

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 APRIL 9, 2024

J.1 PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

- **PUBLIC COMMUNICATIONS**

From: Colleen Otash
To: CityClerk; Nils Nehrenheim; James Light; Todd Loewenstein; Paige Kaluderovic; Zein Obaqi
Subject: Approve the BCHD's Building Plans
Date: Thursday, April 4, 2024 10:16:47 AM

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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I have been a Redondo Beach resident for nearly 40 years and have volunteered at the BCHD for many years. They offer a tremendous service to our community and their plan to earthquake retrofit and modernize expansion of the existing building on Prospect to improve services for our beach cities' seniors, young adults, community health and well-being, recreation and socialization is essential to the community.

As a senior citizen and resident of Redondo Beach, I am greatly concerned about the controversy regarding the F.A.R. for the proposed Healthy Living Campus of the Beach Cities Health District. What we have been reading in the press and on the Internet sounds like a plot by a few people to torpedo the plan and force BCHD to modify it to such an extent as to make it practically ineffective and inadequate to serve the residents of the beach cities.

What is the most surprising and unnerving part of the unfolding drama is the fact that it seems to have changed the course of the project almost overnight when, according to a member of the city-appointed advisory committee that created the general draft of the plan, a change of F.A.R. from 1.25 to 0.75 for the BCHD site "magically appeared" in the final draft.

We have been told time and again that all the city's business is conducted in a completely transparent, ethical and fair manner. If that is the case, how can such developments be explained and justified?

A recent article in Easy Reader quotes one of the council members as saying, "We are the final decision makers as city council. We take the responsibility." You are indeed the decision-maker. However, you must remember that accountability goes hand-in-hand with responsibility, followed by consequences, when you are

elected to represent the voting public in Redondo Beach.

Public service ethics requirements of Article 2.4 of Chapter 2 of Part 1 of Division 2 of Title 5 of the Government Code, including laws relating to personal financial gain by public servants, prohibiting bribery and conflict-of-interest, and Government transparency laws require that any actions taken by the city's elected officials be completely transparent.

In view of this requirement, it is hard to believe that anything in the proposals being considered by the City Council would "appear overnight by magic."

I belong to the fast-growing group of senior citizens that has benefitted immensely from the services offered by BCHD. It has had an enormous beneficial effect on the mental and physical health of the senior citizens in the beach cities. BCHD has also been providing much-needed help to several thousand teenagers through its suicide and crisis hotline, mental health counseling, and recovery center. All this will be severely curtailed or even dropped from its mission if the drastic change to reduce the F.A.R. by a whopping 40% is approved.

As our elected representatives, we would like to know if you can shed more light on the following:

- Why was it necessary to change the F.A.R. by 40% only for the BCHD project? An exception was made for the RB Performing Arts Center which is primarily meant for entertainment and is visited not more than a few times during the year by residents. However, the Healthy Living Campus is visited daily by those who depend on its wide range of services. Why does the Performing Arts Center enjoy a special status but not the organization that serves hundreds of residents every day?**
- What input prompted this change? And from whom? Do they outnumber those who support it? After all, in a democracy, all the decisions should be made to comply with the will of the majority. Is there any evidence that a majority of the beach cities' residents opposed the Healthy Living Campus as planned by BCHD?**
- Why was the advisory committee (GPAC) in the dark about the change in F.A.R. when it submitted its recommendations to the**

planning commission?

- Has anyone studied the impact the drastic reduction in the F.A.R. would have on the various services currently offered by BCHD?
- If this change in the F.A.R. for the Healthy Living Campus is pushed through the city council, there is no doubt it will lead to lawsuits that will drag the project on for many years. In the meantime, if the unthinkable happens and we are struck by a major earthquake, the 60-year-old building is not likely to survive. That will result in enormous costs and loss of life. Are you willing to acknowledge the risks and take responsibility for such calamity?

It is not a question of if but when such a quake could strike us and have a devastating effect on the buildings and those inside it if they are not updated as soon as possible. Just read the news in today's papers that describes in horrific detail the impact of the 7.4 magnitude earthquake that rocked Taiwan, leaving at least 9 dead and more than 1,000 injured.

Los Angeles County has a very high probability of experiencing a strong earthquake. Here's a breakdown based on the most recent forecasts by the United States Geological Survey (USGS): There's a more than 75% chance of one or more earthquakes with a magnitude of 7.0 or greater striking Southern California within the next 20 years. Specifically for Los Angeles, the probability gets even higher for strong earthquakes:

- 60% chance of a magnitude 6.7 earthquake.
- 46% chance of a magnitude 7.0 earthquake.
- 31% chance of a powerful magnitude 7.5 earthquake. (Ref. <https://www.usgs.gov/faqs/what-probability-earthquake-will-occur-los-angeles-area-san-francisco-bay-area>)

The change of F.A.R. from 1.25 to 0.75 would essentially stop the project and the city's residents would be left with an old building that cannot be modified to meet the code. A drastic change in the design and layout of the Healthy Living Campus resulting from such a huge reduction in the square footage would force the BCHD

to eliminate many aspects of its plan that are essential to the well-being of the residents.

I am well aware of the opposition to the project. The “Stop BCHD” movement is endorsed by very few people. A great majority of the beach cities’ residents who are benefitting from the services offered by this nonprofit organization overwhelmingly support the project. The movement is painting a doomsday scenario by projecting a loss of property value should the project proceed as planned. It is not based on any verifiable and believable data. I predict that the property values of the homes in the vicinity of the Healthy Living Campus will significantly appreciate once the project is completed.

The management of BCHD has had numerous meetings with the residents of our cities and has carefully considered their opinions and suggestions. They have made several changes to accommodate as many of the suggestions as they possibly could.

The most responsible, prudent and sensible thing to do, in my opinion, is for you and your fellow council members to discuss all the aspects of the project with the management and approve the project so BCHD can proceed with it without any further delays. Any efforts to stop the project will surely lead to more pain and discord among the elected leaders and the voting public. You can well imagine the consequences of such a scenario.

I would urge the Redondo Beach city council to comply with the state laws on transparency and fairness, and not force an exception to the F.A.R. on the BCHD project in the interest of few but to the detriment of a majority of residents of the city.

**Thank you for your kind consideration.
Colleen Otash
Redondo Beach**

From: [Stop BCHD](#)
To: [CityClerk](#); [Michael Webb](#); [Planredondo](#)
Cc: [Vanessa I. Poster](#); [martha.koo@bchd.org](#); [Noel Chun](#); [Jane Diehl](#); [Michelle Bholat](#)
Subject: Is BCHD is spending our tax money on political organizing and threatening LAWSUITS?
Date: Saturday, April 6, 2024 8:01:11 AM
Attachments: [image.png](#)

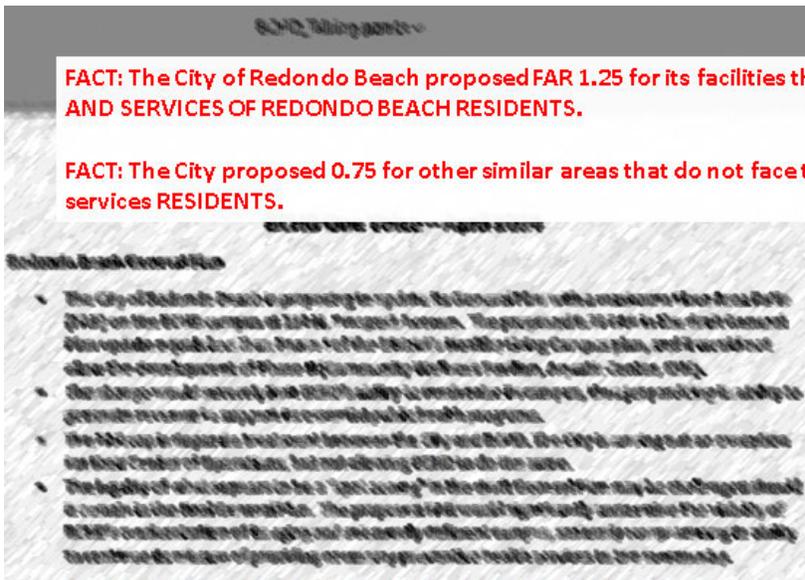
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PUBLIC COMMENT - Redondo Beach Mayor, Council, City Counsel, Planning Commission, Planning Director, and General Plan records

BCHD sure seems to be sending out communications with taxpayer funding. And those communications sure smell like litigation against the City by BCHD. Concerned members of the public brought BCHD's political organizing to our attention. BCHD seems to threaten to sue the City of Redondo Beach with our tax dollars - a City that provides nearly 100% of its services to RB RESIDENTS.

BCHD's proposed new facility will have only 3% PACE, 5% allcove and 9% assisted living Redondo Beach Resident services (and only 5% to 20% District services) with the rest of the HLC plan providing services to non-resident/non-taxpayers. (stats based on BCHD, LA County, or National PACE Association data/analysis)

Furthermore, the claims of BCHD have little truth and are easily rebutted. See below. It's becoming clear that BCHD will spend as much tax money as needed on its 80% to 95% non-resident services scheme.



FACT: The City of Redondo Beach proposed FAR 1.25 for its facilities that are BUILT for the BENEFIT AND SERVICES OF REDONDO BEACH RESIDENTS.

FACT: The City proposed 0.75 for other similar areas that do not face the same constraints of services RESIDENTS.

BCHD currently has no objective FAR standards, contrary to new State policy. BCHD could have been legally limited to 0.1 FAR by the Planning Commission.

BCHD is planning to allow private development on public land and also service 91% to 97% non-residents of the City of Redondo Beach.

If BCHD wants to sue the City – GO FOR IT! BCHD has no right to overbuild the site. The site was condemned for “residents who reside” in the District. Furthermore, 91% to 97% of services will go to NON-RESIDENTS of RB while 100% of DAMAGES ARE LOCAL!

The BCHD campus buildings meet every current seismic requirement set forth in code.

BCHD has no right to damage surrounding health and property values while services 91% to 97% non-residents in the new overdevelopment.

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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: [Mark Nelson \(Home Gmail\)](#)
To: [Communications](#); [CityClerk](#); [Planredondo](#)
Subject: Public Comment - A Clear Explanation of BCHD's HLC Failure
Date: Thursday, April 4, 2024 1:38:18 PM
Attachments: [image.png](#)

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Public Comment - Mayor, Council, Planning Commission, PlanRedondo

Read the reports

Dear ER:

The Beach Cities Health District (BCHD) has created an unnecessary controversy over previously disclosed, state-mandated changes to the General Plan Floor Area Ratio (FAR) in Redondo Beach (“[BCHD Campus plan at risk](#),” [ER March 28, 2024](#)). These were presented to the General Plan Advisory Committee (GPAC) in at least three meetings in 2022.

For the Chair and some members of the GPAC claiming two years later they didn’t know this until last week is ridiculous. At best, it shows some GPAC members didn’t bother to read the agenda materials or attend meetings. The failure to be aware is on them, not on anything nefarious by the City of Redondo Beach. GPAC chair Nick Biro has been and still is a consultant for the BCHD. Does anyone truly believe Biro didn’t inform BCHD what was happening two years ago.

The bitter truth is post-COVID BCHD realized they cannot secure funding for their project. It’s just too expensive and risky to lenders, even after BCHD gave away most of the ownership to outside entities.

This latest PR effort appears to be a distraction to cover up for gross mismanagement. To date BCHD has spent over \$12 million of taxpayer’s money developing this project and no lender appears to want any part of it. BCHD management and the District’s elected Board are frantically scrambling to find a scapegoat to keep their jobs. Time to blame the City of Redondo Beach.

Jessica Gonzales

Redondo Beach

From: [Mark Nelson \(Home Gmail\)](#)
To: [CityClerk](#); [Communications](#); [Planredondo](#); [Nils Nehrenheim](#); [Scott Berhrendt](#); [Paige Kaluderovic](#); [Todd Loewenstein](#); [Zein Obagi](#); [Vanessa I. Poster](#); [Jane Diehl](#); [Noel Chun](#); [Martha Koo](#); [Michelle Bholat](#); [James Light](#); executiveoffice@bos.lacounty.gov; [Holly J. Mitchell](#)
Cc: [Kevin Cody](#)
Subject: Public Comment: Would BCHD Like some Cheese with its Whine?
Date: Tuesday, April 9, 2024 1:51:40 AM

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BCHD has sent its CEO on a campaign to allege that the City of Redondo Beach has "spot zoned" the site that South Bay Hospital condemned for a medical facility to service the "residents who reside" in the District. Nothing could be further from the truth than BCHD's claim.

The City has followed State mandates to provide objective (numerical) standards for development. The City proposed a conservative standard that would force development on all public land in Redondo Beach to have a compatible scale with surrounding neighborhoods. In two cases, the City proposed a denser development standard for Redondo Beach taxpayer-owned public lands. Given that the land will be developed for the overwhelming, targeted benefit of Redondo Beach residents, the density's value more than offsets its imposition on City residents.

BCHD is inimating that the City's act was illegal, which more than likely means that BCHD will spend District resident tax dollars to sue the City. This lawsuit would be so that BCHD could pursue its nearly 800,000 square foot, 100+ feet above Beryl, Flagler and Diamond commercial development for 80% to 95% non-residents of the District.

Yes, BCHD would continue to spend District taxpayer funds in order to pursue a 100% privately-owned assisted living facility for 80% non-residents, the allcove facility for a 91% District non-resident service area (LA County's SPA8), and a 95% non-resident enrollee PACE facility. So what's a few million dollars more in District taxpayer funding to sue the City of Redondo Beach.

BCHD seems to be enjoying a hefty dose of aromatic Limburger cheese with its whine, since BCHD's accusations stink to high Heaven.

Mark Nelson
Redondo Beach

Undisclosed BCCs.

From: [Soheila Mirmiran](#)
To: [CityClerk](#)
Date: Thursday, April 4, 2024 11:38:37 PM

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PRO-ISRAEL LOBBY MILLION DOLLAR CLUB

118TH CONGRESS

| | | | | | |
|---|-----------------|---------|----|----------------|---------|
| 1 | BOB MENENDEZ | \$2.5M | 8 | RON WYDEN | \$1.28M |
| 2 | MITCH MCCONNELL | \$1.95M | 9 | BRAD SCHNEIDER | \$1.22M |
| 3 | CHUCK SCHUMER | \$1.73M | 10 | RITCHIE TORRES | \$1.21M |
| 4 | STENY HOYER | \$1.66M | 11 | DICK DURBIN | \$1.13M |
| 5 | TED CRUZ | \$1.43M | 12 | SHONTEL BROWN | \$1.08M |
| 6 | JOSH GOTTHEIMER | \$1.43M | 13 | MARCO RUBIO | \$1.01M |
| 7 | HAKEEM JEFFRIES | \$1.3M | 14 | LINDSEY GRAHAM | \$1M |



TRACK AIPAC