

# **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 OCTOBER 29, 2024**

### **J.1 PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

- **PUBLIC COMMUNICATION**

**From:** [Mark Nelson \(Home Gmail\)](#)  
**To:** [Judy Rae](#)  
**Cc:** [CityClerk](#); [cityclerk@manhattanbeach.gov](mailto:cityclerk@manhattanbeach.gov); [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov); [info](mailto:info@executiveoffice@bos.lacounty.gov); [executiveoffice@bos.lacounty.gov](mailto:executiveoffice@bos.lacounty.gov)  
**Subject:** LTE - Stop BCHD's \$172M Off Balance Sheet Debt  
**Date:** Thursday, October 24, 2024 11:45:46 PM

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BCHD indebted District taxpayers to a \$172M off-balance-sheet debt when it wanted to get \$6.3M from the State to build a shiny new allcove building. How did BCHD do that? BCHD agreed to provide allcove for a minimum of 30 years to all 12-25 year-olds in the LA County SPA8, 1.4M population area. The 30-year cost is estimated at \$172M and only 9% of the service area is District taxpayers.

Vote No on Measure BC to stop the \$172M District taxpayer debt. BCHD underestimated the allcove building cost by \$9M. If BCHD is denied the Measure BC funding, then BCHD can't build the allcove building and the 30-year obligation to service all of LA County SPA8 ends. The allcove program for District residents can continue as needed for a small fraction of the \$172M cost. Off balance sheet debt is how Enron built its house of cards. Stop Measure BC and stop BCHD from being required to provide allcove for 30 years to LA County on the backs of District taxpayers.

Mark Nelson  
RB

**From:** [Mark Nelson \(Home Gmail\)](#)  
**To:** [Mike Witzansky](#); [CityClerk](#)  
**Subject:** Please paint the 20-feet of red curb on the 500 N Prospect frontage side on the west side of the Transit enclosure  
**Date:** Thursday, October 24, 2024 5:20:12 PM  
**Attachments:** [vlc-record-2024-10-24-17h14m36s-D03F27898F8E20241024170030\\_album\\_local\\_cache.MP4-.mp4](#)

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BCHD has many people with walkers, wheel chairs, etc. that use that bus stop from either the BCHD crosswalk side or from the Prospect frontage side. They need clear vision and protection from being clipped by cars turning into the frontage and going illegally south in the one way, or cars avoiding the Diamond light and racing up the frontage to the light.

This is one example of a white van speeding down big Prospect, blowing the right left turn arrow and then heading the wrong way down Prospect frontage. When it's a small car making an illegal U like that, they frequently are going MUCH FASTER and cut that corner much closer.

Assuming City labor isn't CRAZY priced, I'll donate the curb painting. I've seen TOO MANY close calls.

Thanks.

cc: Public Comment D2 and D3 Councilmembers

**From:** [Stop BCHD](#)  
**To:** [Mark.Ghaly@chhs.ca.gov](mailto:Mark.Ghaly@chhs.ca.gov); [info](#); [Los Angeles County District Attorney's Office](#); [info@allcove.org](mailto:info@allcove.org); [media@ph.lacounty.gov](mailto:media@ph.lacounty.gov); [jared.goldman@chhs.ca.gov](mailto:jared.goldman@chhs.ca.gov); [MHSOAC](#); [Cc: Kevin Cody](#); [lisa.jacobs@scng.com](mailto:lisa.jacobs@scng.com); [Garth Meyer](#); [tevains@scng.com](mailto:tevains@scng.com); [CityClerk](#); [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov); [cityclerk@manhattanbeach.gov](mailto:cityclerk@manhattanbeach.gov); [msemenza@cityofgardena.org](mailto:msemenza@cityofgardena.org); [marsha@cocosouthla.org](mailto:marsha@cocosouthla.org); [kbradshaw@carsonca.gov](mailto:kbradshaw@carsonca.gov); [CityClerk@lacity.org](#); [cityclerk@lawndalecity.org](mailto:cityclerk@lawndalecity.org); [athompson@cityofinglewood.org](mailto:athompson@cityofinglewood.org); [contactcityclerk@comptoncity.org](mailto:contactcityclerk@comptoncity.org); [cityclerk@longbeach.gov](mailto:cityclerk@longbeach.gov); [executiveoffice@bos.lacounty.gov](mailto:executiveoffice@bos.lacounty.gov); [info@redondochoamber.org](mailto:info@redondochoamber.org); [info@achd.org](mailto:info@achd.org); [mayor@lacity.gov](mailto:mayor@lacity.gov); [Toby.Ewing@mhsoac.ca.gov](mailto:Toby.Ewing@mhsoac.ca.gov); [Jane Diehl](#); [Noel Chun](#); [Michelle Bholat](#); [martha.koo@bchd.org](mailto:martha.koo@bchd.org); [HollyJMitchell@bos.lacounty.gov](mailto:HollyJMitchell@bos.lacounty.gov); [Al.Muratsuchi@asm.ca.gov](mailto:Al.Muratsuchi@asm.ca.gov); [letters@latimes.com](mailto:letters@latimes.com); [opinion@scng.com](mailto:opinion@scng.com)  
**Subject:** Public Comment - All Agencies - Analysis of BCHD's allcove Beach Cities Implementation Equity  
**Date:** Thursday, October 17, 2024 1:25:26 PM  
**Attachments:** [allcove inequality of use.pdf](#)

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The attached analysis was developed by our organization. It raises questions though analysis of whether or no the BCHD allcove Beach Cities is complying with the terms and intent of the funding agreement, whether the facility should be build so far from the centroid of SPA8 youth population with difficult access, and whether the \$172M, 30-year liability for allcove in return for a \$6.3M grant is fair for the Taxpayers of the BCHD district.

Thank you. Questions can be provided to [StopBCHD@gmail.com](mailto:StopBCHD@gmail.com)

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StopBCHD.com ([StopBCHD@gmail.com](mailto: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.

# Analysis of BCHD's allcove Beach Cities Equity Performance and Funding Contract Adherence for LA County Service Planning Area 8

October 2024  
StopBCHD.com  
[StopBCHD@gmail.com](mailto:StopBCHD@gmail.com)  
Redondo Beach, CA

# Background

- In cooperation with the Los Angeles County Department of Public Health and its Enhanced Community Health (LACDPH) Profiles, StopBCHD's experts have analyzed the impacts of Household (HH) Income on health outcomes
- The basic methodology followed the BCHD District taxpayer-funded, Gallup methodology of valuing incremental differences in obesity levels, diabetes rates, and smoking rates
- The data drew significantly from the LACDPH profiles, US Census Data, BCHD press releases, BCHD Public Records Act responses, Gallup's press release regarding BCHD's unknown, but "likely, in part" contribution to health outcomes in the BCHD beach cities, BCHD budget projections, Building Owners and Manager's data, and BCHD's Measure BC funding request.

# Summary Findings

- Changes in SPA8 health outcomes are greatly explained by changes in SPA8 HH income levels
- BCHD participation showed no statistically significant impact on health outcomes of the BCHD beach cities
- The BCHD allcove Beach Cities BCHCIP construction grant was focused on service to Priority Populations (LA County SPA8), required 30-years minimum operation and asset encumbrance of building and services, and provided no long term operational funding
- The amount of the allcove BHCIP construction grant is not too exceed \$6,336,702
- The estimated liability to the District of 30-years allcove operation for LA SPA8 is \$172M
- BCHD allcove Beach Cities enrollment is heavily skewed toward: the District cities, SPA8's higher income areas, SPA8's lower non-white areas, SPA8's areas without mental HPSAs and disadvantaged communities

# Statistical Analysis Demonstrates that Health Outcomes Differences in SPA8 are Largely Explained by Income Differences

BCHD issued a \$400,000+ taxpayer-funded contract to Gallup for surveys and analysis. As the funders of the research that BCHD and Gallup have provided into the public via press releases, we are replicating the methodology.

First off, Gallup and BCHD plastered the BCHD logo on the survey, therefore introducing client bias. After all, who wants to say “yes dear interviewer, I’m a fat slob, have diabetes, and smoke 2 packs a day” to the Health District that sent them a letter and survey to their home address. Instead of Gallup’s BCHD-purchased data, we used LA County Department of Public Health data along with CDC data. Client bias is well understood and client names are often withheld.

We recomputed Gallup’s “fictional” health cost savings for all the Cities in LA County SPA8 that had available data. Our findings were very, very clear – HIGH INCOMES = GOOD HEALTH OUTCOMES. In fact, the correlation between income and health outcomes is only 7.3% from being PERFECTLY RELATED.

Unlike Gallup that won’t reveal its sources and data, ours is 100% transparent below.

The statistical regression test below demonstrates that:

- 1) HH Income and Health Outcomes (as measured by the “Gallup Savings”) have a 92.7% correlation.
- 2) 86.0% of the changes in Health Outcomes are explained by changes in HH Income levels.



# Statistical Analysis Demonstrates that Health Outcomes Differences in SPA8 are Largely Explained by Income Differences

Utilizing Gallup’s monetization of health outcomes method, LA County and Census Data, we conducted a regression analysis to test the relationship between health outcomes and HH income. The regression showed high statistical significance and a 92.7% correlation between health outcomes and HH income along with an R-square of 86%, demonstrating a high level of explanatory power between changes in health outcomes and changes in income levels.

SUMMARY OUTPUT - Testing the Relationship between HH Income and Gallup Method Monetized Health Outcomes								
<i>Regression Statistics</i>								
Multiple R	0.927266915							
R Square	0.859823932							
Adjusted R Square	0.849811356							
Standard Error	193.6989259							
Observations	16							
<i>ANOVA</i>								
	<i>df</i>	<i>SS</i>	<i>MS</i>	<i>F</i>	<i>Significance F</i>			
Regression	1	3221944.96	3221944.96	85.87439537	2.37853E-07			
Residual	14	525269.8345	37519.27389					
Total	15	3747214.795						
	<i>Coefficients</i>	<i>Standard Error</i>	<i>t Stat</i>	<i>P-value</i>	<i>Lower 95%</i>	<i>Upper 95%</i>	<i>Lower 95.0%</i>	<i>Upper 95.0%</i>
Intercept	-812.7928649	151.1029364	-5.379067306	9.72129E-05	-1136.876431	-488.7092984	-1136.876431	-488.7092984
HHIncome	0.013178723	0.001422137	9.266843873	2.37853E-07	0.010128542	0.016228904	0.010128542	0.016228904

# Statistical Analysis Demonstrates that BCHD had no Statically Valid Impact on Health Outcome Differences in the BCHD Cities

Utilizing Gallup’s monetization of health outcomes method, LA County and Census Data, we conducted a regression analysis to test the relationship between health outcomes and HH income. The regression showed high statistical significance and a 92.7% correlation between health outcomes and HH income along with an R-square of 86%, demonstrating a high level of explanatory power between changes in health outcomes and changes in income levels.

We used a regression model of the form  $GallupSavings=f(HHIncome, BCHD Dummy)$   
 Gallup’s Savings is a monetization of health outcomes using unnamed Gallup research.

The full results of the model are published below. That findings are as follows:

- 1) The model has good explanatory ability, with an R-square of 86.4%
- 2) HH Income is positively related to the GallupSavings and highly significant
- 3) The BCHD Dummy is negative, indicating that being a BCHD city diminishes health outcomes as measured by the GallupSavings. However, the BCHD Dummy is not significant, so we conclude BCHD simply has NO IMPACT on health outcomes.

SUMMARY OUTPUT								
<i>Regression Statistics</i>								
Multiple R	0.92938394							
R Square	0.863754509							
Adjusted R Square	0.842793664							
Standard Error	198.1726365							
Observations	16							
<i>ANOVA</i>								
	<i>df</i>	<i>SS</i>	<i>MS</i>	<i>F</i>	<i>Significance F</i>			
Regression	2	3236673.674	1618336.837	41.20800079	2.36099E-06			
Residual	13	510541.1202	39272.39386					
Total	15	3747214.795						
	<i>Coefficients</i>	<i>Standard Error</i>	<i>t Stat</i>	<i>P-value</i>	<i>Lower 95%</i>	<i>Upper 95%</i>	<i>Lower 95.0%</i>	<i>Upper 95.0%</i>
Intercept	-877.4410585	187.1972177	-4.687254806	0.000424888	-1281.85606	-473.0260567	-1281.85606	-473.0260567
BCHD	-122.950344	200.7863935	-0.612405004	0.550832171	-556.6797677	310.7790797	-556.6797677	310.7790797
HHIncome	0.013973752	0.001949954	7.166196603	7.30163E-06	0.009761133	0.018186371	0.009761133	0.018186371

# Excerpts from the BCHD BHCIP Grant Agreement

## EXCERPTS FROM BCHD'S ALLCOVE CONSTRUCTION GRANT

**PROGRAM FUNDING AGREEMENT**  
\*\*\*\*\*  
**SUMMARY COVER SHEET**

Program Funding Agreement ID	7469-CA BHCIP-B4_209_Allcove-01
Contract Type:	Deliverable Based Program Funding Agreement
Period of Performance:	Effective Date through June 30, 2027
Consideration/Budget:	BHCIP Children and Youth (Round 4) Infrastructure Program Funding <b>Not to Exceed \$6,336,702.00</b>

This Program Funding Agreement (the "Agreement") is entered into as of May 13, 2023 (the "Effective Date") by and between **ADVOCATES FOR HUMAN POTENTIAL, INC.**, a Massachusetts corporation, with offices located at 490-B Boston Post Road, Sudbury, MA 01776 ("AHP"), and **Beach Cities Health District, formerly known as South Bay Hospital District, a governmental agency with offices at 514 N. Prospect Avenue, Redondo Beach, CA 90277-3970 ("Beach Cities Health District, formerly known as South Bay Hospital District, a governmental agency" or the "Sponsor").** AHP and the Sponsor may be referred to separately as a "Party" or collectively as "Parties."

-Priority populations to be served are youth between the ages of 12-25 from Service-Planning Area 8, including 16 cities and communities of the city of Los Angeles. This population will receive mental and physical health resources, education and employment counseling, peer and family support, and substance use prevention program. Service-Planning Area 8, in the 16 cities and communities of the City of Los Angeles, includes more than 1,000,000 people. Allcove Beach Cities will be able to provide services to those 12-25 years old, including 49% Latino population, followed by 26% white, 15% Asian, 8% African American and 2% other.

BHCIP, DHCS awards competitive grants to qualified entities to construct, acquire, and rehabilitate real estate assets to build new capacity or expand existing capacity for facilities that will operate for a minimum of thirty (30) years to provide short-term crisis stabilization, acute and subacute care, crisis residential, community-based mental health residential, substance use disorder residential, community-based and outpatient behavioral health services, and other

BHCIP

\$6.3M

BCHD

Priority Populations

SPA8

30-Years

# BCHD Did Not Compute a 30-Year Liability related to the BHCIP \$6.3M Grant.

The grant required 30-year operation of the allcove building and allcove services for the benefit of LA County Service Planning Area 8 (1.4M population) and provided no 30-year funding.

## Costs of allcove to District Taxpayers:

- (1) Bond Repayment with Interest
- (2) Required 30-year Operation of allcove Services for all of LA County SPA8
- (3) Required 30-year Operation of the allcove Building for all of LA County SPA8
- (4) Donation of Land (\$5M lot at Flagler & Beryl) Rent valued using BCHD's Cain Bros Estimate
- (5) Donation of BCHD overhead (Executives, etc.) to allcove program

**TOTAL = \$172.4M Unfunded District Taxpayer Liability triggered by \$6.3M allcove building grant**

# Overview of Computation of 30-year Liability

The grant required 30-year operation of the allcove building and allcove services for the benefit of LA County Service Planning Area 8 (1.4M population) and provided no 30-year funding.

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- (1) Bond Repayment with Interest
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- (5) Donation of BCHD overhead (Executives, etc.) to allcove program

**TOTAL = \$172.4M Unfunded District Taxpayer Liability triggered by \$6.3M allcove building grant**

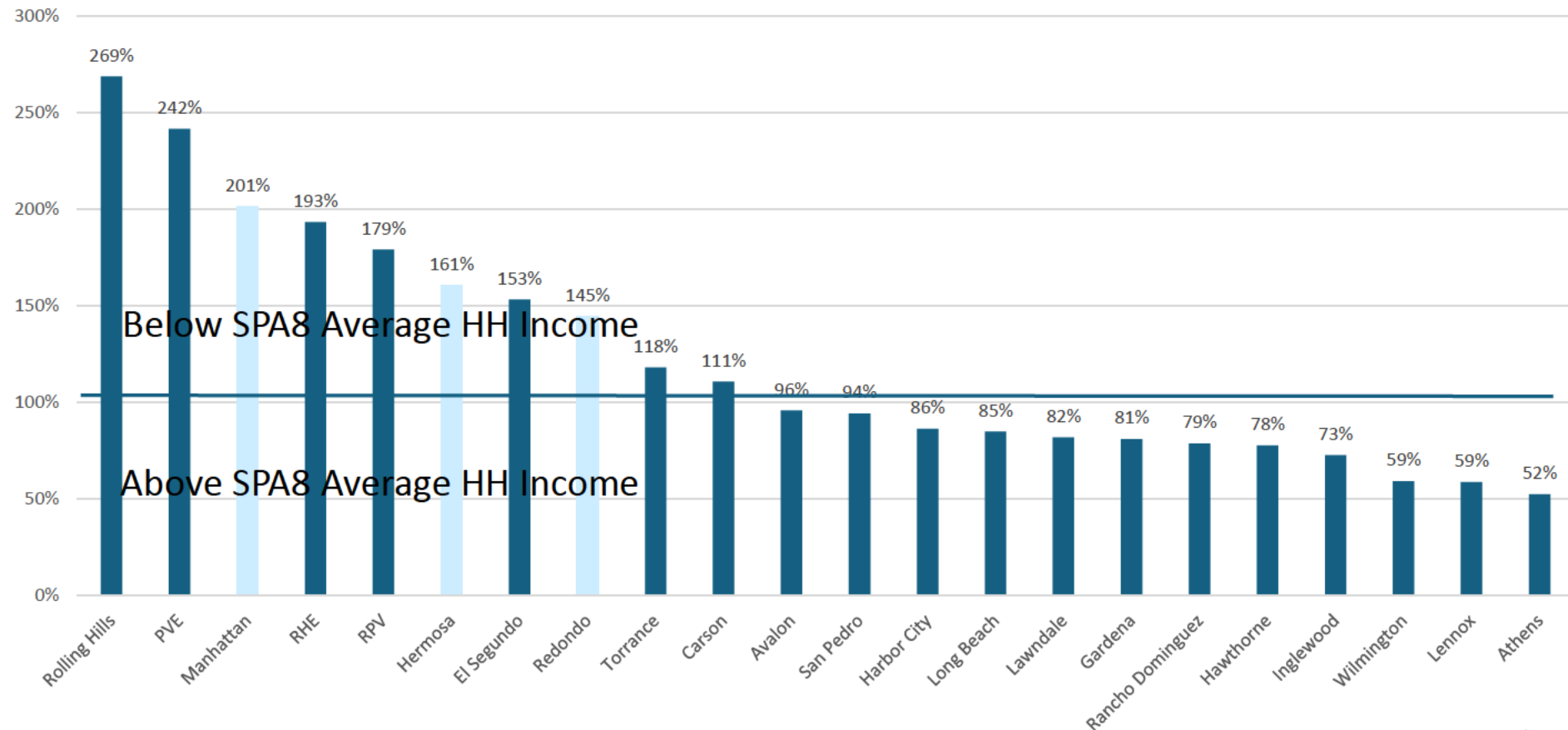
# View of Results Table for Liability

<b>MB/RB/HB Taxpayer allcove Liability</b>							
BCHD Agreed to a 30 Year Required allcove Operation for a 9% District Non-Resident Service Area w/o Funding							
YEAR	\$9M BOND	SERVICES	BUILDING	TOTAL ANNUAL DISTRICT TAXPAYER CASH	LAND RENT	OVERHEADS	TOTAL ANNUAL DISTRICT TAXPAYER CASH OUTLAYS AND DONATED SERVICES LIABILITY
Required Operation Year	allcove \$9M Bond Measure Repayment (Donation to allcove from District Taxpayers)	allcove Service Area Operations Cost (Source of Long Term Funding Unknown - District Taxpayer Liability)	allcove Building Operations Cost (District Taxpayer Liability)	MB/RB/HB Total allcove Taxpayer Liability	Free Land Rent Donated to allcove Building Donation to allcove from District Taxpayers)	Unrecovered BCHD Overhead Costs (Donation to allcove from District Taxpayers)	Total Value of Direct Costs and Services Unavailable to District Taxpayers due to District Internal funding of allcove
2026	\$ 450,000	\$ 2,145,000	\$ 203,978	\$ 2,798,978	\$ 250,000	\$ 600,000	\$ 3,648,978
2027	\$ 450,000	\$ 2,209,000	\$ 210,098	\$ 2,869,098	\$ 250,000	\$ 618,000	\$ 3,737,098
2028	\$ 450,000	\$ 2,275,270	\$ 216,400	\$ 2,941,670	\$ 250,000	\$ 636,540	\$ 3,828,210
2029	\$ 450,000	\$ 2,343,528	\$ 222,893	\$ 3,016,421	\$ 250,000	\$ 655,636	\$ 3,922,057
2030	\$ 450,000	\$ 2,413,834	\$ 229,579	\$ 3,093,413	\$ 250,000	\$ 675,305	\$ 4,018,719
2031	\$ 450,000	\$ 2,486,249	\$ 236,467	\$ 3,172,716	\$ 275,000	\$ 695,564	\$ 4,143,280
2032	\$ 450,000	\$ 2,560,836	\$ 243,561	\$ 3,254,397	\$ 275,000	\$ 716,431	\$ 4,245,828
2033	\$ 450,000	\$ 2,637,662	\$ 250,867	\$ 3,338,529	\$ 275,000	\$ 737,924	\$ 4,351,453
2034	\$ 450,000	\$ 2,716,791	\$ 258,393	\$ 3,425,185	\$ 275,000	\$ 760,062	\$ 4,460,247
2035	\$ 450,000	\$ 2,798,295	\$ 266,145	\$ 3,514,440	\$ 275,000	\$ 782,864	\$ 4,572,304
2036	\$ 450,000	\$ 2,882,244	\$ 274,130	\$ 3,606,374	\$ 302,500	\$ 806,350	\$ 4,715,223
2037	\$ 450,000	\$ 2,968,711	\$ 282,354	\$ 3,701,065	\$ 302,500	\$ 830,540	\$ 4,834,105
2038	\$ 450,000	\$ 3,057,773	\$ 290,824	\$ 3,798,597	\$ 302,500	\$ 855,457	\$ 4,956,553
2039	\$ 450,000	\$ 3,149,506	\$ 299,549	\$ 3,899,055	\$ 302,500	\$ 881,120	\$ 5,082,675
2040	\$ 450,000	\$ 3,243,991	\$ 308,535	\$ 4,002,526	\$ 302,500	\$ 907,554	\$ 5,212,580
2041	\$ 450,000	\$ 3,341,311	\$ 317,791	\$ 4,109,102	\$ 332,750	\$ 934,780	\$ 5,376,633
2042	\$ 450,000	\$ 3,441,550	\$ 327,325	\$ 4,218,875	\$ 332,750	\$ 962,824	\$ 5,514,449
2043	\$ 450,000	\$ 3,544,797	\$ 337,145	\$ 4,331,941	\$ 332,750	\$ 991,709	\$ 5,656,400
2044	\$ 450,000	\$ 3,651,140	\$ 347,259	\$ 4,448,400	\$ 332,750	\$ 1,021,460	\$ 5,802,610
2045	\$ 450,000	\$ 3,760,675	\$ 357,677	\$ 4,568,352	\$ 332,750	\$ 1,052,104	\$ 5,953,205
2046	\$ 450,000	\$ 3,873,495	\$ 368,407	\$ 4,691,902	\$ 366,025	\$ 1,083,667	\$ 6,141,594
2047	\$ 450,000	\$ 3,989,700	\$ 379,460	\$ 4,819,159	\$ 366,025	\$ 1,116,177	\$ 6,301,361
2048	\$ 450,000	\$ 4,109,391	\$ 390,843	\$ 4,950,234	\$ 366,025	\$ 1,149,662	\$ 6,465,921
2049	\$ 450,000	\$ 4,232,672	\$ 402,569	\$ 5,085,241	\$ 366,025	\$ 1,184,152	\$ 6,635,418
2050	\$ 450,000	\$ 4,359,653	\$ 414,646	\$ 5,224,298	\$ 366,025	\$ 1,219,676	\$ 6,810,000
2051	\$ 450,000	\$ 4,490,442	\$ 427,085	\$ 5,367,527	\$ 402,628	\$ 1,256,267	\$ 7,026,422
2052	\$ 450,000	\$ 4,625,155	\$ 439,898	\$ 5,515,053	\$ 402,628	\$ 1,293,955	\$ 7,211,635
2053	\$ 450,000	\$ 4,763,910	\$ 453,095	\$ 5,667,005	\$ 402,628	\$ 1,332,773	\$ 7,402,406
2054	\$ 450,000	\$ 4,906,827	\$ 466,687	\$ 5,823,515	\$ 402,628	\$ 1,372,757	\$ 7,598,899
2055	\$ 9,450,000	\$ 5,054,032	\$ 480,688	\$ 14,984,720	\$ 402,628	\$ 1,413,939	\$ 16,801,287
TOTAL	\$ 22,500,000	\$ 102,033,440	\$ 9,704,348	\$ 134,237,788	\$ 9,644,513	\$ 28,545,249	\$ 172,427,550

**SPA8 cities are sorted from highest to lowest HH Income for presentation. By observation, the disparity in income is more pronounced at higher incomes, such as BCHD cities**

## SPA8 Income Equality

BCHD Cities HH Income is 145% to 201% of SPA8 Average



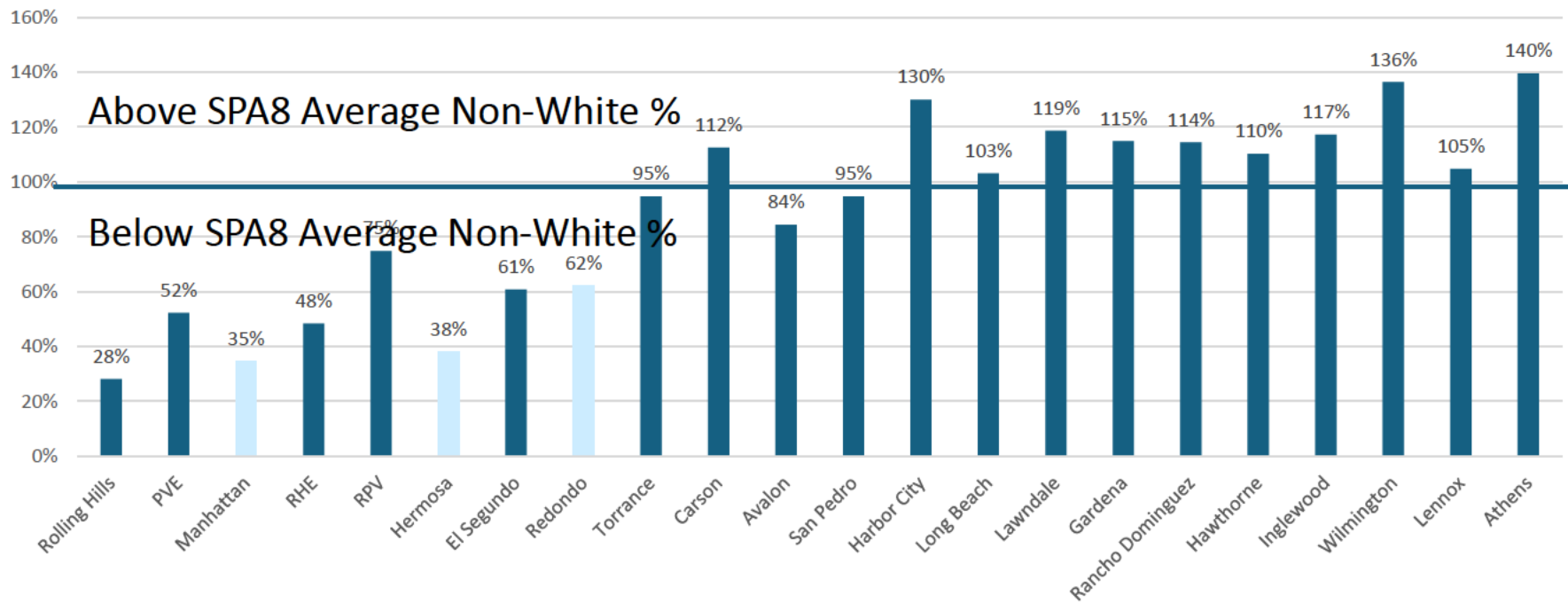
Cities in order of declining HH income, BCHD Cities 145% to 201% of SPA8 average

Sources: BCHD Press Releases on SPA8 allcove, US Census

In general, SPA8 HH incomes declines at share of non-white population increases.

## SPA8 Racial Equality

BCHD Cities non-White Population Share 35% to 62% of SPA8 Average



Cities in order of declining HH income, higher income implies lower non-white %

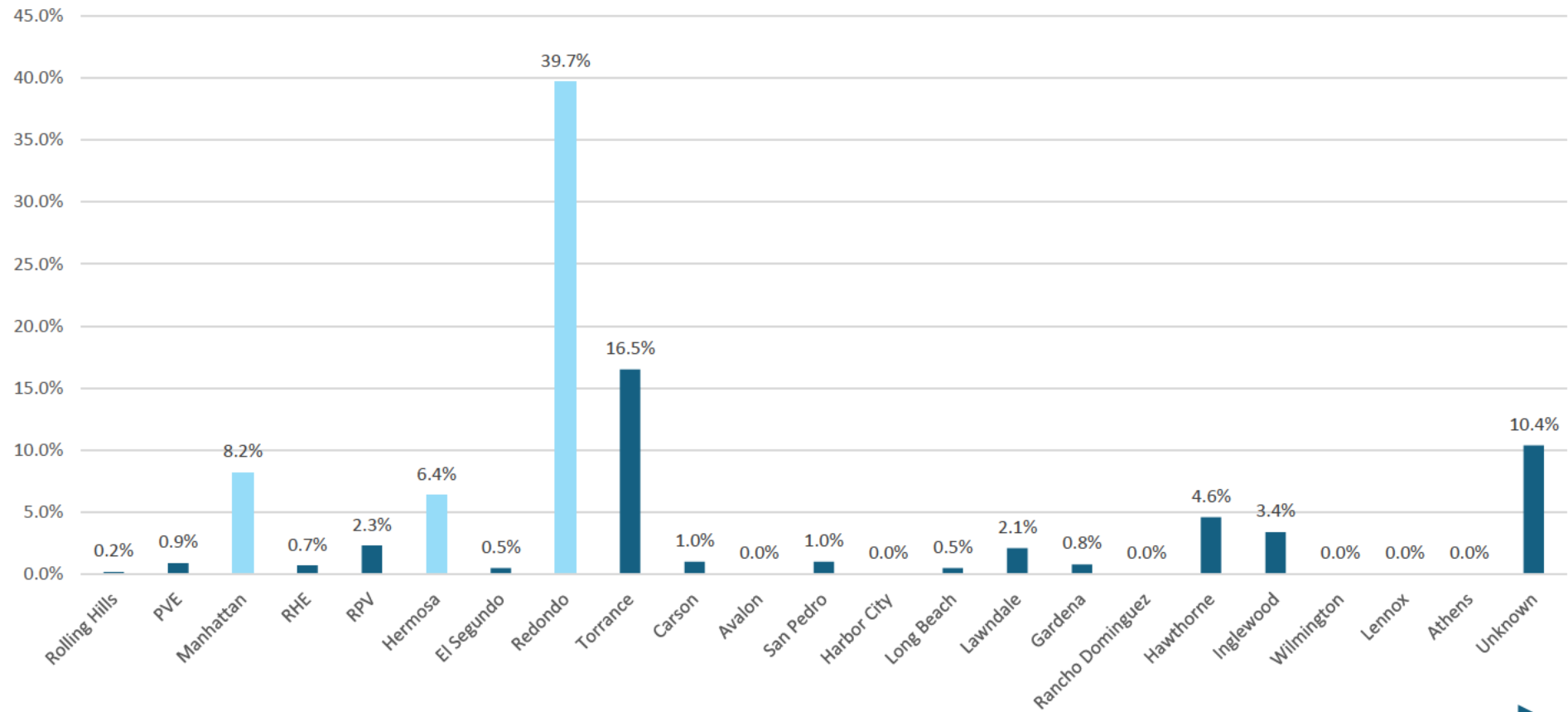
Sources: BCHD Press Releases on SPA8 allcove, US Census



# BCHD allcove Beach Cities enrollment is generally focused on higher income cities.

## SPA8 allcove Enrollment Equality

BCHD Cities are 8.7% of SPA8 Population, Majority of allcove Enrollment

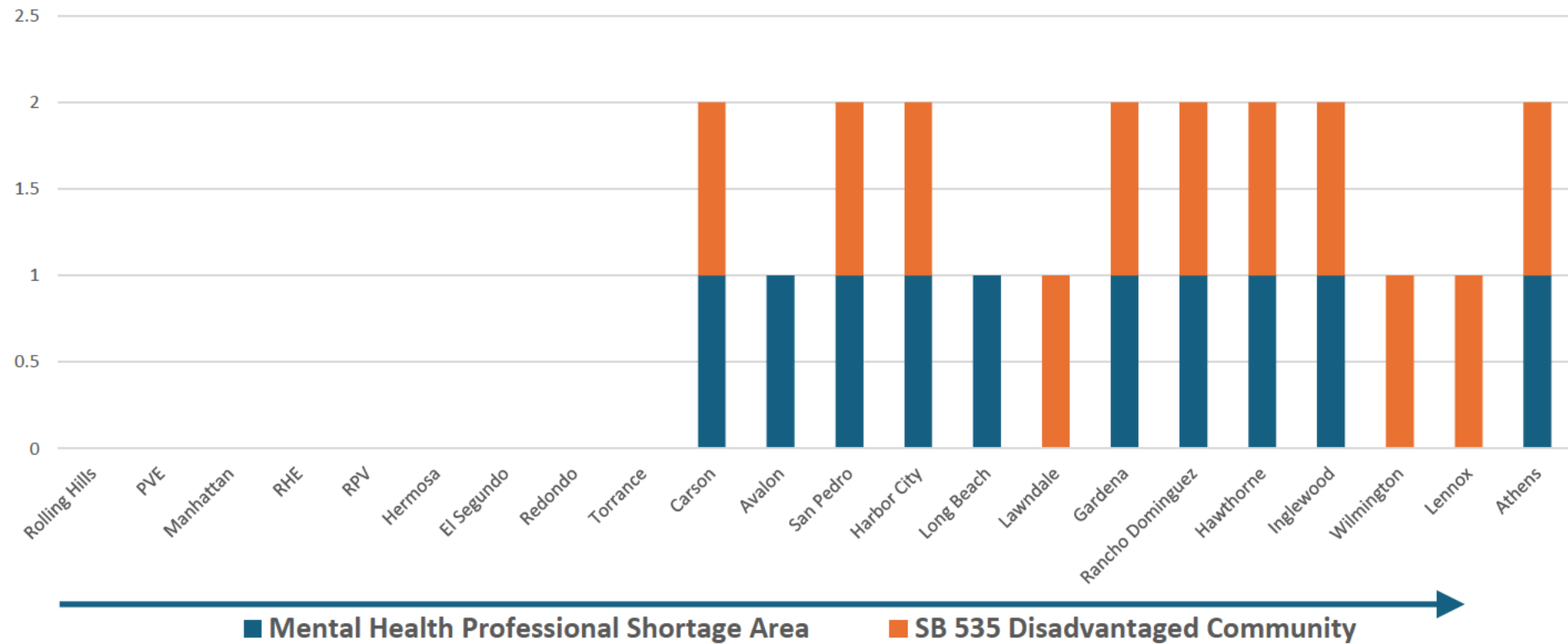


Cities in order of declining HH income, BCBD Cities 8.7% of SPA8 population, 54.3% of allcove enrollment

# In general, SPA8 cities with Mental HPSAs and SB535 Disadvantaged Community designations are far underserved by BCHD allcove Beach cities

## SPA8 allcove Mental HPSA and Disadvantaged Communities

As with SPA8 Low Income, High non-White Share, HPSA and Disadvantaged Communities are Largely Ignored by BCHD and allcove Beach Cities



Cities in order of declining HH income, Low allcove enrollment in Mental HPSA and Disadvantaged Communities

# Areas for Policymakers and Further Analysis

## Policy Reviews for Appropriateness of Grant and Program

- BCHD's allcove center will be far from the population centroid of SPA8
- BCHD's allcove enrollment is over 50% targeted at under 9% of SPA8 – higher income, whiter areas
- No long term, 30-year funding was provided. Is a lopsided \$172M liability to \$6.3M grant equitable to BCHD cities taxpayers?

**From:** [Stop BCHD](#)  
**To:** [Communications; CityClerk](#)  
**Subject:** Public Comment - All Agencies - BCHD intended 1.95 FAR without City supervision  
**Date:** Saturday, October 19, 2024 9:48:13 PM  
**Attachments:** [image.png](#)

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

# WITHOUT PLANNING & ZONING GUARDRAILS – THIS IS WHAT BCHD PROPOSED Any wonder why residents don't trust BCHD?



**Current campus buildings = 312,000sf, FAR 0.77**

**BCHD proposed Wealthy Living Campus Buildout = 792,520 sft FAR 1.95**

**Highest point – a 950sf “Penthouse” at 72-feet dead center on the site. 0.3% of the campus**

**99.7% of campus is 52-foot high or SHORTER**

**BCHD’s Disclosed Plan – 83-feet at the EDGE of the SITE for a 250,000sf private assisted living**

CURRENT CAMPUS

--  
StopBCHD.com ([StopBCHD@gmail.com](mailto: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:** [Stop BCHD](#)  
**To:** [Communications](#); [CityClerk](#)  
**Subject:** Public Comment - All Agencies - BCHD's \$172M allcove obligation for SPA8  
**Date:** Saturday, October 19, 2024 9:49:36 PM  
**Attachments:** [image.png](#)

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

# SAVE DISTRICT TAXPAYERS \$172M STOP the BCHD allcove Building

BCHD has a \$6.3M grant to build an allcove building – but – BCHD should have requested \$15M according CEO Bakaly. Program Funding Agreement ID 7469-CA BHCIP-B4\_209\_Allcove-01

The \$6.3M grant has no long-term operating funding, but **REQUIRES** BCHD to provide 30-year allcove services to LA County Service Planning Area 8 (SPA8) – an estimated \$172M liability to District Taxpayers. (Who accepts \$172M obligation for a \$6.3M grant?)

**Relieve District Taxpayers of BCHD's BAD DECISION to saddle us with \$172M, 30-year obligation to provide services to SPA8's 91% District NON-RESIDENTS!**

- Tell BCHD NOT TO SPEND \$9M more on an allcove building
- Tell BCHD to keep using the current ocean view allcove suite
- Tell BCHD not to spend \$21M tearing down the taxpayer-owned 514 N Prospect Building
- Tell BCHD to read its own January 2018 CWG Seismic Report that states "best practice" allows 25-years continued use of 514 N Prospect

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**From:** [Stop BCHD](#)  
**To:** [Communications](#)  
**Cc:** [CityClerk](#); [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov); [cityclerk@manhattanbeach.gov](mailto:cityclerk@manhattanbeach.gov)  
**Subject:** Public Comment - All Agencies - The Case for BCHD Poster"s Removal from Office  
**Date:** Friday, October 18, 2024 1:31:32 PM

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We are concerned that Board Member Vanessa Poster, while in her role as an elected official of BCHD, misled the City Council on October 1, 2024 while under oath during public testimony. We believe that Board Member Poster falsely stated to the Council that the City Attorney directed the Planning Commissioners not to target BCHD in the prior Planning Commission meeting on 9/19/24.

There appears to be no such event or statement claimed by Poster during the recorded Planning Commission meeting. This link goes to a point where the Planning Director addresses the audience, but that is CLEARLY not the City Attorney admonishing the Commissioners for targeting BCHD. <https://youtu.be/iZJ11jWf4g8?t=6153> It is the Planning Director relaying a message to the audience, immediately after BCHD CEO Bakaly spoke about BCHD. It is far more likely that the CEO was the trigger, but that is irrelevant

You can see below that Poster doubled down on her claim in the CPRA response below. BCHD does not (and cannot) refer to the location supporting her claim in the official record. No such event as Poster described appears on the video link to best of our search.

Please see below (in red) for the District's response to your public records request received 10/3/24 that reads:

Speaking in her official capacity as an elected board member, Poster stated "your Planning Commission has demonstrated their inexplicable (thank you Dency) abhorrence for BCHD so much so that your own lawyers had to remind them during a public meeting and on the record to stop targeting BCHD in their remarks."

Q. Provide the documents relied upon by Board member Poster to make such an accusation regarding the Planning Commissioners.

A. Please see the September 19, 2024, Redondo Beach Planning Commission meeting video: [Click Here](#)

At this point it seems clear:

- 1) Poster entered the Audio-Video record of the 9/19/24 Planning Commission Meeting as the support for her claim at the 10/1/24 Council meeting
- 2) BCHD cannot provide any link that directly supports Poster
- 3) The materials cited by Poster clearly show only the Planning Director addressing the audience.

4) There seems to be no question - Vanessa Poster, acting as a public elected official, willfully misled the City Council

She should resign or be removed from office.

## **SUPPORTING DETAILS AND REFERENCES**

During the RB Council Meeting, BCHD Board Member Poster made a claim against the RB Planning Commission - <https://youtu.be/5uxFc9rONWc?t=14695>

Synopsis-Poster claimed City Attorney admonished Planning Commission for targeting BCHD.

Poster Transcript - "your Planning Commission has demonstrated their inexplicable [thank you Dency] abhorrence for BCHD so much so that your own lawyers had to remind them during a public meeting and on the record to stop targeting BCHD in their remarks." FACT CHECK: The Poster claim is not true based on the actual statement made at the 9-19-24 Commission Meeting.

During the Planning Commission Meeting on 9-19-24, Planning Director Marc Wiener spoke after Tom Bakaly to emphasize that the meeting wasn't about BCHD.

<https://youtu.be/iZJ11jWf4g8?t=6152>

Synopsis - The City Attorney asked the Planning Director to advise the audience (Bakaly being a member) that the meeting was about the General Plan, not BCHD. There was NO FOCUS on the Planning Commissioners and NO MENTION of TARGETING.

Wiener Transcript (after Bakaly spoke) - "before we continue, I've been reminded by the City attorney to make a statement to the audience just to remind the audience the purpose of tonight's hearing is about the general Plan update; it's not on the Beach Cities Health District. So really the focus is more broad on the entire city and this policy document that we're working on so I just would like every everybody to keep that in mind thank you"

--

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**From:** Stop BCHD  
**To:** CityClerk; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; citycouncil@hermosabeach.gov; cityclerk@torranceca.gov; info; executiveoffice@bos.lacounty.gov  
**Cc:** Kevin Cody  
**Subject:** Public Comment - All Agencies - The culmination of BCHD's questionable decision making  
**Date:** Saturday, October 19, 2024 4:14:02 PM  
**Attachments:** image.png

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Below is the 5 year forecast for BCHD. Not the red ink and failure to provide fiduciary responsibility to taxpayers.

Summary 5 Year Forecast	FY23-24	FY24-25	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30
	Actual	Budget					
TOTAL REVENUES	15,261,000	16,146,000	6%	15,245,000	-6%	14,062,000	-8%
TOTAL EXPENSES	(14,803,000)	(15,628,000)	6%	(15,495,000)	-1%	(15,352,000)	-1%
NET OPERATING CASH	<b>458,000</b>	<b>518,000</b>		<b>(250,000)</b>	<b>(1,290,000)</b>	<b>(845,000)</b>	<b>(1,009,600)</b>
<b>Capital - Normal</b>	<b>(360,000)</b>	<b>(255,000)</b>	<b>(887,000)</b>	<b>(350,000)</b>	<b>(250,000)</b>	<b>(150,000)</b>	<b>(200,000)</b>
IT Computer Refresh & Improvements	95,000	50,000	100,000	50,000	100,000	50,000	50,000
514 Campus Improvements	185,000	115,000	537,000	50,000	0	0	0
CHF / Adventure Plex	65,000	75,000	100,000	50,000	100,000	50,000	100,000
Other Property/FF&E	15,000	15,000	150,000	200,000	50,000	50,000	50,000
<b>Capital - Project Spend</b>	<b>(890,000)</b>	<b>(600,000)</b>	<b>(1,207,000)</b>	<b>(1,000,000)</b>	<b>0</b>	<b>0</b>	<b>0</b>
District Website		200,000					
allcove Youth Wellness Facility - match		350,000	182,000				
Center for Health & Fitness (CHF) Relocation			<b>1,000,000</b>	<b>1,000,000</b>			
Healthy Living Campus & Bike Path	890,000	50,000	25,000				
<b>Other (FMV, JV Distribution, etc.)</b>	<b>1,492,000</b>						
CASH IMPACT	700,000	(337,000)	(2,344,000)	(2,640,000)	(1,095,000)	(1,159,600)	(1,162,430)
BEGINNING CASH	13,600,000	14,300,000	13,963,000	11,620,000	8,980,000	7,890,000	6,730,000
ENDING CASH <sup>1)</sup>	<b>14,300,000</b>	<b>13,963,000</b>	<b>11,620,000</b>	<b>8,980,000</b>	<b>7,890,000</b>	<b>6,730,000</b>	<b>5,600,000</b>
115 Trust - Pension & Medical	3,846,000	4,065,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
<b>TOTAL DISTRICT CASH BALANCE</b>	<b>18,146,000</b>	<b>18,018,000</b>	<b>15,620,000</b>	<b>12,980,000</b>	<b>11,890,000</b>	<b>10,730,000</b>	<b>9,600,000</b>
Demolition Debt Service - \$7-8M Loan				\$ (700,000)	\$ (700,000)	\$ (700,000)	\$ (700,000)
<b>Restated - Net Operating Cash</b>				<b>\$ (1,990,000)</b>	<b>\$ (1,545,000)</b>	<b>\$ (1,709,600)</b>	<b>\$ (1,662,430)</b>
<b>Cash Assumptions:</b>	<b>Operations Assumptions:</b>						
No change in asset composition.	No new sources of operating income included.						
No utilization of District 115 Trust reserve.	Youth mental health and substance use grants assumed constant.						
No fair market value							
FY28-29 Cash Bal							
Note: Policy 6130							

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**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov); [cityclerk@manhattanbeach.gov](mailto:cityclerk@manhattanbeach.gov); [Communications](#); [info](#); [Kevin Cody](#); [executiveoffice@bos.lacounty.gov](mailto:executiveoffice@bos.lacounty.gov); [HollyJMitchell@bos.lacounty.gov](mailto:HollyJMitchell@bos.lacounty.gov); [mayor@lacity.gov](mailto:mayor@lacity.gov); [BoardClerk@metro.net](mailto:BoardClerk@metro.net)  
**Subject:** Public Comment - BCHD's \$6.3M allcove Building Grant Causes a \$172M Off-balance-sheet liability  
**Date:** Friday, October 25, 2024 7:36:54 PM  
**Attachments:** [NO BC.png](#)

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

**IF No new allcove building & no \$6.3M allcove building grant -  
THEN No \$172M, 30-year obligation for required allcove service to ALL of SPA8 without  
Long-Term Funding**

# HOW BCHD'S ALLCOVE BUILDING WILL COST DISTRICT TAXPAYERS \$172M IN OFF BALANCE SHEET DEBT

BCHD wanted a shiny new allcove building,  
instead of using the hospital building or renting

BCHD applied for a State-sponsored \$6.3M  
allcove building construction grant

In order to GET THE \$6.3M GRANT, BCHD was  
forced into providing allcove for 30-YEARS  
MINIMUM to ALL 12-25 year-olds in LA COUNTY  
SPA8 (1.4M total population) WITHOUT ANY  
LONG TERM FUNDING

BCHD never even estimated the 30-YEAR cost of  
its \$6.3M construction grant before inking the  
agreement

Estimates using BCHD and public data show the

Estimates using BCHD and public data show the cost to be \$172M ACROSS 30-YEARS

The cost is a liability of ONLY District Taxpayers

If you want to **STOP the \$172M LIABILITY – VOTE NO ON MEASURE BC** - that **STOPS the allcove building and the agreement is automatically TERMINATED** after 2 years.

allcove then continues for District youth without the 30 year obligation of SPA8 requirement

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proposal.

**From:** [Mark Nelson \(Home Gmail\)](#)  
**To:** [Communications](#); [CityClerk](#); [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov); [cityclerk@manhattanbeach.gov](mailto:cityclerk@manhattanbeach.gov); [info@executiveoffice@bos.lacounty.gov](mailto:info@executiveoffice@bos.lacounty.gov); [Holly J. Mitchell](#); [MHSOAC](#); [Kevin Cody](#); [Los Angeles Mayor's Office](#)  
**Subject:** Public Comment - BCHD's \$6.3M allcove grant that cost District taxpayers a \$170M+ District Taxpayer liability  
**Date:** Wednesday, October 16, 2024 10:06:06 AM  
**Attachments:** [BCHD allcove papers.png](#)

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Public Comment - Here's the BCHD contract with the state for the \$6.3M in funding for the allcove building. First, BCHD says it really needed \$15M and is asking for the \$9M more in Measure BC. Second, the quid pro quo for \$6.3M was to saddle BCHD district taxpayers with providing 30 years of allcove to a 1.4M population area (we estimate \$172M liability). Recap \$6.3M grant requires \$172M liability across 30 years. DEAL/NO-DEAL? Surely even BCHD could have provided services to the District youth for a lot less than \$172M? MAYBE/MAYBE NOT? Read the contract excerpt below.

BCHD never bothered to estimate the cost, a neighborhood group did it for them.

#### **The \$172M Cost Estimate**

<https://www.stopbchd.com/post/details-of-the-170m-bchd-district-taxpayer-liability-for-allcove-all-caused-by-bchd-accepted-a>

#### **BCHD's PRR Response - No Analysis of the allcove Cost**

<https://www.stopbchd.com/post/bchd-accepted-a-6-3m-grant-that-created-a-30-obligation-to-serve-spa8-with-allcove-taxpayer-liabi>

#### **What Happens when a Health District Goes Belly Up? - Taxpayers Pay off the Debts**

<https://californiahealthline.org/morning-breakout/los-medanos-bankruptcy-settled-fate-of-healthcare-board-challenged-endstoryhed/>

# EXCERPTS FROM BCHD's ALLCOVE CONSTRUCTION GRANT

## PROGRAM FUNDING AGREEMENT

\*\*\*\*\*

### SUMMARY COVER SHEET

Program Funding Agreement ID	7469-CA BHCIP-B4_209_Allcove-01
Contract Type:	Deliverable Based Program Funding Agreement
Period of Performance:	Effective Date through June 30, 2027
Consideration/Budget:	BHCIP Children and Youth (Round 4) Infrastructure Program Funding Not to Exceed \$6,336,702.00

This Program Funding Agreement (the "Agreement") is entered into as of May 13, 2023 (the "Effective Date") by and between **ADVOCATES FOR HUMAN POTENTIAL, INC.**, a Massachusetts corporation, with offices located at **490-B Boston Post Road, Sudbury, MA 01776** ("AHP"), and **Beach Cities Health District**, formerly known as **South Bay Hospital District**, a governmental agency with offices at **514 N. Prospect Avenue, Redondo Beach, CA 90277-3040** ("**Beach Cities Health District**, formerly known as **South Bay Hospital District**, a governmental agency" or the "Sponsor"). AHP and the Sponsor may be referred to separately as a "Party" or collectively as "Parties."

-Priority populations to be served are youth between the ages of 12-25 from Service-Planning Area 8, including 16 cities and communities of the city of Los Angeles. This population will receive mental and physical health resources, education and employment counseling, peer and family support, and substance use prevention programs. Service-Planning Area 8, in the 16 cities and communities of the City of Los Angeles, includes more than 1,000,000 people. Allcove Beach Cities will be able to provide services to those 12-25 years old, including 49% Latino population, followed by 26% white, 15% Asian, 8% African American and 2% other.

BHCIP, DHCS awards competitive grants to qualified entities to construct, acquire, and rehabilitate real estate assets to build new capacity or expand existing capacity for facilities that will operate for a minimum of thirty (30) years to provide short-term crisis stabilization, acute and subacute care, crisis residential, community-based mental health residential, substance use disorder residential, community-based outpatient behavioral health services, and other

Since the District is only 9% of SPA8, yet bears 100% of the 30-year cost, it's unclear why BCHD would foist such a negative NPV deal onto Taxpayers of the District only. There is no long term funding.

**From:** [Stop BCHD](#)  
**To:** [Communications](#); [CityClerk](#); [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov); [cityclerk@manhattanbeach.gov](mailto:cityclerk@manhattanbeach.gov)  
**Cc:** [info](#); [Kevin Cody](#)  
**Subject:** Public Comment - Vote on Whether You Believe BCHD Board Member Poster Willingly Mislead the RB City Council  
**Date:** Monday, October 21, 2024 6:44:55 PM

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Public Comment All Agencies:

Should BCHD's Poster be forced to resign for potentially misleading the RB Council? Survey at <https://s.surveypal.com/1hsnq93a>

It's Up to You!

Did BCHD's Board Member Poster MISLEAD the Redondo Beach City Council (10/1/24 meeting)?

Poster Transcript – “your Planning Commission has demonstrated their inexplicable [thank you Dency] abhorrence for BCHD so much so that your own lawyers had to remind them (Planning Commissioners) during a public meeting and on the record to stop targeting BCHD in their remarks.” Watch Poster Here: <https://youtu.be/5uxFc9rONWc?t=14695>

Planning Commission Transcript - BCHD claims that Poster relied on the 9/19/24 Planning Commission that stated the following - “before we continue, I've been reminded by the City Attorney to make a statement to the audience just to remind the audience the purpose of tonight's hearing is about the general Plan update; it's not on the Beach Cities Health District. So really the focus is more broad on the entire city and this policy document that we're working on so I just would like every everybody to keep that in mind thank you.”

Watch 9/19/24 Meeting Here: <https://youtu.be/iZJ1ljWf4g8?t=6152>

If Board Member Poster relied on the 9/19/24 Planning Commission meeting transcript/video as BCHD states - YET, Poster testified to the City Council that “your ... lawyers ... had to remind ... (Planning Commissioners) during a public meeting ... on the record to stop targeting BCHD” – How can that be ANYTHING BUT a Public Official of BCHD MISLEADING the Redondo Beach City Council?

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**From:** [Stop BCHD](#)  
**To:** [PRR](#); [executiveoffice@bos.lacounty.gov](#); [BoardClerk@metro.net](#); [info](#); [CityClerk](#); [cityclerk@hermosabeach.gov](#); [cityclerk@manhattanbeach.gov](#)  
**Cc:** [Communications](#); [rmiller@health-law.com](#); [rlundy@health-law.com](#); [Kevin Cody](#)  
**Subject:** Public Comment all Agencies - BCHD Communications with the RB City Council Members  
**Date:** Friday, October 25, 2024 7:40:13 PM

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BCHD is willfully delaying to bypass the City Council meeting and the \$400K Measure BC election. There are ONLY 6 Persons email to search. **WHAT IS BCHD AFRAID OF? WHAT IS BCHD HIDING?**

On Fri, Oct 25, 2024 at 1:58 PM PRR <[PRR@bchd.org](mailto:PRR@bchd.org)> wrote:

Dear Resident,

Please see below (in red) for the District's response to your public records request received 10/1/24 and extended to 10/25/24 that reads:

For Sept 1 2024 thru Oct 1 2024, provide all communications between BCHD Board Members and/or CEO and City of Redondo Beach City Council Members, including but not limited to, calendar entries, emails, phone logs, etc.

The District has identified possible responsive documents but requires additional time to gather, review and respond to the request. The District has determined that the 14-day time limit to determine whether your request seeks disclosable public records in the possession of the District is hereby extended to 11/22/2024 for the following reason:

1. The need to search for, collect, and appropriately examine a voluminous amount of separate and distinct records.

If you believe we have not correctly interpreted your request, please resubmit your request with a description of the identifiable record or records that you are seeking.

Please note that the District may not respond to questions or comments included with your request that are not themselves requests for identifiable public records under the California Public Records Act. The lack of response by the District to any such questions or comments, including follow-up questions and comments, is not an indication of the District's position on any topic or item, and should not be presented as such to any person.

Thank you.

---

**From:** PRR <[PRR@bchd.org](mailto:PRR@bchd.org)>  
**Sent:** Friday, October 11, 2024 11:19 AM  
**To:** Stop BCHD <[stop.bchd@gmail.com](mailto:stop.bchd@gmail.com)>  
**Cc:** PRR <[PRR@bchd.org](mailto:PRR@bchd.org)>  
**Subject:** RE: CPRA - Communications with the RB City Council Members

Dear Resident,

Please see below (in red) for the District's response to your public records request received 10/1/24 that reads:

For Sept 1 2024 thru Oct 1 2024, provide all communications between BCHD Board Members and/or CEO and City of Redondo Beach City Council Members, including but not limited to, calendar entries, emails, phone logs, etc.

The District is doing an e-discovery and has determined that the 10-day time limit to determine whether your request seeks disclosable public records in the possession of the District is hereby extended by 14 days to (10/25/2024) for the following reason:

1. The need to search for, collect, and appropriately examine a voluminous amount of separate and distinct records

Please note that if records you are seeking do not exist, BCHD has no obligation to create new records, or to obtain records from other sources, unless those sources are considered "prepared, owned, used by, or retained by" by the District.

If you believe we have not correctly interpreted your request, please resubmit your request with a description of the identifiable record or records that you are seeking.

Please note that the District may not respond to questions or comments included with your request that are not themselves requests for identifiable public records under the California Public Records Act. The lack of response by the District to any such questions or comments, including follow-up questions and comments, is not an indication of the District's position on any topic or item, and should not be presented as such to any person.



Thank you.

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**From:** Stop BCHD <[stop.bchd@gmail.com](mailto:stop.bchd@gmail.com)>  
**Sent:** Tuesday, October 1, 2024 4:23 PM  
**To:** PRR <[PRR@bchd.org](mailto:PRR@bchd.org)>  
**Subject:** CPRA - Communications with the RB City Council Members

**EXTERNAL EMAIL - CAUTION**

For Sept 1 2024 thru Oct 1 2024, provide all communications between BCHD Board Members and/or CEO and City of Redondo Beach City Council Members, including but not limited to, calendar entries, emails, phone logs, etc.

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[StopBCHD.com](http://StopBCHD.com) ([StopBCHD@gmail.com](mailto: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.

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**From:** [Stop BCHD](#)  
**To:** [rlundy@health-law.com](mailto:rlundy@health-law.com); [rmiller@health-law.com](mailto:rmiller@health-law.com); [info](#); [Michael Webb](#)  
**Cc:** [CityClerk](#); [cityclerk@torranceca.gov](mailto:cityclerk@torranceca.gov); [Planredondo](#); [Nils Nehrenheim](#); [Planning Redondo](#); [Todd Loewenstein](#); [Paige Kaluderovic](#); [citycouncil@hermosabeach.gov](mailto:citycouncil@hermosabeach.gov); [cityclerk@manhattanbeach.gov](mailto:cityclerk@manhattanbeach.gov); [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov); [janedoodlebugsxion@gmail.com](mailto:janedoodlebugsxion@gmail.com); [Noel Chun](#); [Michelle Bholat](#); [martha.koo@bchd.org](mailto:martha.koo@bchd.org)  
**Subject:** Public Comment and Formal Complaint: Willful misconduct by Board Member Poster, Misleading the Redondo Beach City Council  
**Date:** Sunday, October 27, 2024 11:40:17 AM

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Public Comment all Agencies

This is a formal complaint to BCHD regarding Board Member Poster's action at the 10/1/2024 Redondo Beach City Council meeting's public input under oath. Clearly the 9-19-24 Planning Commission record does not support Poster, and further, it provides verbatim evidence that Poster willfully misrepresented the City Attorney's Office statement delivered through the Planning Director.

#### SUMMARY

On 10/1/24 acting as a Board Member of BCHD, Member Poster while under oath misrepresented the 9/19/24 Planning Commission record to all 5 elected council members.

Poster's transcript from 10/1 has been previously provided to BCHD.

The transcript from the 9/19 Planning Commission meeting has been previously provided to BCHD.

BCHD has provided a CPRA response stating that Poster, in her official role, relied on the 9/19 transcript, which clearly demonstrates that her statement to the City Council was false.

This is a serious breach of ethics and potentially law as Poster was providing sworn testimony under oath.

This requires a full investigation and remedy by both BCHD and the City of Redondo Beach.

#### SUPPLEMENTAL MATERIAL

10/1/2024 Poster:

During the RB Council Meeting, BCHD Board Member Poster made a claim against the RB Planning Commission - <https://youtu.be/5uxFc9rONWc?t=14695>

Synopsis-Poster claimed the City Attorney admonished the Planning Commission for targeting BCHD.

Poster Transcript - "your Planning Commission has demonstrated their inexplicable [thank you Dency] abhorrence for BCHD so much so that your own lawyers had to remind them during a public meeting and on the record to stop targeting BCHD in their remarks." FACT CHECK: The Poster claim is not true based on the actual statement made at the 9-19-24 Commission Meeting.

9/19/24 Planning Commission:

During the Planning Commission Meeting on 9-19-24, Planning Director Marc Wiener spoke after Tom Bakaly to emphasize that the meeting wasn't about BCHD.

<https://youtu.be/iZJ11jWf4g8?t=6152>

Synopsis - The City Attorney asked the Planning Director to advise the audience (Bakaly being a member) that the meeting was about the General Plan, not BCHD. There was NO FOCUS on the Planning Commissioners and NO MENTION of TARGETING.

Wiener Transcript (after Bakaly spoke) - "before we continue, I've been reminded by the City attorney to make a statement to the audience just to remind the audience the purpose of tonight's hearing is about the general Plan update; it's not on the Beach Cities Health District. So really the focus is more broad on the entire city and this policy document that we're working on so I just would like every everybody to keep that in mind thank you"

Poster's Assertion of Reliance on 9/19/24 Record:

Please see below (in red) for the District's response to your public records request received 10/3/24 that reads:

Speaking in her official capacity as an elected board member, Poster stated "your Planning Commission has demonstrated their inexplicable (thank you Dency) abhorrence for BCHD so much so that your own lawyers had to remind them during a public meeting and on the record to stop targeting BCHD in their remarks."

Provide the documents relied upon by Board member Poster to make such an accusation regarding the Planning Commissioners.

Please see the September 19, 2024, Redondo Beach Planning Commission meeting video:  
[Click Here](#)

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BCHDs proposal.

**From:** [Mark Nelson \(Home Gmail\)](#)  
**To:** [CityClerk](#); [Michael Webb](#); [Planning Redondo](#); [Planredondo](#); [GeneralPlanEIR](#); [cityclerk@hermosabeach.gov](#); [cityclerk@manhattanbeach.gov](#); [info](#)  
**Cc:** [Kevin Cody](#); [lisa.jacobs@scng.com](#); [Tyler Evains](#); [Garth Meyer](#); [info@redondochamber.org](#); [Wayne Craig](#); [Sheila W. Lamb](#); [gail.hazeltine@redondo.org](#); [Robert Gaddis](#); [Douglas Boswell](#)  
**Subject:** Public Comment: BCHD's CPRA response affirms that Board Member Poster Mised the Redondo Beach City Council Re: CPRA - Poster's accusation at RB City Council 10-1-24  
**Date:** Sunday, October 20, 2024 1:08:34 PM

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BCHD's CPRA response on behalf of Board Member Poster regarding her claim at the October 1, 2024 City Council meeting does not support Board Member Poster's assertion to the Redondo Beach City Council. In fact, BCHD's response directly refutes Board Member Poster's apparently misleading assertion to the Board. Based on BCHD's California Public Records Request response, Board Member Poster knowingly misled the Redondo Beach City Council.

### THE FACTS

BCHD Board Member Poster stated: "**your Planning Commission** has demonstrated their inexplicable [thank you Dency] abhorrence for BCHD so much so that **your own lawyers had to remind them** during a public meeting and **on the record to stop targeting BCHD in their remarks.**" at <https://youtu.be/5uxFc9rONWc?t=14695>

However, the statement in the September 19, 2024 transcript that BCHD refers to stated: "before we continue, I've been **reminded by the City attorney to make a statement to the audience just to remind the audience the purpose of tonight's hearing is about the general Plan update**; it's not on the Beach Cities Health District. So really the focus is more broad on the entire city and this policy document that we're working on so I just would like every everybody to keep that in mind thank you" at <https://youtu.be/iZJ11jWf4g8?t=6152>

Public Comment: City Councils, Mayors, and City Attorneys of the Beach Cities

On Mon, Oct 14, 2024 at 1:40 PM PRR <[PRR@bchd.org](mailto:PRR@bchd.org)> wrote:

Dear Mr. Nelson,

Please see below (in red) for the District's response to your public records request received 10/3/24 that reads:

Speaking in her official capacity as an elected board member, Poster stated "your Planning Commission has demonstrated their inexplicable (thank you Dency) abhorrence for BCHD

so much so that your own lawyers had to remind them during a public meeting and on the record to stop targeting BCHD in their remarks.”

Provide the documents relied upon by Board member Poster to make such an accusation regarding the Planning Commissioners.

Please see the September 19, 2024, Redondo Beach Planning Commission meeting video: [Click Here](#)

Please note that if records you are seeking do not exist, BCHD has no obligation to create new records, or to obtain records from other sources, unless those sources are considered “prepared, owned, used by, or retained by” by the District.

If you believe we have not correctly interpreted your request, please resubmit your request with a description of the identifiable record or records that you are seeking.

Please note that the District may not respond to questions or comments included with your request that are not themselves requests for identifiable public records under the California Public Records Act. The lack of response by the District to any such questions or comments, including follow-up questions and comments, is not an indication of the District’s position on any topic or item, and should not be presented as such to any person.

Thank you.

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**From:** Mark Nelson (Home Gmail) [REDACTED]  
**Sent:** Thursday, October 3, 2024 2:19 PM  
**To:** PRR <[PRR@bchd.org](mailto:PRR@bchd.org)>  
**Cc:** Kevin Cody <[kevin@easyreadernews.com](mailto:kevin@easyreadernews.com)>; Garth Meyer <[gmeyer@easyreadernews.com](mailto:gmeyer@easyreadernews.com)>  
**Subject:** CPRA - Poster's accusation at RB City Council 10-1-24

EXTERNAL EMAIL - CAUTION

Speaking in her official capacity as an elected board member, Poster stated “your Planning Commission has demonstrated their inexplicable (thank you Dency) abhorrence for BCHD so much so that your own lawyers had to remind them during a public meeting and on the record to stop targeting BCHD in their remarks.”

Provide the documents relied upon by Board member Poster to make such an accusation regarding the Planning Commissioners.

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**From:** [Mark Nelson \(Home Gmail\)](#)  
**To:** [danwitters@gallup.com](mailto:danwitters@gallup.com); [dan\\_witters@gallup.com](mailto:dan_witters@gallup.com)  
**Cc:** [Communications](#); [CityClerk](#)  
**Subject:** Quite odd how Gallup's survey results from the Beach Cities differ from LA County Department of Public Health  
**Date:** Saturday, October 19, 2024 1:59:44 PM

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It makes me wonder if Gallup's cobranded survey with BCHD a the prominently displayed client on the logo is causing client inducted bias, where as LA County doesn't suffer from that. Too bad that BCHD has responded in CPRAs that it doesn't have the ability to evaluate programs. If it did, it would have recognized that it needed to test for bias.

When pooling the LACDPH dataset for the other SPA8 cities, a different picture emerges. The unbiased data shows that BCHD has no effective on health outcomes. That could be the client-bias in Gallup's work emerging.

Or course Gallup never actually concluded through any analysis that BCHD had any impact on health outcomes in Gallup's \$182M synthetic cost savings Press Release.

<https://www.stopbchd.com/post/statistical-analysis-shows-bchd-had-no-impact-on-health-outcomes-in-the-beach-cities>

Public Comment: City of Redondo Beach Planning Commission, City of Redondo Beach City Council



**From:** [Stop BCHD](#)  
**To:** [Communications](#); [CityClerk](#); [cityclerk@manhattanbeach.gov](mailto:cityclerk@manhattanbeach.gov); [cityclerk@torranceca.gov](mailto:cityclerk@torranceca.gov); [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov); [citycouncil@hermosabeach.gov](mailto:citycouncil@hermosabeach.gov); [executiveoffice@bos.lacounty.gov](mailto:executiveoffice@bos.lacounty.gov); [BoardClerk@metro.net](mailto:BoardClerk@metro.net); [mayor@lacity.gov](mailto:mayor@lacity.gov); [Kevin Cody](#)  
**Subject:** Public Comment - Only 8% of BCHD Spending has a RESIDENCY REQUIREMENT - Non Agenda Items All Agencies  
**Date:** Tuesday, October 29, 2024 11:43:36 AM  
**Attachments:** [image.png](#)

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Why does BCHD only restrict 8% of spending to a DISTRICT RESIDENCY TEST? BCHD should be 100% RESIDENT-TAXPAYER SPENDING!

**BCHD Only Requires RESIDENT STATUS for TWO PROGRAMS:**  
Care Management and Blue Zones Restaurants

**ALL THE REST OF YOUR TAXPAYER MONEY AND ASSETS ARE UP FOR NON-RESIDENT USE**

Community Services	Care Management (CS-1)	\$1,211,173
Well Being Services	Restaurants/Grocery Stores (WBS-1)	\$105,759
<b>TOTAL EXPENDITURES</b>		<b>\$15,628,000</b>

**ONLY 8% OF BCHD BUDGET IS RESERVED FOR RESIDENT OWNERS WE DESERVE 100%!**

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**To:** [Communications](#); [CityClerk](#); [cityclerk@manhattanbeach.gov](mailto:cityclerk@manhattanbeach.gov); [cityclerk@torranceca.gov](mailto:cityclerk@torranceca.gov); [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov); [citycouncil@hermosabeach.gov](mailto:citycouncil@hermosabeach.gov); [executiveoffice@bos.lacounty.gov](mailto:executiveoffice@bos.lacounty.gov); [BoardClerk@metro.net](mailto:BoardClerk@metro.net); [mayor@lacity.gov](mailto:mayor@lacity.gov); [Kevin Cody](#); [martha.koo@bchd.org](mailto:martha.koo@bchd.org); [Noel Chun](#); [Michelle Bholat](#); [Nils Nehrenheim](#); [Paige Kaluderovic](#); [Zein Obagi](#); [Jane Diehl](#); [scott.berhendt@redondo.org](mailto:scott.berhendt@redondo.org); [Todd Loewenstein](#); [james.clark3@verizon.net](mailto:james.clark3@verizon.net)  
**Subject:** PUBLIC COMMENT: BCHD TREATS NEIGHBORS UNFAIRLY - Non-Agenda Item ALL AGENCIES  
**Date:** Tuesday, October 29, 2024 12:11:31 PM  
**Attachments:** [image.png](#)

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## **BCHD PROPOSED A FLOOR AREA RATIO (FAR) 1.95 PROJECT IN A RESIDENTIAL NEIGHBORHOOD**

The floor area ratio of the Commercial and Residential is approximately 0.5, or lower. BCHD demanded 4X that density. Literally, DAMN THE NEIGHBORS!

From BCHD FAQs -

"The Healthy Living Campus – including the proposed parking structure – is estimated to be **792,520** square feet, according to PaulMurdoch Architects,"

From RB Planning Department -

Lot Size of BCHD is 406,626

514 N Prospect	PI-BCHD	0.75	406,626.00
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**BCHD's 80% to 95% NON-DISTRICT RESIDENT (91% to 97% NON-REDONDO BEACH RESIDENT) Commercially owned Healthy Living Campus proposed an FAR of  $792,520/406,626 = 1.95$**

**Surrounding land is C-2 (0.5 FAR) or residential with FARs that are generally well below 0.5. BCHD's PROPOSED 400% DENSITY LEVEL OF THE NEIGHBORHOOD IGNORED NEIGHBORHOOD INPUT.**

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