

To: Manhattan Beach Planning Department

From: Louisa and Ben Guerra

1407 11th Street

Manhattan Beach, CA

Subject: Proposed New Firehouse on MBB

Our concerns for the proposed new firehouse are as follows:

- 1. Previous plans submitted roughly 18 months ago for review at the Manhattan Beach Arts Center**
- 2. Why does the proposed building need to be 8,530 sq ft when the existing building is 3,275 sq ft?**
- 3. We are told "it's for future growth". Where is all this growth coming from? Where are the new buildings going to be built?**
- 4. We are losing 94% of our view which will drop the value of the property.**
- 5. Please consider moving the Hose Hanger to the east by 6ft.**
- 6. Where are all the construction workers going to park and which direction will the construction trucks be using to and from the site. Parking is already an issue at the corner of 11th and Rowell.**
- 7. We have major concerns with all the earth movement and how it will affect our pool and surrounding wall including fractures, dust getting into the pool and maintenance during the project and cost to potentially drain the pool and refill after construction.**
- 8. Let's mitigate or negotiate.**

Thank you for your consideration.

Louisa and Ben Guerra

Cell phone #310-597-6218

Planning Commission

Lived in Manhattan Beach behind
Firestation # 2 for 48 years

- 1 Did not know the new Firestation # 2
was going to be that big.
- 2 My backyard is my little resort
in Manhattan Beach.
- 3 Have no complaints about the
Firestation # 2.
I am glad they are there to help in case
of need so close by.
- 4 Is there anything you can do to give
us some open space to look at.
- 5 Hope you can maintain the Ivy on our
wall and on your side during
construction.
- 6 Left you letter and pictures.
Please review them and see what you can
do to make it pleasant for everyone.

Thank you for looking into this.

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