don't have as good a selection of speciality items.

Gelson's would give us another choice - and they would be in MB and add to our tax base. They have gone above and beyond, as far as we can see, to satisfy the neighborhood issues, and provide excellent parking. Please don't limit our choices.

Thank you.

Paul & Venona Thompson  
1143 22nd Street  
Manhattan Beach, CA 90266  
Sent from my iPad

## Angela Soo

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**From:** Michael Holton <guardianbeyond@yahoo.com>  
**Sent:** Tuesday, February 07, 2017 7:22 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I have lived in Manhattan Beach for 19 years, but before that I lived in the sleepy town of Pacific Palisades which has a wonderful Gelson's market. The Palisades is a similar upper income beach town to Manhattan Beach. People love Gelson's in the Palisades and it became sort of a safe community center for the kids due to its proximity to the schools. I have such fond memories of the food and service of Gelson's. The people who worked there treated you like family and became part of the community. The quality and variety of food is superior to most supermarkets. Plus, they help you explore new food areas. It is not budget store, but also tended to maintain only a slight premium over the other basic chain supermarket in town.

Gelson's was a big part of my childhood in a special way that I would like my three kids to enjoy here in Manhattan Beach.

Michael Holton  
1406 3rd Street,  
Manhattan Beach

## Angela Soo

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**From:** Jennifer Roginson <jenroginson@verizon.net>  
**Sent:** Tuesday, February 07, 2017 7:43 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

To whom it may concern,

My family and I strongly support the addition of Gelson's to our neighborhood!! We so badly need another local choice of supermarket in our neighborhood. Not only would Gelson's be a vast improvement over an empty used car lot, it would provide a valuable, quality well run business to our neighborhood. Please give Gelson's a chance to thrive in Manhattan Beach!!!!

Sincerely,

Jennifer Roginson  
1530 Mathews Ave.  
Manhattan Beach, CA 90266

310-318-2896

## Angela Soo

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**From:** Jan sultan <jhsultan@cybermesa.com>  
**Sent:** Wednesday, February 08, 2017 5:48 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

To: the planning commission. I live at 208 Larsson St. MB. I am 100% for getting the Gelson's store in our neighborhood. Please expedite the process.

Do whatever you have to do to make a northbound deceleration lane coming into the intersection of Sepulveda and 8th St. Jan Sultan



**Angela Soo**

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**From:** derrick wood <derrickwood@hotmail.com>  
**Sent:** Wednesday, February 08, 2017 6:51 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Can't make the meeting today but I'm a big supporter of Gelsons coming to my neighborhood in Manhattan Beach

Sent from Outlook

## Angela Soo

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**From:** Karen Roseman <karen661@verizon.net>  
**Sent:** Wednesday, February 08, 2017 6:58 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I am in support of Gelsons opening in Manhattan Beach. It will be a welcome addition to our community. I believe they are doing all they can not to negatively affect those living close buy who had the noise and traffic of a car dealership when they bought their properties.

Thank you

Alan and Karen Roseman  
Manhattan Beach

**Angela Soo**

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**From:** Teri Hampton <tjinmb@yahoo.com>  
**Sent:** Wednesday, February 08, 2017 8:06 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Our family is looking forward to the addition of gelsons to MB

Thank you  
Teri Hampton

Sent from my iPad

**Angela Soo**

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**From:** Dennis Michaud <dlmichaud1@yahoo.com>  
**Sent:** Tuesday, February 07, 2017 8:59 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I wholeheartedly support and welcome a Gelson's in our town and hope that the nimbys and naysayers to this project get to see what an asset this store will be for all of us.

DI Michaud  
310-796-6881

## Angela Soo

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**From:** Margie Luong <mlluong@yahoo.com>  
**Sent:** Tuesday, February 07, 2017 9:12 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Ive been a resident of Manhattan Beach for over 10years and wanted to email to show my support for a Gelsons supermarket within the city.

I am very excited to hear that Gelsons is planning on building a store in our city. I often travel outside of Manhattan Beach to get to a Gelsons because I like the quality products and produce they carry that I cant always find at nearby supermarkets.

Thank you,  
Margie Luong

## Angela Soo

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**From:** grik1@cs.com  
**Sent:** Tuesday, February 07, 2017 9:21 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

Please approve this project.

## Angela Soo

---

**From:** Ellen Adams <ellen90266@gmail.com>  
**Sent:** Tuesday, February 07, 2017 9:31 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I would welcome a gelsons in manhattan beach. We need a high end grocery west of Sepulveda!!!!

Sent from my iPhone

## Angela Soo

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**From:** Nancy Raiche <nancy.raiche@gmail.com>  
**Sent:** Tuesday, February 07, 2017 10:58 PM  
**To:** List - Planning Commission  
**Cc:** Gelson's Manhattan Beach  
**Subject:** I Support Gelson's Manhattan Beach

I want to encourage the Planning Commission to approve the Gelson's Market project. I attended one of the early meetings where I heard the concerns of nearby residents. The developers have addressed those concerns. I live downtown, so when they talk about congestion, I have to laugh. I think the residents just have a NIMBY attitude and would be against any kind of development.

I love Gelson's and recently drove to Marina Del Rey to buy my favorite Lobster Quiche. That's a shame. I generally shop at Von's, downtown Manhattan Beach, and Trader Joe's, Manhattan Beach, and also Whole Foods, El Segundo. I imagine I would shop less at Whole Foods and more at Gelson's, given the opportunity.

I wholeheartedly support Gelson's coming to Manhattan Beach. That is a commercial piece of property and local residents should not be allowed to require it to continue to be vacant and a blight on the community. Let's honor property owner's rights and provide for a great utilization of this property.

Nancy Raiche  
1148 The Strand  
Manhattan Beach, CA 90266

310-545-7272



**Angela Soo**

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**From:** Edward Wang <edwang3@yahoo.com>  
**Sent:** Tuesday, February 07, 2017 11:13 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I support Gelson's Manhattan Beach

It will be a wonderful addition to our city, bringing another grocery market option.

Thank you

Edward Wang  
Manhattan Beach Resident

## Angela Soo

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**From:** Michael Duckworth <mrduckworth@yahoo.com>  
**Sent:** Tuesday, February 07, 2017 12:57 PM  
**To:** List - Planning Commission  
**Cc:** Sherolyn Duckworth  
**Subject:** I Support Gelson's Manhattan Beach

As a 20+ year resident with two properties in the community, I want you to know that my wife and I support the Gelson's development.

Please do not let a small handful of vocal residence with extra time on there hands disrupt what will be a great addition to our community!

Thank you

Sent from my iPhone so don't sweat the typos!

**Angela Soo**

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**From:** Gail Lappen <gogail@mac.com>  
**Sent:** Tuesday, February 07, 2017 6:02 PM  
**To:** List - Planning Commission  
**Subject:** Re: Please APPROVE the Gelson's project.

To the Manhattan Beach Planning Commission.

We live in the Tree Section and have lived here since the 70s. For many years, the Gelson's site has been the location of a series of very commercial uses, most recently as a car dealership.

I can understand the immediate neighbors' concerns but they knew that it was a commercial site on a highway when they moved in. For the rest of us -- who live in Manhattan Beach and also in adjoining cities -- ***please approve the Gelson's proposed project.***

Thank you.

Gail Lappen

## Angela Soo

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**From:** KJ <pmkj@verizon.net>  
**Sent:** Tuesday, February 07, 2017 7:25 PM  
**To:** List - City Council; List - Planning Commission; Eric Haaland; City Manager  
**Subject:** To Gelsons or not to Gelsons...

Hello,

We wanted to indicate our support for having a new Gelsons store in MB. But only if they protect our citizens and neighborhoods.

They need to **make changes to Sepulveda** to mitigate the traffic hazard, as well as **provide enough parking** — at least meeting current code — for all of their employees and shoppers. It's not fair to residents to push more business parking onto residential streets or take away parking at the post office. The time to do this is before Gelsons builds, not after we all suffer from the mistake it would be if those requirements are waived.

Having them here would make for convenient shopping and more taxes. But it shouldn't come at the cost of accidents and parking hassles. If Gelsons doesn't want to play by the rules, then the city should wait for a business to come along who will.

Karla, Pat and Ryder Mendelson  
Manhattan Beach

P.S. Why was lower-level Metlox parking taken away from downtown businesses? When the development was built, that parking was promised to businesses and their employees. Residents were assured that parking would be set aside for the businesses. It is NOT RIGHT that all those employees are pushed into the downtown-adjacent neighborhoods to park!

## Angela Soo

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**From:** Donna And Ed Imhoff <DonnaAndEd@roadrunner.com>  
**Sent:** Wednesday, February 08, 2017 9:14 AM  
**To:** List - Planning Commission  
**Subject:** We Support Gelson's Manhattan Beach

We support the Gelson's project here in Manhattan Beach. We are 45-year residents of Manhattan Beach and welcome them to the neighborhood!

Edward & Donna Imhoff  
917 Harkness Street  
Manhattan Beach, CA 90266  
310-372-7076 (home)  
[DonnaAndEd@roadrunner.com](mailto:DonnaAndEd@roadrunner.com)

## Angela Soo

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**From:** Jim Ryan <jimryan933@gmail.com>  
**Sent:** Wednesday, February 08, 2017 8:14 AM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

My wife, Judy and I definitely support the new Gelson's!

We live at 832 1st Street, MB

Unable to attend tonight.

Jim Ryan

## Angela Soo

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**From:** John Colville <johncolville10@gmail.com>  
**Sent:** Wednesday, February 08, 2017 12:45 PM  
**To:** List - Planning Commission  
**Subject:** I Support Gelson's Manhattan Beach

I support Gelsons coming into Manhattan Beach John P Colville resident Manhattan Beach for over 50 years

Sent from my iPad