

BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

CITY COUNCIL MEETING DECEMBER 2, 2025

J.1 PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

- **PUBLIC COMMUNICATION**

From: [Geoff Gilbert](#)
To: [Beach Cities Health District](#); [Martha Koo](#); [RB City Council Member District 2 Chadwick Castle](#); [CityClerk](#); [Jane Diehl](#); [Michelle Bholat](#); [Noel Chun](#); [Tom Bakaly \(he/him/his\)](#); [City Council](#); [cityclerk@hermosabeach.gov](#); [cityclerk@manhattanbeach.gov](#); [citycouncil@manhattanbeach.gov](#); [James Light](#); [James Light](#); [Paige Kaluderovic](#); [Brad Waller](#); [Scott Behrendt](#); [Zein Obagi](#)
Cc: [Kevin Cody](#); [CHARLENE GILBERT](#); [Mark Nelson \(Home Gmail\)](#); [Ann Wolfson](#); [Robert Ronne](#); [Rosann Taylor](#); [Dianne Curwick](#); [Hanan Curwick](#)
Subject: BCHD Board Meeting Agenda Item X.A.
Date: Wednesday, November 19, 2025 5:52:51 PM

CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.

BCHD has spent almost 10 years and over \$12 million on the various Healthy Living Campus

concepts. and so far has accomplished little or nothing for this expense. This latest, speculative

land development is a risky project of the proposed commercial development project by MarVista

(and others) is again being rushed to conclusion without proper review by the Beach Cities' community

stakeholders, immediate neighborhood residents and the City of Redondo Beach, all of which

will be directly affected now and into the next century. BCHD has done no studies, provided no

definitive information as to why this project is needed for the community or how it will

benefit the taxpayers of the District. While BCHD's financial records are accurate and

receive critical praise, BCHD is not a fiscally sound administrator of the taxpayers property or

money. Over \$12,000,000 already spent on this ill planned and conceived HLC redevelopment

has gone down the drain. This money could have been used to improve the existing buildings,

or saved for future "healthy community projects". The much touted bicycle lane at the end of

Diamond St. was only half completed but used all of the revenue provided by L.A.

County

for the full project connecting to Flagler Lane. BCHD has committed itself to the allcove project,

which is an L.A. County program that includes many more cities beside the Beach Cities.

Yet BCHD had not secured the complete funding for finishing let alone staffing this facility and now it (and us)

is on the financial hook for this.

So now, BCHD is again going after yet another version of the Healthy Living Campus to replace

PMC who backed out of their commitment with no more assurance this will be successful

and not affect the Redondo Beach City's long term plans for the future. This is not how

successful businesses operate.

The Nov.14 memorandum to BCHD's Board from its CEO, Mr. Bakaly, states, "the concept of a

continuum of care for older adults is a key consideration in the development of BCHD's Healthy

Living Campus". However, this concept is not intended specifically for the Beach City residents

but rather in general to the developer's commercial target market, regardless of residency.

Mr. Bakaly is again disingenuous to imply this is a "community" development rather than telling

the truth this is another commercial, for profit development on our public land for which BCHD hopes to

make some income for rent. This is a continual theme for BCHD's Board who seem to lack the

imagination for another community use for the property while cutting back on some of its own

inflated expenses such as executive salaries that rival those of the three Beach Cities.

With regards to the The MarVista project, it includes Independent Living residences which were

never a part of the project for which the 2021 EIR was prepared. This is a significant change that

will affect the scope of the old EIR. Furthermore, that EIR deliberately did not include a number

of serious and potentially dangerous environmental items affecting the immediate residents and public.

A new, complete EIR should be written specific to this redesigned development.

BCHD's "outreach" to the community for this MarVista development has been very limited and only

presented at almost midnight on Friday, Nov.14. Now, BCHD is pushing for a rushed conclusion

tonight without meaningful public review. Mr. Bakaly cites 60 public meetings and over 1,000 community

comments but fails to recognize the hundreds of residents who spoke out and over 1,000 written

comments against the size, scope and height of the earlier project, and the fact that BCHD did nothing

to mitigate these "community concerns". This contradicts BCHD's inclusion of the community as it always

reports. Had BCHD actually acted upon the appeals of the residents and redesigned the project to fit the

landscape of the surrounding neighborhoods it would have shown it was itself a good neighbor.

This project is being rushed to avoid public scrutiny and comment. With an

investment of the public's

land for up to the next 99 years the affects this will have on the community and City,
BCHD is not

serving the District in the manner in which it was created in the first place.

Sincerely,

Geoff Gilbert
Redondo Beach

From: Mark Nelson (Home Gmail)
To: Kevin Cody; Communications; CityClerk; info; City Council; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; citycouncil@manhattanbeach.gov; CityClerk; Michelle Bholat; rmiller@hooperlundy.com; Robert W. Lundy; James Light; Paige Kaluderovic; Chadwick B. Castle; Brad Waller; Scott Behrendt; Zein Obagi; executiveoffice@bos.lacounty.gov
Subject: BCHD is allowing or backing a public disinformation campaign by one of its Board Appointed and Approved Committees
Date: Friday, November 21, 2025 12:34:30 PM
Attachments: image.png
 image.png

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BCHD spent at least \$5.2M on Covid, while being reimbursed 56% or \$2.9M (as of July 2025). The remaining \$2.3M was funded by resident-taxpayers, either through property taxes, interest on taxpayer funds, returns on taxpayer land and building, or returns on taxpayer investments in JVs. Therefore, and with 100% accuracy, nearly 50% of Covid expenses for 45% non-resident vaccinations and 84% non-resident testing were PAID BY 100% RESIDENT-TAXPAYERS.

If BCHD has evidence this is NOT TRUE, then it's time for BCHD to concisely get that information out with appropriate citations.

In the meantime, BCHD is allowing one of its Board Appointed and Board Approved Committee members a public platform for a disinformation campaign as the committee member stated on the BCHD record that "BCHD did not cause taxpayers to quote eat \$2.3 million. **They were eventually fully reimbursed.**"

Reimbursed by whom?
 Reimbursed when?
 Reimbursed how?

Remember - THIS IS A BCHD BOARD-APPROVED COMMITTEE MEMBER'S PUBLIC STATEMENT IN FRONT OF THE BCHD BOARD THAT WENT UNCHALLENGED BY THE BOARD

From the January 2023 CEO Report:

COVID-19 Direct Costs Mar '20 - Dec '22	FEMA Funds Received					Other Funds Received		TOTAL ACTUAL	FEMA	TOTAL
	District Operations Center (DOC)	Meal & Help Line	Testing	Vaccination	TOTAL FEMA	District School Testing	ACHD / CSDA CalVax	FEMA & Other Funds Received	Remaining Funds Estimate	ESTIMATED COVID-19 Funds Received
Labor	\$9,000	\$135,000	\$473,000	\$25,000	\$642,000	\$133,000	\$190,000	\$965,000	\$57,000	\$1,022,000
Expenses	287,000	36,000	181,000	35,000	539,000	43,000	129,000	711,000	375,024	1,086,024
	\$296,000	\$171,000	\$654,000	\$60,000	\$1,181,000	\$176,000	\$319,000	\$1,676,000	\$432,024	\$2,108,024
Revenue Loss Recovery							\$832,000	\$832,000	\$0	\$832,000
Total	\$296,000	\$171,000	\$654,000	\$60,000	\$1,181,000	\$176,000	\$1,151,000	\$2,508,000	\$432,024	\$2,940,024

Since March of 2020, total District COVID-19 emergency response expenditures are \$5,209,000 with estimated total reimbursement of 56% or \$2,900,000 through FY22-23. Costs reimbursed are direct emergency costs, fixed costs, fixed staff, and pivoted program costs addressing preventative health issues during the Pandemic. On-line classes, virtual events, "Safe in South Bay" programming, "normal" fixed expenditures, like exempt payroll, etc. are not reimbursable expenditures.

From the July 2025 CEO Report

Program Fund		
COVID-19 Relief Funds/Reimbursements	FEMA, ACHD, Schools, CalVax	\$2,889,106

From: [Mark Nelson \(Home Gmail\)](#)
To: rmiller@hooperlundy.com; [Robert W. Lundy](#); [Communications](#)
Cc: [Jane Diehl](#); [Martha Koo](#); [CityClerk](#); [Paige Kaluderovic](#); [City Council](#); citycouncil@manhattanbeach.gov; [James Light](#); [Kevin Cody](#); [Michelle Bholat](#); [Noel Chun](#); [Scott Behrendt](#); [info](#); [Zein Obagi](#); [Brad Waller](#); executiveoffice@bos.lacounty.gov; cityclerk@manhattanbeach.gov; [Chadwick B. Castle](#); cityclerk@hermosabeach.gov
Subject: BCHD is Withholding Information from the Public regarding the Campus redevelopment
Date: Tuesday, November 18, 2025 7:40:32 PM

CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Up until last Friday, BCHD had completely withheld the proposals for campus redevelopment from the public. This is despite repeated public records requests. When BCHD finally disclosed, BCHD bidders had changed their plans materially, yet the prior documents were distributed and not updated.

BCHD stated that one developer was increasing medical office building space from 30K to perhaps 50K. There's no information about where or how tall this development change will be. The resident-taxpayers founded and funded the District, and they have a right to oversee the public assets.

Another issue is BCHD using false information at the onset of the RFEOI. The RFEOI launched June 30 and on July 3, CEO Bakaly publicly stated the rationale for the 60-foot height limit in the RFEOI, yet the CEO's reasoning was FALSE. Not wrong, FALSE. BCHD is completely aware that the 4-story hospital is 51.5 feet tall, not the CEO's false claim of 60-feet. His error was corrected by BCHD consultants as recently as Monday's Properties meeting.

BCHD also continues to make false statements regarding public input. For example, a recent BCHD publication states "in the **months** leading up to the Board potentially selecting a developer .. there have been multiple opportunities for public input from Oct 22nd to Nov 17th."

FIRST - that period is **LESS THAN ONE MONTH** - it is clearly not MONTHS as BCHD falsely states.

SECOND - it was not until after dark on Friday Nov 14th that BCHD released the proposals to review - **meaningful public input cannot occur without information.**

Clearly, BCHD deliberately misstates the public input opportunity. THE PUBLIC WAS BLINDED BY BCHD as the proposals were withheld. It's absurd to assert that the Public had any meaningful opportunity to comment PRIOR TO THE NOVEMBER 14th RELEASE of the previously WITHHELD proposals.

BCHD legal counsel needs to consider why its client seems to have such a struggle with telling the TRUTH - in plain English.

**NO ONE BUT BCHD CONSIDERS
NOVEMBER 14th TO NOVEMBER 19th**

**TO BE ADEQUATE PUBLIC REVIEW,
ANALYSIS, and INPUT TIME. THIS
DECISION NEEDS TO BE HELD OFF
UNTIL THE NEXT MEETING IN
JANUARY 2026.**

Subject: Opposition to BCHD Plans for Any Development

November 21, 2025

To Whom it may concern:

I am against any further funding for Beach Cities Health District.

The original bond was for the hospital; the hospital is no longer in use. This program should be limited to resident taxpayers. That was the original intent of the Hospital. The voters made it clear with the Bond that did not pass that they do not want to pay additional funding for the BCHD projects. Too much money has been wasted already on advertising; use the money to benefit the residents of the three cities.

This email is written, not for Beach Cities Health District Board, but for the Hermosa, Manhattan and Redondo Beach City Council members. If this property is indeed public land, I do not understand why the council members of the three cities are not engaged in a discussion as to the future of this site.

I implore the City Council of Redondo Beach to initiate a discussion regarding this public property located in Redondo Beach, District 3. The Redondo Beach City Council instead of focusing on lettering for the entrance sign to Redondo Beach, and discussion regarding holiday banners on Artesia should prioritize a topic that will impact the residents for a century. The City Council has streamlined the Commissions and clarified their duties and responsibilities. What are the roles and responsibilities of the Beach Cities Health District? Is this available to the public?

- I oppose BCHD's rush to move forward with a 99-year private development project to build a completely new and different massive, high-density and invasive project on public land.
- This project will negatively impact all our lives for a century. Once it's done it's almost unchangeable. It should take more than just a few weeks to decide about a century of harm.
- The process has been largely conducted in the dark. BCHD claims transparency but is doing everything to avoid public input and comment.

I question the transparency of these public meetings. I personally have attended some of the meetings. I see very few residents; many of the attendees work

or volunteer for Beach Cities. Monday, (11/17/25), I attempted to attend the planning meeting. I arrived at BCHD, went to the Beach Cities Room and no one was there! I came home drenched; apparently it was moved? I did see it on Zoom.

How many residents are even aware of Beach Cities? A decision is being made by a Board. This decision will impact Redondo Beach and Torrance residents. How is there open communication when many residents are not aware that public land will be leased for 99 years.

There have been so many changes to the initial plan, I can't keep up. I do not understand how any organization can plan and build a structure on a "wish and a prayer".

I am hopeful that the City Council members of Hermosa Beach, Manhattan Beach and Redondo Beach, will prioritize this situation and address it! You were elected to represent the residents of these cities; you are the city leaders! This issue needs to be addressed NOW!

Marianne Teola, Resident of Redondo Beach

From: [Sinsheimer](#)
To: [Jeanne Sinsheimer](#)
Subject: BCHD MUST Tell the TRUTH About the Planned CAMPUS LAND PRIVATIZATION
Date: Monday, December 1, 2025 6:45:26 PM

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I am a Redondo Beach resident and have been since 1987. I have been extremely disappointed in the lack of transparency of BCHD. The campus was built to be a hospital and since it has closed the board should have been dissolved. I am not in favor of the privatization of the 5 acres of the campus. Please do not allow BCHD to proceed.

Jeanne Sinsheimer

Sent from my iPhone

From: [Rosann Taylor](#)
To: communications@bchd.org; CityClerks@hermosabeach.gov; cityclerk@manhattanbeach.gov
Subject: BCHD MUST Tell the TRUTH About the Planned CAMPUS LAND PRIVATIZATION
Date: Sunday, November 30, 2025 8:07:45 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)

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I agree with this email.

Rosann Taylor
Resident of Redondo Beach
Next door neighbor to BCHD

THE PUBLIC WAS NOT ALLOWED PROPER REVIEW AND INPUT INTO BCHD'S 6-MONTH, CLOSED PROCESS TO CHOOSE A PRIVATE DEVELOPER TO PRIVATIZE 5 ACRES OF PUBLIC CAMPUS LAND.

BCHD RESIDENT-TAXPAYERS AND BCHD SURROUNDING PROPERTY OWNERS WHO WILL BE DAMAGED DEMAND THE PROCESS BE TERMINATED AND RESTARTED IN A FULLY TRANSPARENT MANNER WITH FULL PUBLIC REVIEW OF EVERY DOCUMENT AT EVERY STEP!

CODE BROWN IS A NEW, ONGOING TOOL TO HIGHLIGHT BCHD STATEMENTS MADE TO MISLEAD THE PUBLIC.



BCHD CEO Bakaly FALSELY CLAIMED that the 4-story hospital is 60-feet tall. BCHD's own filed LEGAL DOCUMENTS and CERTIFIED EIR show the height is 51.5-feet (NOT THE FALSELY CLAIMED 60-feet). In fact, 99.7% of all BCHD CAMPUS BUILDING SQUARE FOOTAGE is at, or BELOW, 51.5-feet.



BCHD MISREPRESENTED A 100% BOARD, EXECUTIVE, AND INSIDER Advisory Working Group to Privatize 5-acres of public land as "composed of local residents, staff and BCHD Board members."

BCHD's Board loaded up its "Working Group" with NO MEMBERS OF THE PUBLIC – ONLY BOARD, EXECUTIVES, COMMITTEE MEMBERS, AND VOLUNTEERS

Martha Koo, M.D.: BCHD Board Member

Michelle Bholat, M.D.: BCHD Board Member

Tom Bakaly: BCHD CEO

Kerianne Lawson: BCHD Chief Programs Officer

Howard Fishman: Former Hermosa Beach Mayor, BCHD Volunteer since 2019

Sunni Won: Technology Consultant, Admin BCHD Front Desk Volunteer & BCHD Community Health Committee Member

Amanda Williamson: Account Manager, BCHD Community Health Committee Member

We demand BCHD STOP THE PRIVATIZATION PROCESS AND ALLOW THE PUBLIC TO REVIEW EACH AND EVERY DOCUMENT NOW AND IN THE FUTURE!

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StopBCHD.com (StopBCHD@gmail.com) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

From: CHARLENE GILBERT
To: Chadwick B. Castle; jimlight@redondo.org
Cc: cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; citycouncil@hermosabeach.gov; CityCouncil@manhattanbeach.gov; CouncilMeetingPublicComment@torranceca.gov; [CityClerk](#)
Subject: BCHD
Date: Wednesday, November 19, 2025 4:16:11 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

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Dear BCHD,

All of the points below are just a few of the many other reasons that this should not happen! Please think of the citizens of this area instead of the money it will bring to you.

- I oppose BCHD's rush to move forward with a 99-year private development project to build a completely new and different massive, high-density and invasive project on public land.
- The process has been largely conducted in the dark. BCHD claims transparency, but is doing everything to avoid public input and comment.
- This project will negatively impact all of our lives for a century. Once it's done it's almost unchangeable. It should take more than just a few weeks to decide about a century of harm.

Sincerely,
Charlene Gilbert

From: [Stop BCHD](#)
To: [Communications](#)
Cc: [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; cityclerk@torranceca.gov; [info](#)
Subject: Correction DEMANDED - BCHD MISREPRESENTATIONS OF ITS ALL INSIDER PROCESS
Date: Thursday, November 27, 2025 2:24:06 PM
Attachments: [image.png](#)

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BCHD misrepresents the 100% insider, 100% affiliated working group that reviewed the 5-acre privatization proposals. THIS HAS NO MEMBERS OF THE PUBLIC.

BCHD's Advisory Working Group WITH NO MEMBERS OF THE PUBLIC for the CAMPUS Privatization Proposals

**BCHD refused to allow any public review of the Request for
Expressions of Interest on Privatizing 5 Acres of the Publicly Purchased,
Paid for, and Owned Campus land – REFUSED PUBLIC REVIEW!**

**BCHD's Board loaded up its "Working Group"
with NO MEMBERS OF THE PUBLIC – ONLY BOARD,**

EXECUTIVES, COMMITTEE MEMBERS, AND VOLUNTEERS

Martha Koo, M.D.: BCHD Board Member

Michelle Bholat, M.D.: BCHD Board Member

Tom Bakaly: BCHD CEO

Kerianne Lawson: BCHD Chief Programs Officer

Howard Fishman: Former Hermosa Beach Mayor, BCHD Volunteer since 2019

**Sunni Won: Technology Consultant, Admin BCHD Front Desk Volunteer & BCHD
Community Health Committee Member**

**Amanda Williamson: Account Manager, BCHD Community Health Committee
Member**

--

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From: Mark Nelson (Home Gmail)
To: PRR; CityClerk; cityclerk@hermosabeach.gov; citycouncil@manhattanbeach.gov
Subject: CPRA - Public Comment All Agencies - BCHD is refusing to own it's own statement that TOTAL EXPENSES were \$5.2M and TOTAL REIMBURSEMENT were \$2.9M and thus, RESIDENT TAXPAYER'S WERE FORCED TO COVER THE LOSSES IN COVID RESPONSE COSTS
Date: Friday, November 21, 2025 4:55:30 PM
Attachments: image.png

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CPRA - Public Comment All Agencies - BCHD is refusing to own it's own statement that TOTAL EXPENSES were \$5.2M and TOTAL REIMBURSEMENT were \$2.9M and thus, RESIDENT TAXPAYER'S WERE FORCED TO COVER THE LOSSES IN COVID RESPONSE COSTS

BCHD States in the November 2023 CEO Report

Citizen Complaint from October Board Meeting: The District received a complaint regarding comments from the CEO during the October 22, 2025 Board meeting. The following is a response to that complaint. The Board can refer this item for more action at its Board meeting if they so choose.

The majority of the board received a formal complaint from a member of the public on October 22 stating BCHD's CEO "Plainly LIED during the Board Meeting on 10-22-25////LIE BCHD WAS NOT FULLY REIMBURSED- WE TAXPAYERS ATE \$2.3M" in regards to COVID reimbursements.

Once this complaint was received, further clarification has been gathered and is provided below:

BCHD was reimbursed \$3 million for its COVID-19 efforts. This included reimbursements from the Federal Emergency Management Administration (FEMA) for \$1,677,185; the Association of California Healthcare Districts (ACHD) for \$1,326,937; local school districts for \$176,000; and CalVax for \$20,000

to cover direct, incremental expenses related to the COVID-19 emergency. These costs included the District's COVID-19 Operations Center, vaccines, syringes, testing equipment and materials, personal protective equipment, and biohazard disposal containers.

There is a distinction between direct expenditures, which were reimbursed, and fixed costs, which represent expenses BCHD would have incurred regardless of the pandemic. Some fixed costs, like existing, exempt employee salaries, are not considered reimbursable expenses by FEMA.

In short, BCHD did not lose money as a result of its COVID-19 efforts. The District's net operating loss reported in FY2020-21 was offset by reimbursements received in FY21-22 and FY 22-23. The District has received reimbursement for all additional costs and expenses that were submitted to FEMA.

Further, there was no opportunity through the state or county to purchase vaccines specifically for the three Beach Cities, contrary to what was stated by this resident during BCHD's October Board meeting. The County's efforts were coordinated to meet the needs of its Service Planning Areas (SPA), and BCHD's efforts were

1. BCHD's CEO Statement is CLEAR - BCHD spent \$5.2M on the Covid response and only recovered \$2.9M in reimbursement. (Jan 2023)
2. BCHD's CPRA responses demonstrate that 45% of Covid vaccines were non-resident and 84% of testing was non-resident. (Various dates)
3. BCHD claims in the narrative above that it willingly chose to spend Resident-Taxpayer funding on costs for Covid-response (for a majority non-residents) instead of reducing District costs with layoffs and through other fiscally responsible matters.

PRA QUESTION: Provide documents that demonstrate that the \$2.3M Covid-response shortfall was NOT BORNE BY RESIDENT-TAXPAYERS and was in fact fully reimbursed without the use of RESIDENT-TAXPAYER FUNDING.

From CEO Report Jan 2023

Since March of 2020, total District COVID-19 emergency response expenditures are \$5,209,000 with estimated total reimbursement of 56% or \$2,900,000 through FY22-23. Costs reimbursed are direct

From: [Mark Nelson \(Home Gmail\)](#)
To: [PRR](#)
Cc: [Robert W. Lundy](#); rmiller@hooperlundy.com; [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov
Subject: CPRA - revised expressions of interest from the 3 finalists
Date: Tuesday, November 18, 2025 9:14:17 PM

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Please provide the revised expressions of interest from the finalists. BCHD has been deliberately withholding the information from the public throughout the process. Monday's Properties committee meeting was a farce, as BCHD provided the original, no longer current finalist plans, while BCHD stated that they had been changed. The public cannot comment on what it has never seen.

No BCHD Board guidance should be provided to staff until the public is briefed and allowed time for review, analysis and comment of the ACTUAL, CURRENT EOIs.

Public Comment - Mayor and Council at HB, RB, MB

From: [William Shanney](#)
To: communications@bchd.org; [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov
Subject: Fw: Forward this PUBLIC COMMENT - BCHD MUST Tell the TRUTH About the Planned CAMPUS LAND PRIVATIZATION
Date: Monday, December 1, 2025 5:52:22 AM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)

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with NO MEMBERS OF THE PUBLIC – ONLY BOARD, EXECUTIVES, COMMITTEE MEMBERS, AND VOLUNTEERS

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Michelle Bholat, M.D.: **BCHD Board Member**

Tom Bakaly: **BCHD CEO**

Kerianne Lawson: **BCHD Chief Programs Officer**

Howard Fishman: Former Hermosa Beach Mayor, **BCHD Volunteer since 2019**

Sunni Won: Technology Consultant, **Admin BCHD Front Desk Volunteer & BCHD Community Health Committee Member**

Amanda Williamson: Account Manager, **BCHD Community Health Committee Member**

We demand BCHD STOP THE PRIVATIZATION PROCESS AND ALLOW THE PUBLIC TO REVIEW EACH AND EVERY DOCUMENT NOW AND IN THE FUTURE!

--

Sincerely

William and Vivian Shanney

From: Stop BCHD
To: cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; CityClerk@torranceca.gov; Paige.Kaluderovic@torranceca.gov; Brad.Waller@torranceca.gov; Chadwick.B.Castle@torranceca.gov; Zein.Obagi@torranceca.gov; Scott.Behrendt@torranceca.gov
Subject: Fwd: \$178.5M Devaluation of Property within 1/2-Mile of BCHD
Date: Wednesday, November 19, 2025 2:37:20 PM
Attachments: [image.png](#)

CAUTION: Email is from an external source. Stop, Look, and Think before opening attachments or links.

Public comment to Redondo, Hermosa and Manhattan Beach Mayors and Councils, and Torrance Mayor and Council

Property values in Hermosa, Redondo and Torrance within 1/2-mile of BCHD are devalued by about \$200M based on real estate value modeling results. Any continued expansion of height, size or traffic will likely cause impacts that will exacerbate that property value damage. The current BCHD campus is 99.7% at a height of 51.5 feet or below, based on square feet of floor space. Following the demolition of the hospital, BCHD is proposing to allow 100% of the new development to be between 60-feet and 82-feet per the BCHD consultant statement. That will clearly damage property further.

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

From: **Stop BCHD** <stop.bchd@gmail.com>
Date: Tue, Nov 18, 2025 at 9:18 AM
Subject: \$178.5M Devaluation of Property within 1/2-Mile of BCHD

Statistical analysis shows that the property values within 1/2-mile of BCHD are \$178.5M lower than would be expected. The analysis was conducted on data licensed from the same vendor that BCHD itself used for its market studies. The modeling methods are the same as used in nearly every quantitative model of property valuation for sites such as Redfin, Zillow, etc. The model methods are well understood and found in many journal articles.

Sadly, we won't know how much more the property will be devalued if BCHD is allowed to increase the average height of the campus by 20% to 35% until years too late to stop the private development. Furthermore the 5-7 years of construction will reduce property values based on academic and real world research, and increase the challenge of sales.

When this new, massive, never-before-seen plan for private development on 5-acres for a 100-year lease period comes to the City for permitting, we need to all stand together to protect property values from further devaluation.

You'll receive updates on the BCHD privatization of the public-owned campus as developments occur. Thanks for your continued support.

In case you're curious, the data shows that the TOTAL property within one-half mile of BCHD (in Torrance, Redondo, and Hermosa) has a value of roughly \$3.7B. That's a very large value to protect!

Redondo Beach Real Estate Devaluation From Proximity to BCHD			Torrance Real Estate Devaluation from Proximity to BCHD		
			\$ 1,618,596,215	Total Property Value	
			\$ (73,774,942)	Value Loss	
Total Property Owner Loss	\$	(104,681,611)	\$ (11,178)	Minimum Value Loss	
% Property Value Impact		-5.0%	\$ (302,446)	Maximum Value Loss	
Avg Impact per Property	\$	(69,279)	\$ (101,053)	Average Value Loss	
Max Impact per Property	\$	(339,389)			
SAMPLE VALUE LOSSES PER RESIDENCE WITHIN 1/2 MILE OF BCHD					
			Redfin		
Carnelian St.			2024	2020	
Largest Loss	\$	(114,452)	\$ 1,308,000	\$ 639,000	
Average Loss	\$	(62,016)			
Diamond St.			Total Property Value Devaluation within 1/2-mile of BCHD		
Largest Loss	\$	(322,896)	Redondo	\$	(104,681,611)
Average Loss	\$	(139,689)	Torrance	\$	(73,774,942)
			TOTAL	\$	(178,456,553)
N Lucia Ave.					
Largest Loss	\$	(129,379)			
Average Loss	\$	(70,800)			
N Maria Ave.					
Largest Loss	\$	(182,475)			
Average Loss	\$	(105,882)			
N Paulina Ave					
Largest Loss	\$	(278,469)			
Average Loss	\$	(141,080)			
N Prospect Ave					
Largest Loss	\$	(339,389)			
Average Loss	\$	(152,787)			

--
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From: [Jim Burschinger](#)
To: [CityClerk](#)
Subject: Fwd: Forward this PUBLIC COMMENT - BCHD MUST Tell the TRUTH About the Planned CAMPUS LAND PRIVATIZATION
Date: Monday, December 1, 2025 6:54:16 AM

You don't often get email from [REDACTED]. [Learn why this is important](#)

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Sent from my iPhone

Begin forwarded message:

From: Jim Burschinger [REDACTED]
Date: December 1, 2025 at 6:53:29 AM PST
To: communications@bchd.org
Subject: Fwd: Forward this PUBLIC COMMENT - BCHD MUST Tell the TRUTH About the Planned CAMPUS LAND PRIVATIZATION

Sent from my iPhone

Begin forwarded message:

From: Jim Burschinger [REDACTED]
Date: December 1, 2025 at 6:52:44 AM PST
To: [REDACTED]
Subject: Fwd: Forward this PUBLIC COMMENT - BCHD MUST Tell the TRUTH About the Planned CAMPUS LAND PRIVATIZATION

Sent from my iPhone

Begin forwarded message:

From: Stop BCHD <stop.bchd@gmail.com>
Date: November 30, 2025 at 8:01:03 PM PST
To: Stop BCHD <StopBCHD@gmail.com>
Subject: Forward this PUBLIC COMMENT - BCHD MUST Tell the TRUTH About the Planned CAMPUS LAND PRIVATIZATION

Forward this email to communications@bchd.org,
cityclerk@redondo.org, cityclerk@hermosabeach.gov,
cityclerk@manhattanbeach.gov

**THE PUBLIC WAS NOT ALLOWED PROPER
REVIEW AND INPUT INTO BCHD'S 6-MONTH,
CLOSED PROCESS TO CHOOSE A PRIVATE
DEVELOPER TO PRIVATIZE 5 ACRES OF
PUBLIC CAMPUS LAND.**

**BCHD RESIDENT-TAXPAYERS AND BCHD
SURROUNDING PROPERTY OWNERS WHO
WILL BE DAMAGED DEMAND THE PROCESS
BE TERMINATED AND RESTARTED IN A
FULLY TRANSPARENT MANNER WITH FULL
PUBLIC REVIEW OF EVERY DOCUMENT AT
EVERY STEP!**

CODE BROWN IS A NEW, ONGOING TOOL TO
HIGHLIGHT BCHD STATEMENTS MADE TO
MISLEAD THE PUBLIC.

<image.png>

BCHD CEO Bakaly FALSELY CLAIMED that the 4-story hospital is 60-feet tall. BCHD's own filed LEGAL DOCUMENTS and CERTIFIED EIR show the height is 51.5-feet (NOT THE FALSELY CLAIMED 60-feet). In fact, 99.7% of all BCHD CAMPUS BUILDING SQUARE FOOTAGE is at, or BELOW, 51.5-feet.

<image.png>

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<image.png>

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From: [Mary Burschinger](#)
To: [CityClerk](#)
Subject: Fwd: Forward this PUBLIC COMMENT - BCHD MUST Tell the TRUTH About the Planned CAMPUS LAND PRIVATIZATION
Date: Monday, December 1, 2025 6:55:41 AM

You don't often get email from [REDACTED] [Learn why this is important](#)

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

From: Mary Burschinger [REDACTED]
Date: Mon, Dec 1, 2025 at 6:55 AM
Subject: Fwd: Forward this PUBLIC COMMENT - BCHD MUST Tell the TRUTH About the Planned CAMPUS LAND PRIVATIZATION
To: <communications@bchd.org>

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

From: Jim Burschinger [REDACTED]
Date: Mon, Dec 1, 2025 at 6:53 AM
Subject: Fwd: Forward this PUBLIC COMMENT - BCHD MUST Tell the TRUTH About the Planned CAMPUS LAND PRIVATIZATION
To: [REDACTED]

Sent from my iPhone

Begin forwarded message:

From: Stop BCHD <stop.bchd@gmail.com>
Date: November 30, 2025 at 8:01:03 PM PST
To: Stop BCHD <StopBCHD@gmail.com>
Subject: Forward this PUBLIC COMMENT - BCHD MUST Tell the TRUTH About the Planned CAMPUS LAND PRIVATIZATION

Forward this email to communications@bchd.org, cityclerk@redondo.org, cityclerk@hermosabeach.gov, cityclerk@manhattanbeach.gov

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From: [Darryl Boyd](#)
To: [Communications](#); [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov
Cc: [James Light](#); [Paige Kaluderovic](#); [Tom Bakaly](#); [Jane Diehl](#); [Michelle Bholat](#); [Vanessa I. Poster](#); [Noel Chun](#); [Martha Koo](#); [Joy Ford](#); [Mike Witzansky](#)
Subject: Fwd: Forward this PUBLIC COMMENT - BCHD MUST Tell the TRUTH About the Planned CAMPUS LAND PRIVATIZATION
Date: Monday, December 1, 2025 8:55:10 AM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)

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

From: **Stop BCHD** <stop.bchd@gmail.com>
Date: Sun, Nov 30, 2025 at 8:01 PM
Subject: Forward this PUBLIC COMMENT - BCHD MUST Tell the TRUTH About the Planned CAMPUS LAND PRIVATIZATION
To: Stop BCHD <StopBCHD@gmail.com>

Forward this email to communications@bchd.org, cityclerk@redondo.org,
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Amanda Williamson: **Account Manager, BCHD Community Health Committee Member**

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--

Darryl Boyd - Broker/Owner, MRP, SFR, CPTS

Specialized Court Services:

Expert Witness - Probate & Trust Valuation Disputes

Substitute Administration - Probate Cases

DARRYL B. BOYD, BROKER

811 N. Catalina Ave. Suite #2016

Redondo Beach, CA 90277

(310) 490-0139 Direct cellular

darrylKHR@gmail.com

DarrylBoydBroker.com

CA DRE #01178871



From: [Aileen Pavlin](#)
To: Communications@bchd.org; [CityClerk](#); CityClerk@hermosabeach.gov; CityClerk@manhattanbeach.gov
Subject: Fwd: Forward this PUBLIC COMMENT - BCHD MUST Tell the TRUTH About the Planned CAMPUS LAND PRIVATIZATION
Date: Tuesday, December 2, 2025 1:12:39 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)

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

From: **Stop BCHD** <stop.bchd@gmail.com>
Date: Sun, Nov 30, 2025 at 8:01 PM
Subject: Forward this PUBLIC COMMENT - BCHD MUST Tell the TRUTH About the Planned CAMPUS LAND PRIVATIZATION
To: Stop BCHD <StopBCHD@gmail.com>

Forward this email to communications@bchd.org, cityclerk@redondo.org,
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From: [BCHD Redefinder](#)
To: [Chick](#)
Subject: Forward this PUBLIC COMMENT - BCHD MUST Tell the TRUTH About the Planned CAMPUS LAND PRIVATIZATION
Date: Sunday, November 30, 2025 9:39:19 PM
Attachments: [image.jpg](#)
[image.jpg](#)

You don't often get email from [\[REDACTED\]](#). [Learn why this is important](#)

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Sent from my iPhone

Begin forwarded message:

From: Stop BCHD <stop.bchd@gmail.com>
Date: November 30, 2025 at 8:01:06 PM PST
To: Stop BCHD <StopBCHD@gmail.com>
Subject: Forward this PUBLIC COMMENT - BCHD MUST Tell the TRUTH About the Planned CAMPUS LAND PRIVATIZATION

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From: [Mark Nelson \(Home Gmail\)](#)
To: [Kevin Cody](#)
Cc: [Communications](#); [CityClerk](#); [info](#); [City Council](#); [cityclerk@hermosabeach.gov](#); [cityclerk@manhattanbeach.gov](#); [citycouncil@manhattanbeach.gov](#); [CityClerk](#); [Michelle Bholat](#); [rmiller@hooperlundy.com](#); [Robert W. Lundy](#); [James Light](#); [Paige Kaluderovic](#); [Chadwick B. Castle](#); [Brad Waller](#); [Scott Behrendt](#); [Zein Obagi](#); [executiveoffice@bos.lacounty.gov](#)
Subject: LTE - BCHD's Choice to Support the Use of Incendiary National Political Speech to Suppress Taxpayer Advocacy Groups
Date: Friday, November 21, 2025 11:53:58 AM

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Public Comment Cities of Redondo, Manhattan and Hermosa Beach
Public Comment All Agencies

BCHD is currently allowing one of its Board Appointed and Board Approved committee members a public comment platform in an attempt to link local taxpayer advocacy with national political movement. The move is clearly an attempt by BCHD to exercise its power to shape the public narrative using BCHD's control of the agenda and allowed speech. This action of attempting to link national political movements to unrelated local actions, especially local taxpayer advocacy, is most likely an attempt to incite violence based on studies and NGO statements. This is unacceptable discrimination by BCHD intended to suppress opposition.

The following national political linkages below are actively being attempted by BCHD's Board approved committee member. The research is clear that such speech is intended to incite violence against political groups and individuals. The US DOJ has linked such speech to assassination of the former Minnesota House Speaker Melissa Anne Hortman and her husband Mark.

November 22, 2025

And there is a faction in the South Bay that is aligned with the national movement to destroy public institutions.

October 31, 2025

And there is a faction whose goal is to destroy and eliminate public institutions. Over 200 agencies have been gutted. Every resource affecting health care, the environment, education, civil rights, immigration, scientific research have been devastated.

The local equivalent has us in their sights

We currently have AI scrubbing BCHD public comments for additional, incendiary, non-local comments by BCHD staff and Board appointed and approved committee members. How many times as BCHD allowed off-topic comments by its volunteers and Committee members? We don't know, but we're finding out.

The Agenda items at BCHD are local, not national. BCHD's outside counsel has inconsistently selected to enforce or ignore off topic comments, perhaps with the Board's direction and clearly with the Board's acceptance.

Voters rejected BCHD's Measure BC (\$30M) on a day when they approved over \$600M in

bond measures. Clearly BCHD's message isn't resonating with voters and now BCHD's Committee members are resorting to attempts to link to national hate speech and BCHD is allowing, or encouraging, their Committee member's action.

This campaign by BCHD of allowing off-topic linkages of local taxpayer advocacy to national hate speech must end.

<https://www.brookings.edu/articles/how-hateful-rhetoric-connects-to-real-world-violence/>

From: [Sean Ward](#)
To: [CityClerk](#)
Subject: Non-Agenda Comment: Support Certification and Approval of C Line Extension to Torrance
Date: Wednesday, November 19, 2025 1:45:06 AM

CAUTION: Email is from an external source; *Stop, Look, and Think* before opening attachments or links.

City Clerk City Clerk,

Dear Mayor Light and City Council Members,

As a Redondo Beach resident, I urge you to support certification and approval of the Metro C Line Extension to Torrance project and its Final EIR to the LA Metro Board.

This extension represents a once-in-a-generation opportunity to bring light rail further into the South Bay and strengthen Redondo Beach's economic future. The Extension to Torrance will reduce regional traffic congestion by providing a fast, direct transit connection between Redondo Beach, Torrance, LAX, Inglewood, and the E Line. It will link our city's Redondo Beach Transit Center to the Torrance Transit Center by rail—enhancing mobility for the city's residents, workers, and visitors.

The project delivers major local benefits for Redondo: The Hybrid Locally Preferred Alternative (LPA) modernizes the existing freight corridor with upgraded trackwork, safer pedestrian crossings, and quiet zone-ready improvements—making it safer and quieter for nearby neighborhoods. Improved access to the South Bay Galleria area will strengthen redevelopment, support new housing and jobs, and bring long-term tax revenue to the city. The project also supports Redondo Beach's mobility goals by creating new walking and biking paths connecting to planned bike paths on Grant Avenue and Redondo Beach Boulevard.

Metro's Hybrid LPA is both cost-effective and inclusive—it thoughtfully addresses community concerns and provides the most viable project, while generating over 15,000 jobs and attracting approximately 1.5 million new annual riders. As a Redondo Beach resident, I strongly support the project and the Hybrid LPA. I urge the City Council to recognize the broad community support for this transformative project and advocate for its timely certification and construction. Thank you.

Sean
California

From: [Katherine](#)
To: Communications@bchd.org
Cc: [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; citycouncil@hermosabeach.gov; citycouncil@manhattanbeach.gov; CouncilMeetingPublicComment@torranceca.gov; [REDACTED]
Subject: Opposing BCHD rushed vote on massive Project
Date: Wednesday, November 19, 2025 2:05:13 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

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To Whom It May Concern,

I am a concerned resident living near BCHD, and I am strongly opposed to this project—especially given the attempt to move it forward with a rushed vote. I oppose BCHD's push to advance a 99-year private development plan that would create an entirely new, large-scale, high-density project on public land. A decision of this magnitude will shape our community for generations, and it should not be made hastily or without meaningful public involvement.

Despite BCHD's claims of transparency, much of this process has occurred with limited public input and minimal community outreach. This is unacceptable for a project that will have irreversible consequences once initiated.

I am also deeply concerned that this rushed process appears to prioritize the financial interests of private developers over the well-being of local residents. It feels as though those positioned to profit from this long-term project may be doing so at the expense of our community's health, safety, and quality of life.

Additionally, the environmental and public-health risks associated with such extensive construction in a residential area cannot be overlooked. Large-scale development of this nature can introduce significant hazards, including air quality deterioration, noise pollution, soil disruption, and other contaminants that put nearby residents at risk. These issues demand thorough, independent review and open public discussion.

A project that will affect our community for the next century deserves more than a few rushed weeks of deliberation. It requires transparency, caution, and genuine public engagement.

Thank you for your time and attention to this matter.

Sincerely,
Katherine Gilbert

From: [Stop BCHD](#)
To: citycouncil@manhattanbeach.gov; [City Council](#); [CityClerk](#); cityclerk@manhattanbeach.gov; cityclerk@hermosabeach.gov; executiveoffice@bos.lacounty.gov; [info](#); cityclerk@torranceca.gov
Subject: Public Comment - All Agencies - CODE BROWN ISSUED ON BCHD PRIVATIZATION PLAN
Date: Thursday, November 27, 2025 2:21:05 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)

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BCHD continues to misrepresent the 100% non-public, insider working group as public input. IT IS NOT. Also, BCHD continues to REFUSE THE TRUTH THAT 99.7% of all BCHD SQUARE FEET OF CAMPUS BUILDING SPACE (311,000 or 312,000 sqft) is at a height of 51.5 feet tall OR SHORTER. It is surprising they don't lie further and claim the height of the emergency antenna or the 400-foot ceiling of the RBPD drone as the campus height.

BCHD MUST BE FORCED TO STOP ITS 5-ACRE PRIVATIZATION EFFORT THAT IS BEING COMPLETED 100% WITHOUT PUBLIC PARTICIPATION - CURRENTLY ALL BCHD INSIDERS AND HIGH PAID CONSULTANTS ONLY!

A CODE BROWN HAS BEEN ISSUED ON THIS BCHD COMMUNICATION



December 2025

A Message from Cindy –

Hi TEAM CHF!



Local developer to work with BCHD on project to redevelop campus; revenues will support community health programs

On November 19, the Beach Cities Health District Board of Directors named Mar Ventures and Continental Development Corporation as its preferred development team for its upcoming redevelopment of the former South Bay Hospital site. The Board authorized BCHD CEO Tom Bakaly and staff to prepare a Letter of Intent to initiate discussions to pursue a ground lease agreement and report back at the Board's January 28 meeting with an update on discussions.

El Segundo-based Mar Ventures/Continental was one of three final proposals reviewed by the Board, following initial review by a BCHD consultant and Advisory Working Group comprised of community members, a board member, and BCHD staff.

BCHD plans to utilize a ground lease model, keeping the land publicly owned while partnering with a developer to bring new health-related services to its campus at 514 N. Prospect Ave. in Redondo Beach. This proven approach has successfully generated revenue for BCHD programs and services for 54 years, creating sustainable funding to support health and wellness programs and ensuring the campus continues to serve the community for years to come.

The Mar Ventures/Continental Proposal includes:

- Alignment with BCHD's continuum of care model, including the integration of wellness, Residential Care Facilities for the Elderly (RCFE), and medical services within a community-oriented design.
- A financially viable structure, with the potential for a long-term ground lease and future joint venture opportunities for more revenue sharing to support BCHD programs and services.
- Responsiveness to community feedback related to building height, density, open space, and accessibility, while presenting a cohesive campus vision that connects new development with existing BCHD facilities and programs to enhance overall community benefit and accessibility.
- A local team consisting of Mar Ventures, Continental Development, Gensler, Torrance Memorial, and Silverado, bringing an established community presence and regional experience to the project.

Project Notes:

Here are some preliminary details residents should know about the redevelopment proposal submitted by Mar Ventures/Continental for the former South Bay Hospital site:

-
- **217 Residential Care for the Elderly (RCFE) units** – including a mix of Skilled Nursing, Memory Care, Assisted Living, and Independent Living
 - **Medical Office Space** – For doctors' offices and medical services
 - **Building height of 60 feet** – significantly lower than the 103 feet in the Certified EIR; BCHD's tallest existing building is 76 feet
 - **Community Benefits** – a host of amenities and programs, including a community garden, walking and exercise paths, an outdoor theater, an art gallery, and an outdoor community space for public events, such as farmers markets and outdoor yoga
 - **Ground lease revenue** – will directly support BCHD programs and services. Mar Ventures/Continental's proposal will generate \$9 million for BCHD in the first 10 years of the agreement.

These are very exciting developments for our overall campus, which will consist of the new Center for Health & Fitness and PACE in the 510 building, allcove on the corner of Flagler and Beryl, and now a brand-new campus footprint that reflects the excellence of BCHD.

-Cindy

CHF Mission Statement

To continually improve the health status of the community through programs and services that promote healthy living and active aging through an integrated continuum of care.

BCHD's Advisory Working Group WITH NO MEMBERS OF THE PUBLIC for the CAMPUS Privatization Proposals

**BCHD refused to allow any public review of the Request for
Expressions of Interest on Privatizing 5 Acres of the Publicly Purchased,
Paid for, and Owned Campus land – REFUSED PUBLIC REVIEW!**

**BCHD's Board loaded up its "Working Group"
with NO MEMBERS OF THE PUBLIC – ONLY BOARD,
EXECUTIVES, COMMITTEE MEMBERS, AND VOLUNTEERS**

Martha Koo, M.D.: BCHD Board Member

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Tom Bakaly: BCHD CEO

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**Sunni Won: Technology Consultant, Admin BCHD Front Desk Volunteer & BCHD
Community Health Committee Member**

**Amanda Williamson: Account Manager, BCHD Community Health Committee
Member**

--

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From: [Mark Nelson \(Home Gmail\)](#)
To: cityclerk@manhattanbeach.gov; [City Council](#); [CityClerk](#); cityclerk@hermosabeach.gov; citycouncil@manhattanbeach.gov; CityClerk@executiveoffice@bos.lacounty.gov; [info](#); [Kevin Cody](#); [MHSOAC](#)
Cc: [Paige Kaluderovic](#); [Chadwick B. Castle](#); [Brad Waller](#); [Scott Behrendt](#); [Zein Obagi](#); [James Light](#); [Jane Diehl](#); [Noel Chun](#); [Martha Koo](#); [Michelle Bholat](#)
Subject: Public Comment - All Agencies - NOT ONE MEMBER OF THE PUBLIC WAS ON THE BCHD LAND PRIVATIZATION ADVISORY WORKING GROUP - NOT ONE!
Date: Wednesday, November 26, 2025 11:30:16 PM
Attachments: [image.png](#)

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As BCHD attempts to lease 5 of the 10 acres of the public bought, paid-for, and owned land on Prospect Avenue - this proposed **50% land privatization of the campus** had **NO MEMBERS OF THE PUBLIC ON THE EVALUATION GROUP**. NONE!

In typical BCHD fashion, it lied in its press release:

REDONDO BEACH, Calif. (October 17, 2025) – After years of listening to the community, and months of meetings with consultants and potential partners to explore innovative visions for the redevelopment of the former South Bay Hospital site, a Beach Cities Health District (BCHD) **Advisory Working Group, composed of local residents, staff and BCHD Board members**, is recommending three finalists to the full Board for further consideration.

BCHD's Advisory Working Group held no public meetings and had no public members. It consisted of 2 BCHD Board Members, 2 BCHD Executives, 2 BCHD Committee Members and 1 BCHD volunteer. **NOT ONE SINGLE MEMBER OF THE 120,000 resident-taxpayers that founded, funded, and OWN the District. NOT ONE!** Each and every person on the Group was either a paid employee of BCHD, a Board-approved committee member, or a long-term volunteer.

NO ONE REPRESENTED THE FISCAL INTERESTS OF THE RESIDENT-TAXPAYERS THAT OWN THE LAND!

BCHD's Advisory Working Group WITH NO MEMBERS OF THE PUBLIC for the CAMPUS Privatization Proposals

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BCHD's Board loaded up its "Working Group" with NO MEMBERS OF THE PUBLIC – ONLY BOARD, EXECUTIVES, COMMITTEE MEMBERS, AND VOLUNTEERS

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Kerianne Lawson: **BCHD Chief Programs Officer**

Howard Fishman: Former Hermosa Beach Mayor, **BCHD Volunteer since 2019**

Sunni Won: Technology Consultant, **Admin BCHD Front Desk Volunteer & BCHD Community Health Committee Member**

Amanda Williamson: Account Manager, **BCHD Community Health Committee Member**

From: [Stop BCHD](#)
To: [Communications](#); [CityClerk](#); [cityclerk@hermosabeach.gov](#); [cityclerk@manhattanbeach.gov](#); [Holly J. Mitchell](#); [executiveoffice@bos.lacounty.gov](#); [info](#); [Los Angeles County District Attorney's Office](#)
Subject: PUBLIC COMMENT - BCHD MUST Tell the TRUTH About the Planned CAMPUS LAND PRIVATIZATION
Date: Sunday, November 30, 2025 11:05:53 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)

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THE PUBLIC WAS NOT ALLOWED PROPER REVIEW AND INPUT INTO BCHD'S 6-MONTH, CLOSED PROCESS TO CHOOSE A PRIVATE DEVELOPER TO PRIVATIZE 5 ACRES OF PUBLIC CAMPUS LAND.

BCHD RESIDENT-TAXPAYERS AND BCHD SURROUNDING PROPERTY OWNERS WHO WILL BE DAMAGED DEMAND THE PROCESS BE TERMINATED AND RESTARTED IN A FULLY TRANSPARENT MANNER WITH FULL PUBLIC REVIEW OF EVERY DOCUMENT AT EVERY STEP!

CODE BROWN IS A NEW, ONGOING TOOL TO HIGHLIGHT BCHD STATEMENTS MADE TO MISLEAD THE PUBLIC.



BCHD CEO Bakaly FALSELY CLAIMED that the 4-story hospital is 60-feet tall. BCHD's own filed LEGAL DOCUMENTS and CERTIFIED EIR show the height is 51.5-feet (NOT THE FALSELY CLAIMED 60-feet). In fact, 99.7% of all BCHD CAMPUS BUILDING SQUARE FOOTAGE is at, or BELOW, 51.5-feet.



BCHD MISREPRESENTED A 100% BOARD, EXECUTIVE, AND INSIDER Advisory Working Group to Privatize 5-acres of public land as "composed of local residents, staff and BCHD Board members."

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Community Health Committee Member

Amanda Williamson: Account Manager, **BCHD Community Health Committee Member**

We demand BCHD STOP THE PRIVATIZATION PROCESS AND ALLOW THE PUBLIC TO REVIEW EACH AND EVERY DOCUMENT NOW AND IN THE FUTURE!

--

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From: [Warren Croft](#)
To: [communications@bchd.org](#); [CityClerk: cityclerk@hermosabeach.gov](#); [cityclerk@manhattanbeach.gov](#)
Subject: PUBLIC COMMENT - BCHD MUST Tell the TRUTH About the Planned CAMPUS LAND PRIVATIZATION
Date: Sunday, November 30, 2023 8:43:14 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)

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This is from Warren Croft who lives directly across from BCHD.

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From: [Mark Nelson \(Home Gmail\)](#)
To: [Communications; rmiller@hooperlundy.com; Robert W. Lundy](#)
Cc: [Kevin Cody; CityClerk; info; City Council; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; citycouncil@manhattanbeach.gov; CityClerk; Michelle Bholat; James Light; Paige Kaluderovic; Chadwick B. Castle; Brad Waller; Scott Behrendt; Zein Obagi; executiveoffice@bos.lacounty.gov](#)
Subject: Public Comment All Agencies - BCHD's acknowledgement that it chose to spend Taxpayer funds to fill the deficit caused by Covid Response for 45% to 84% non-residents
Date: Friday, November 21, 2025 2:00:49 PM

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BCHD continues to allow its Board-Approved BCHD Committee Member to provide disinformation at BCHD public meetings while not correcting said Committee Member's false statement. This was an active choice by CEO who OFTEN responds after public comments - and therefore - this misinformation has become the POLICY of BCHD as a result.

BCHD Committee Member Statement - Nov 2025 BoD Meeting

"The committee member stated on the BCHD record that "BCHD did not cause taxpayers to quote eat \$2.3 million. **They were eventually fully reimbursed.**"

As a BCHD Committee Member of the Health Committee - the statement is the RESPONSE OF THE BEACH CITIES HEALTH DISTRICT.

Additionally, from the CEO Report of Nov 2025

"Rather than losing money, BCHD reallocated its (TAXPAYER FUNDING) resources to respond to the largest public health event in 200 years—avoiding layoffs and instead reassigning staff to critical COVID-19 relief efforts that supported our community's (45% NON-RESIDENT VACCINES and 84% NON-RESIDENT TESTS) health and safety."

BCHD states in unequivocal words that BCHD Board and Executives chose not to reduce spending through layoffs and other cost management measures by choosing to provide Covid services only to residents.

Instead, BCHD Board and Executives chose to spend resident-taxpayer funding on non-resident services. Specifically, it spent an additional \$2.3M of NON-REIMBURSED COSTS on Covid for 45% non-resident to 84% non-resident services through taxpayer payments.

As a result, it is quite correct to state that \$2.3M was NOT REIMBURSED - it was RESIDENT-TAXPAYER FUNDED.

Further, it is quite correct to note that the \$2.3M serviced a majority of NON-RESIDENTS based on BCHD's own and LA County's data of who was serviced in the Covid response.

From: [Stop BCHD](#)
To: citycouncil@manhattanbeach.gov; [City Council](#); [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; cityclerk@torranceca.gov; info; executiveoffice@bos.lacounty.gov; BoardClerk@metro.net
Subject: Public Comment All Agencies: Code BROWN Issued on BCHD Transparency with the 5-Acre PUBLIC LAND Privatization Process
Date: Thursday, November 27, 2025 9:12:44 PM
Attachments: [image.png](#)
[image.png](#)

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CODE BROWN: Transparency at BCHD is Brown and Cloudy

WILL BCHD BROWN-ZONES REPLACE BLUE ZONES AS THE DUMPING GROUND FOR TRUTH AND FULL DISCLOSURE?

BCHD issued its RFEOI (request for expressions of interest) to privatize 5 acres of the PUBLIC-purchased and PUBLIC-owned campus in June **with no public review** of the RFEOI document or its provisions. The only review was done by the GANG OF 7 - BCHD Board (Koo, Bholat), Executives (Lawson, Bakaly), Committee Members (Won, Williamson), and Volunteer (Fishman).

NO INDEPENDENT MEMBERS OF THE 120,000 RESIDENT-TAXPAYERS WERE ALLOWED IN THE PROCESS

THE SAME GANG OF 7 BCHD INSIDERS EVALUATED THE PROPOSALS AND REFUSED PUBLIC ACCESS

BCHD BOARD REFUSED TO RELEASE THE PROPOSALS UNTIL AFTER DARK ON NOVEMBER 14 - WITHHOLDING THEM FOR MONTHS AND AGAINST CPRA REQUESTS

BCHD APPROVED CONTRACTING WITH THE GANG OF 7s PREFERRED PRIVATE DEVELOPER AT THE NOVEMBER 19th MEETING - ONLY 3 BUSINESS DAYS LATER!

BCHD has demonstrated that it is NOT TRANSPARENT. It packs its processes with HIGHLY BIASED insiders, including EXECUTIVES THAT WILL DIRECTLY BENEFIT from the PRIVATIZATION OF THE CAMPUS through employment and likely through direct compensation from the RESIDENT-TAXPAYERS!

BCHD MUST BE 100% TRANSPARENT OR IMMEDIATELY STOP ANY ATTEMPT TO PRIVATIZE THE CAMPUS LAND FOR PRIVATE DEVELOPER USE



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--

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From: [Reid Fujinaga](#)
To: Communications@bchd.org
Cc: [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; citycouncil@hermosabeach.gov; citycouncil@manhattanbeach.gov; CouncilMeetingPublicComment@torranceca.gov; kim.seunghee@tUSD.org
Subject: Public Comments to Nov. 19, 2025 BCHD Board Agenda item X.A
Date: Wednesday, November 19, 2025 8:09:27 AM

You don't often get email from [REDACTED] [Learn why this is important](#)

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BCHD Board:

I am firmly opposed to BCHD's rushed plan to approve a private development on public land less than a quarter mile from my home. Despite claims of transparency, this process has unfolded with minimal public visibility. The proposed project — massive, high-density, and entirely out of scale — will impose irreversible impacts on our neighborhood for a century.

Beyond the long-term consequences, the immediate disruption from demolition and years of construction will bring relentless noise, dust, debris, and heavy equipment into our daily lives. These impacts will degrade the health, safety, and quality of life of surrounding residents.

Pushing a decision of this magnitude through in mere weeks is unacceptable. I urge BCHD to halt this process immediately.

Reid Fujinaga, [REDACTED]

From: [Stephanie Ishioka](#)
To: citycouncil@torranceca.gov
Cc: [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; [City Council](#); citycouncil@manhattanbeach.gov
Subject: Public Comments to November 19, 2025 BCHD Board Agenda item X.A, and all agencies
Date: Wednesday, November 19, 2025 12:38:32 PM

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I oppose BCHD's rush to move forward with a 99-year private development project to build a completely new and different massive, high-density and invasive project on public land.

The process has been largely conducted in the dark. BCHD claims transparency, but is doing everything to avoid public input and comment.

This project will negatively impact all of our lives for a century. Once it's done it's almost unchangeable. It should take more than just a few weeks to decide about a century of harm.

The community in the surrounding areas will lose quality of life such as:

- diminished sunlight from the overly taller buildings than the existing buildings
- loss of privacy as these taller buildings will have the ability to look into our homes and backyards
- blockage of the cool breeze from these overt taller buildings
- construction noise and dust for many years while construction is underway

Thank you.
-Stephanie Ishioka

From: [Tim Ozenne](#)
To: [Stop BCHD](#)
Cc: citycouncil@manhattanbeach.gov; [City Council](#); [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; cityclerk@torranceca.gov; [info](#); executiveoffice@bos.lacounty.gov; BoardClerk@metro.net
Subject: Re: Public Comment All Agencies: Code BROWN Issued on BCHD Transparency with the 5-Acre PUBLIC LAND Privatization Process
Date: Friday, November 28, 2025 8:42:16 AM
Attachments: [image.png](#)
[image.png](#)

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Can those of us in Torrance stop this ?

On Thu, Nov 27, 2025 at 9:12 PM Stop BCHD <stop.bchd@gmail.com> wrote:

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From: [Tim Ozenne](#)
To: [Communications](#)
Cc: [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; citycouncil@hermosabeach.gov; citycouncil@manhattanbeach.gov; CityCouncil@torranceca.gov
Subject: Re: Public Comments to Nov 19. 2025 BCHD Board Adenda, Item X.A
Date: Wednesday, November 19, 2025 9:48:19 AM

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On Wed, Nov 19, 2025 at 9:34 AM Tim Ozenne [REDACTED] wrote:

- It is my understanding that, at its Nov. 19 meeting, the BCHD may approve an arrangement with a private company for a 99-year lease to develop some of the property on BCHD's existing land immediately east of Prospect Avenue, near Beryl Street. Having examined much of the relevant material, I strongly oppose a lease agreement at this time. The public would be served by a longer, more thoughtful and transparent process.
- Please understand that the house I share with my wife sits about 1,000 feet east of the proposed new building. We have a "view"--if you can call it that--of the long-defunct hospital building, and many future generations of residents here have no choice but to observe the massive structure now proposed for this site.
- Since existing statistical analysis shows significant property values will decline significantly within a half-mile of the proposed structure, the value loss for homes like ours should be expected to be more significant. I wonder if BCHD is at all concerned with losses its proposal would have on nearby parcels?
- The proposed new buildings would be significantly taller and similar in bulk to the failed hospital now on the site. That should be factored in to value estimates.
- Sadly, we won't know how much more the property will be devalued if BCHD is allowed to increase the average height of the campus by 20% to 35% until years too late to stop the private development. Furthermore the 5-7 years of construction will reduce property values based on academic and real-world research, and increase the challenge of sales.

- At a minimum, before BCHD pursues a plan that includes new buildings, it seems reasonable for BCHD to provide evidence to the public that the plan will result in a significant increase in values in the surrounding area. It makes no sense to develop property with no expectation that it will add value.
- The process has been largely conducted in the dark. We ask that BCHD publicly share its best estimates on the impact its proposal would have on land values.
- This project will negatively impact all of our lives for a century. Once it's done, it's almost unchangeable. It should take more than just a few weeks to decide about a century of harm.

Thank you,
Tim Ozenne
Local Resident (47 years)

From: [Mary Ewell](#)
To: [CityClerk](#); cityclerk@hermosabeach.gov; citycouncil@hermosabeach.gov; cityclerk@manhattanbeach.gov; citycouncil@manhattanbeach.gov; [Communications](#); [James Light](#); [Paige Kaluderovic](#); [Tom Bakaly](#); [Zein Obagi](#); [RB City Council Member District 2 Chadwick Castle](#); cityclerk@torranceca.gov; [Mike Witzansky](#); [Brad Waller](#); [Scott Behrendt](#)
Subject: Subject: OPPOSE BCHD LAND PRIVATIZATION PLAN! (Public Comment All Agencies)v
Date: Tuesday, November 18, 2025 6:51:00 PM

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Once again, as stated publicly at City Council and at BCHD, I oppose the BCHD Board for assuming the role of real estate agents for land that is historically and actually PUBLIC, Community-designated land for serving the Community at large, NOT for self-serving ambitions represented by the salaries assigned to their titles. Public Comment: Redondo Beach, Manhattan Beach, Hermosa Beach Mayors and Councils; BCHD Board Meeting; BCHD Board Study Session; BCHD Properties Committee

I oppose BCHD's current plan to privatize public land and BCHD's scheming-in-the-shadows to deny the public the right to participate in its new, revised 2025 campus demolition and redesign project.

BCHD's lack of public disclosure has allowed BCHD to lie about the existing FACTS of the campus. That is unacceptable.

BCHD lied about the height of the existing 4-story hospital that is clearly marked as 51.5-feet tall in BCHD's own consultant drawings. CEO Bakaly claimed it is 60-feet tall. That is false.

BCHD concealed the details of the request for proposals from the public when it solicited plans for up to 65-foot tall private development on the District resident-taxpayer owned campus.

According to the CEO's memo, the 3 short-listed private developers propose 5-story, 65-feet tall; 5-story, 60-feet tall; and 4-story, 60-feet tall. The projects must be limited to the current 51.5-foot height of the 4-story hospital.

99.7% of the campus building square footage is currently 51.5-feet or lower.

BCHD is privatizing half the campus to raise about \$1M per year. BCHD can easily cut \$1M out of its operating budget and another \$1M out of its executive pay instead of giving away 5 acres of public bought, paid for, and owned land to a private developer.

5 Generations of neighbors and resident-taxpayers have had no voice in this clandestine BCHD process. The process must STOP. It must come out of the shadows and seek public input and approval.

Sincerely,

Mary R.Ewell
90277

+++++

From: [Marianne Teola](#)
To: [CityClerk](#); communications@bchd.org; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov
Subject: Subject: Opposition to BCHD Plans for Any Development
Date: Friday, November 21, 2025 11:52:09 AM
Attachments: [BCHD Letter.docx](#)

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Subject: Opposition to BCHD Plans for Any Development

November 21, 2025

To Whom it may concern:

I am against any further funding for Beach Cities Health District.

The original bond was for the hospital; the hospital is no longer in use. This program should be limited to resident taxpayers. That was the original intent of the Hospital. The voters made it clear with the Bond that did not pass that they do not want to pay additional funding for the BCHD projects. Too much money has been wasted already on advertising; use the money to benefit the residents of the three cities.

This email is written, not for Beach Cities Health District Board, but for the Hermosa, Manhattan and Redondo Beach City Council members. If this property is indeed public land, I do not understand why the council members of the three cities are not engaged in a discussion as to the future of this site.

I implore the City Council of Redondo Beach to initiate a discussion regarding this public property located in Redondo Beach, District 3. The Redondo Beach City Council instead of focusing on lettering for the entrance sign to Redondo Beach, and discussion regarding holiday banners on Artesia should prioritize a topic that will impact the residents for a century. The City Council has streamlined the Commissions and clarified their duties and responsibilities. What are the roles and responsibilities of the Beach Cities Health District? Is this available to the public?

- I oppose BCHD's rush to move forward with a 99-year private development project to build a completely new and different massive, high-density and invasive project on public land.
- This project will negatively impact all our lives for a century. Once it's done it's almost unchangeable. It should take more than just a few weeks to decide about a century of harm.
- The process has been largely conducted in the dark. BCHD claims transparency but is doing everything to avoid public input and comment.

I question the transparency of these public meetings. I personally have attended some of the meetings. I see very few residents; many of the attendees work

or volunteer for Beach Cities. Monday, (11/17/25), I attempted to attend the planning meeting. I arrived at BCHD, went to the Beach Cities Room and no one was there! I came home drenched; apparently it was moved? I did see it on Zoom.

How many residents are even aware of Beach Cities? A decision is being made by a Board. This decision will impact Redondo Beach and Torrance residents. How is there open communication when many residents are not aware that public land will be leased for 99 years.

There have been so many changes to the initial plan, I can't keep up. I do not understand how any organization can plan and build a structure on a "wish and a prayer".

I am hopeful that the City Council members of Hermosa Beach, Manhattan Beach and Redondo Beach, will prioritize this situation and address it! You were elected to represent the residents of these cities; you are the city leaders! This issue needs to be addressed NOW!

Marianne Teola, Resident of Redondo Beach

From: [Hamant and Robin Patel](#)
To: communications@bchd.org; [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov
Subject: BCHD
Date: Tuesday, December 2, 2025 1:40:30 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)

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THE PUBLIC WAS NOT ALLOWED PROPER REVIEW AND INPUT INTO BCHD'S 6-MONTH, CLOSED PROCESS TO CHOOSE A PRIVATE DEVELOPER TO PRIVATIZE 5 ACRES OF PUBLIC CAMPUS LAND.

BCHD RESIDENT-TAXPAYERS AND BCHD SURROUNDING PROPERTY OWNERS WHO WILL BE DAMAGED DEMAND THE PROCESS BE TERMINATED AND RESTARTED IN A FULLY TRANSPARENT MANNER WITH FULL PUBLIC REVIEW OF EVERY DOCUMENT AT EVERY STEP!

CODE BROWN IS A NEW, ONGOING TOOL TO HIGHLIGHT BCHD STATEMENTS MADE TO MISLEAD THE PUBLIC.



BCHD CEO Bakaly FALSELY CLAIMED that the 4-story hospital is 60-feet tall. BCHD's own filed LEGAL DOCUMENTS and CERTIFIED EIR show the height is 51.5-feet (NOT THE FALSELY CLAIMED 60-feet). In fact, 99.7% of all BCHD CAMPUS BUILDING SQUARE FOOTAGE is at, or BELOW, 51.5-feet.



BCHD MISREPRESENTED A 100% BOARD, EXECUTIVE, AND INSIDER Advisory Working Group to Privatize 5-acres of public land as "composed of local residents, staff and BCHD Board members."

BCHD's Board loaded up its "Working Group"
with NO MEMBERS OF THE PUBLIC – ONLY BOARD,
EXECUTIVES, COMMITTEE MEMBERS, AND VOLUNTEERS

Martha Koo, M.D.: **BCHD Board Member**

Michelle Bholat, M.D.: **BCHD Board Member**

Tom Bakaly: **BCHD CEO**

Kerianne Lawson: **BCHD Chief Programs Officer**

Howard Fishman: **Former Hermosa Beach Mayor, BCHD Volunteer since 2019**

Sunni Won: **Technology Consultant, Admin BCHD Front Desk Volunteer & BCHD
Community Health Committee Member**

Amanda Williamson: **Account Manager, BCHD Community Health Committee
Member**

**We demand BCHD STOP THE PRIVATIZATION PROCESS AND ALLOW
THE PUBLIC TO REVIEW EACH AND EVERY DOCUMENT NOW AND
IN THE FUTURE!**