

Crime Reports

Compiled by Evan Ortega

IDENTITY THEFT

WEDNESDAY, OCTOBER 14

Somebody paid a Sprint bill electronically using a resident's checking account.

STOLEN DVD

THURSDAY, OCTOBER 15

A DVD was stolen from a residence in the 500 block of Second Street sometime from 10 a.m. to 1:30 p.m.

SMASHED WINDOW

FRIDAY, OCTOBER 16

A rock was thrown at a parked vehicle in front of a residence sometime around 9:30 p.m. in the 300 block of South Poinsettia Avenue on October 16. The rock damaged

the left rear window and left mirror. No suspects were seen.

VEHICLE BURGLARY
SATURDAY, OCTOBER 17

A woman placed some personal items into her vehicle parked in the Target parking lot around 9:45 p.m. on October 16. She noticed her property was missing the next day around 11 a.m.

LIFEGUARD TOWER VANDALISM
MONDAY, OCTOBER 19

Sometime between October 16, and October 19, an unknown vandal etched into two windows on the 26th Street Los Angeles County Lifeguard Tower. •

Shade Extra Hours Still Up in the Air

By Brian Simon

The continuing saga of the Metlox Plaza-based Shade Hotel's quest for additional nighttime hours moved into its sixth month after the Manhattan Beach Planning Commission opted last week to allow neighborhood residents and owner Michael Zislis additional time to iron out their differences. Though the commissioners did not take a vote during a four-and-a-half hour public hearing on the matter last Wednesday, they would have been deadlocked anyway. Chair Sandra Seville-Jones and Commissioner Martha Andreani opposed any extension of hours. Commissioners Kathleen Paralusz and David Lesser said they would grant the requested closing time extension from 11 p.m. to midnight on Fridays and Saturday in exchange for guaranteed mitigation of the noise disturbances. Because he recused himself back in June when the item first came up, Commissioner Jim Fasola won't be able to provide any tie-breaking vote.

Zislis's June request for a conditional use permit change in order to extend his hours spurred outcry among neighboring residents concerned about adverse noise impacts from various areas of the hotel property. Since opening the hotel in 2005, Zislis estimates spending over \$100,000 to address various complaints. The fixes included moving valet parking from its original location on 12th and Valley to a quieter spot along Morningside, installing glass barrier walls around the Zinc Lounge terrace and glass around the sky deck, and putting in limiters to control decibel readings on the sound system.

After meetings on June 24 and July 22, the Planning Commission ultimately tabled the item to pave the way for an independent noise study it hoped would provide a more comprehensive analysis of the impacts and potential solutions. Over a two-week period in September, local acoustic engineering firm Behrens & Associates (hired by the City but subsidized by Zislis to the tune of 10 grand) conducted three-dimensional sound evaluations, measuring noise sources in and around the hotel during both peak and quiet periods. For contrasting purposes, Behrens took measurements at four locations along Ardmore Avenue one Saturday night while a party was in progress on Shade's rooftop deck, and then two nights later at the same spots when no music emanated from the hotel and relatively few patrons were in the Zinc lounge.

In its final report completed just over two weeks ago, Behrens found that Shade's noise levels don't exceed the City municipal code standard of 55 decibels. "While the measured noise levels on the Saturday night are generally above the noise standards, these levels are primarily due to ambient traffic noise and not noise from the Shade Hotel," the report stated. However, Behrens also warned that

"there is potential for the noise standards to be exceeded during early morning hours if the hotel's closing time is extended if additional sound mitigations systems are not employed."

Among other points, the study showed that noise levels varied depending on the residential block and section of the hotel. For instance, homes north of 13th Street heard more rooftop deck noise, while residences between 12th and 13th Street noticed sounds from the east entrance and south terrace. For denizens south of 12th Street, the south terrace was the dominant noise source. The study also concluded that Zinc lounge's north windows "contribute relatively little to the overall noise level at any location within the adjacent residential community."

Among possible mitigation measures, Behrens suggested installing an acoustically rated barrier across the corridor between Shade and neighboring restaurant Petros to reduce external noise in the open terrace, south entrance and queue area. Another thought was to enclose the rooftop deck to limit noise impacts from that source.

As a counter to Behrens' results, resident group representative Nate Hubbard, who lives at the corner of 13th and Ardmore, played the Planning Commission a DVD he made while Shade held a recent Octoberfest celebration to provide proof of how noise carries into the neighborhood. In a letter presented on behalf of the residents to the Commission last week, Hubbard outlined the group's position on Shade's application, reiterating opposition to any extension of hours until noise mitigations are properly addressed. The group also laid much of the blame for the ongoing problems on the City itself, charging the latter with "lax enforcement" in the face of perceived blatant municipal code and

See Shade Hotel, page 20

How Well Do You Know Your Town's History?



Leaving the tradition of commercial building, this 1965 classic elliptical bank building was created by architect Chancy Miles Lott, AIA.

By Jan Dennis

An abridged version of *A Walk Beside the Sea*, an early history of Manhattan Beach which started with land and community development, has been completed. The remaining decades, starting with the late 1950s, will be abridged from other publications written by Jan Dennis.

During the late 1950s and into the 1960s, Manhattan Beach saw a bold and innovative architectural style emerge. The city's building pattern had almost completely changed from the previous years. Having been seen in other parts of the world since the 1920s, the first commercial international style of architecture appeared in Manhattan Beach in 1957.

The corporate international style, which had an appearance of weightlessness and simplicity, found its place in the community. An outstanding example of this international style, designed by Mr. Craig Ellwood, can be seen at the corner of 18th Street and Sepulveda Boulevard. Ellwood was considered to be one of the most outstanding designers in the architectural world.

Except for a smaller store project in 1948, a remodeling for KML Royal Dutch Airlines, the bank building was Ellwood's first commercial design. His trademark became the fluency in which he worked with steel aluminum and glass. He had extensive attention to details, quality of materials, and sun control for glass areas.

Other commercial and public buildings portraying this same modern design appeared in such structures as the Joslyn Center, the bank at Artesia and Sepulveda, the original Baber Chevrolet agency and showroom at 8th Street and Sepulveda, and the old 15th Street Police Station and Fire Station, all built in the mid 1960s.

Although the traditional home was still being built, innovative and dramatic designs were the showcase of the 1960s. The international style for homes had many of the same

characteristics as did commercial structures. Samples of the modern style of architecture built in this timeframe were reflected in architect Edward H. Ficiett designs, which are still located on The Strand.

The John and Marian Scott home, also on The Strand, was the first steel-framed residence in town. Steel was the material of choice in order to span greater space without the need for interior or exterior supporting walls or posts, thus eliminating the typical need for hallways and isolated cubicle rooms.

Architect John Blanton developed a unique style and philosophy when it came to design, and he designed many homes in the community after arriving in Manhattan Beach in 1964. He became the only architect to appear in the local telephone classified section. At that time, very few homes here were designed by a professional architect. More can be read about John Blanton, as well as other architects and builders, in *Shadow on the Dunes, an Architectural History of Manhattan Beach* by Jan Dennis.

In the decade of the 1960s, building permit activities saw the issuance of approximately 1,100 single-family units, 743 multiple units and 2,884 alterations and additions. However for a short time in 1965, single-family home construction stalled.

With the Federal Housing Administration controlling 90 percent of all loans for new home construction, money became very tight and a builder needed 30 percent down to obtain a bank loan.

Single-family homes were also being gradually replaced with the construction of apartments, additions to existing buildings and general remodeling.

When financing became more available, many landowners requested variances to split their lots due to the lack of land expansion, the increase in population and the demand for new housing.

To be continued... •

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