

Calendar

FRIDAY, SEPTEMBER 11, 2009

• Food & Blood-Drive "September 11 Day of Remembrance and Service Activities." Food-drive: September 1 - 13, Manhattan Beach Fire Station 400 15th St. 8 a.m. - 5 p.m. and Manhattan Beach Fire Station 1400 Manhattan Beach Blvd. 8 a.m. - 5 p.m. Blood-drive locations: September 11, 24-Hour Fitness 1500 Rosecrans Ave. 2p.m. - 8 p.m. For more information, www.senate.ca.gov/oropeza

SATURDAY, SEPTEMBER 12, 2009

• Paintings exhibition. Director Richard Stevens is featuring a one-man show of paintings "The Dancer is the Answer" by Wilfred Sarr, opening this Saturday, 4 p.m. to 10+ p.m. Cannery Row Studios, 604 No. Francisca, Redondo Beach. 310-379-6313.

• Citizens Helping Neighbors and Our City. The Manhattan Beach Fire Department is looking for community volunteers to sign up for the next Community Emergency Response Team (CERT) course. The training teaches skills that improve personal safety, taking care of your family and neighbors, and assisting the community in the event of a major emergency or a disaster. The topics include disaster preparedness, terrorism, disaster medical care, fire suppression and extinguisher use, light search and rescue, and the Incident Command System. The instructors are members of the Manhattan Beach Fire Department and CERT Association. Class dates are Saturdays (September 12, 19 and 26) from 8:00 AM to 4:30 PM. The cost is \$50 for each participant, which includes a backpack with emergency supplies, a CERT hard hat/vest, a photo identification badge, manual, and graduation certificate. To sign up, go to the website at: www.mbcerta.org or email info@mbcerta.org.

TUESDAY, SEPTEMBER 15, 2009

• Manhattan Beach Farmers Market offers fresh, locally grown, fruits, vegetables, flowers, artisan foods, etc. located on 13th Street between Morningside and Valley Drive 12:00 PM to 4:00 PM. Sponsored by the Downtown Manhattan Beach Business Association 310-379-9901.

UPCOMING

• Coastal Clean Up Day, the annual beach clean-up run by the Coastal Commission (<http://www.coastal.ca.gov/publiced/ccd/ccd.html>) and Heal the Bay (<http://www.healthebay.org/volunteer/ccd/2009/default.asp>) will be Saturday, September 19 from 9:00 to noon. David Lloyd is the site captain for the Manhattan Beach clean-up 310-480-7815.

• Adieu from the garden shop at Annie's Gardens, all of our good friends and customers will have the opportunity to save 50% and more on everything in the store. Plants, fountains, outdoor furniture, antiques.... Our final day is approaching fast, so come on in early to get the best selection. Everything

must go!!! www.annies-gardens.com .

• Tri-League of Women Voters (Beach Cities-Palos Vedes-Torrance) invites you to our Annual Kickoff Breakfast Buffet on Saturday, September 26, 9:00 AM - 11:00 AM at Marie Callendar's, 21211 Hawthorne Blvd. 310-540-9696. Please reserve your seat by September 19, to Ms. Peggy Barlett at 310-545-1087.

• The Manhattan Beach Town Fair needs volunteers during Fair weekend Saturday October 3 and Sunday October 4, 10 a.m. - 5 p.m. If you are interested in volunteering a few hours of your time please call or email Mary Morigaki 310-545-7888 freespeechandvolunteers@mbfair.org .

ONGOING

• Sea Story Time at the Roundhouse Aquarium 11:30 a.m. each Sunday the Aquarium features a unique interactive experience for children that involves listening to a story about ocean animals, exploring real animal artifacts, and doing a craft that they can take home. Afterwards, they can enjoy all the wonderful displays the aquarium has to offer. This program is free, but donations are greatly appreciated. The Roundhouse Marine Studies Lab and Aquarium is located at the end of the Manhattan Beach pier. For more information call 310-379-8117 visit roundhouseaquarium.org

• MOMS Club of Manhattan Beach. Moms Club MB invites local at-home mothers for friendship, fun playgroups, support and more! Contact Michelle emailto:momsclub90266@hotmail.com or 310-489-3927 for membership info and meeting dates/locations.

• Recovery International offers effective self help method, allowing personal control over anxiety, depression, anger. (Free, but donations accepted.) Meetings are Mondays, 1:00 p.m. at the Church of Religious Science, 907 Knob Hill Ave. (at Prospect), Redondo Beach. Back Entrance. Call (310) 322-6373 for more information.

• Older Adults discussion group. Come discuss current events, movies, topics of local and national interest, whatever is on your mind. The discussion group meets every Monday from 9:00 a.m. - noon at the Joslyn Community Center, 1601 Valley Drive. For more information please call (310) 802-5447.

• Play Reading. Fun and adventure await you. Spontaneous and unrehearsed activity facilitated by KC Johnson and Maria A. Ruiz, two experienced artists in the South Bay. A short portion will be devoted to improvisation (new feature). Every 1st Tuesday from 1:30-3:30 p.m. at Joslyn Center, 1601 Valley Drive, MB. Free Event, Sponsored by Parks and Rec. All are welcome. Info: 310-325-3251 or 310- 540-5635. •

Shade Hotel Owner, Residents Await Noise Study Results

By Brian Simon

A new noise study is hoped to resolve the long-standing impasse between a group of local residents and the operator of Shade Hotel. The Metlox Plaza-based luxury boutique inn and tapas lounge sparked outcry upon owner Michael Zislis's June request for a conditional use permit (CUP) change in order to extend closing hours from 11 p.m. nightly to 1 a.m. on Friday and Saturday and midnight Sunday through Thursday. Nearly 100 residents signed a protest statement in response, citing concerns about adverse noise impacts from different areas of the hotel property. Though Zislis later trimmed down his initial request, asking for a midnight close on Fridays and Saturdays and an 11:30 p.m. close on Thursdays, the residents have held firm.

The matter came up at two recent Manhattan Beach Planning Commission meetings, spurring a spate of public commentary. At the first meeting in June, over 20 residents spoke against Shade, most of them homeowners who live within a couple of blocks of the bustling downtown venue. A month later, the overwhelming majority of speakers, residents and business leaders among them, praised Zislis's contributions to community schools and the local economy. In addition to operating Shade, which generates over \$750,000 in rent and sales and transient occupancy tax revenues to the City, Zislis also owns popular downtown restaurants Rock'n Fish and Mucho Ultima Mexicana.

The Planning Commission members ultimately tabled the item in order to compile more comprehensive information about the noise impacts and to emerge with a concrete solution. As a result, Behrens & Associates, a Manhattan Beach-based acoustical engineering firm, began conducting 3-D sound evaluations last weekend, measuring noise sources in and around the hotel during both peak and quiet periods. Though Zislis is paying for the work at an estimated cost of \$10,000, the City of Manhattan Beach is managing the contract. "They're looking at noise sources to identify potential mitigation measures," said City Planning Manager

Laurie Jester, who commissioned the study. "Behrens got a list of special events and is taking noise levels during those as well as during the week for ambient readings, which is your everyday normal background noise that includes things like motorcycles on the street, your neighbor having a barbecue, or even wind chimes." Jester expects to receive a draft report by September 25. City staff will then pore through the data before the item returns to the Planning Commission in mid-October for further review. If not appealed, the Planning Commission's eventual decision will then go to the City Council as a consent agenda calendar item. Council members can review the decision at that time, and if no one pulls the item, it will be automatically approved.

The sound study is the latest out-of-pocket mitigation expense for Zislis, who has faced resident wrath almost from day one. He estimated he has spent over \$100,000 to address various sound complaints since opening Shade in late 2005. "The residents have valid concerns, but I'm not going to spend \$250,000 to mitigate the problem," Zislis said. "I have a seven-year lease and I'll make the necessary changes... I'm a very reasonable man... But there are a few people who will never be happy."

Among other fixes, Zislis moved valet parking from its original location on 12th and Valley to a quieter spot along Morningside, installed glass barrier walls around the Zinc Lounge terrace and glass around the sky deck, and put in limiters to control decibel readings on the sound system. "We went across the street and turned up the music to the municipal code level of 55 decibels to make sure I don't pass that threshold," Zislis said, adding that main thoroughfares such as Valley Drive, Highland Avenue and Manhattan Beach Boulevard regularly exceed local noise ordinances.

Zislis readily admits that noise issues got out of hand on a few occasions. "Once we had an auction where the guy was yelling

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