

# **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 NOVEMBER 5, 2024**

L.2 CONTINUED PUBLIC HEARING TO CONSIDER LAND USE ELEMENT, ZONING ORDINANCE, AND LOCAL COASTAL PROGRAM AMENDMENTS, AND CERTIFICATION OF A PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR) THAT SERVE TO IMPLEMENT THE CITY'S CERTIFIED 6TH CYCLE HOUSING ELEMENT

**CONTACT:** MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

- **PUBLIC COMMUNICATION**

**From:** [Carol Newton](#)  
**To:** [CityClerk](#)  
**Subject:** 1.25 FAR  
**Date:** Monday, November 4, 2024 10:53:55 PM

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Greetings. I support keeping public institutional land uses the same for BCHD and the City with a 1.25 FAR in the General Plan update. This is very important!

Also the Center for Health & Fitness is a part of my daily life resulting in better physical, mental & social health. Please insure that this valuable resource remains available to me and the residents of the beach cities.

Carol Newton  
Proud member of the BCHD 300 Club  
(this means that I went to the gym more than 300 days 2023.)

**From:** [Tom Bakaly \(he/him/his\)](#)  
**To:** [CityClerk](#)  
**Cc:** [GeneralPlanEIR](#)  
**Subject:** 11/5 City Council - Public Comment on agenda item #L.2  
**Date:** Friday, November 1, 2024 4:19:27 PM

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Some people who received this message don't often get email from tom.bakaly@bchd.org. [Learn why this is important](#)

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I write this short comment on behalf of Beach Cities Health District (BCHD) to agenda item number L.2 on the City Council's upcoming meeting on November 5, 2024. In addition to the comments previously submitted by BCHD relating to the EIR for the General Plan Update, BCHD objects to the following statement on pg. 2-83 – 2-84 in the FPEIR: 'reducing the proposed FAR from 0.75 to 0.5 would have no material effect on the FPEIR.' As set forth in the September 30, 2024 letter from our attorney, which I incorporate into this comment by reference, the environmental impacts of a proposed 0.5 FAR was not analyzed in the EIR. As set the staff report for this item states, 'the current EIR provides coverage for a range .85-1.0 at the BCHD site.' The FIR did not analyze the environmental impacts of a range different than that.

In health,

**Tom Bakaly**

*Chief Executive Officer*

Beach Cities Health District

Ph: 310 374-3426, x118

Fax: 310-376-4738

[www.bchd.org](http://www.bchd.org)

[www.facebook.com/beachcitieshealth](https://www.facebook.com/beachcitieshealth)

Creating a healthy beach community.



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PLEASE NOTE THAT CORRESPONDENCE WITH THE BEACH CITIES HEALTH DISTRICT, ALONG WITH ALL ATTACHMENTS OR OTHER ITEMS, MAY BE SUBJECT TO DISCLOSURE IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RECORDS ACT. THE BEACH CITIES HEALTH DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS, LOSSES OR DAMAGES RESULTING FROM THE DISCLOSURE OR USE OF ANY

INFORMATION, DATA OR OTHER ITEMS THAT MAY BE CONTAINED IN ANY CORRESPONDENCE.

**From:** [REDACTED]  
**To:** [CityClerk](#)  
**Cc:** [James Light](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Paige Kaluderovic](#); [Zein Obagi](#); [Scott Behrendt](#)  
**Subject:** BCHD - Agenda Item L1  
**Date:** Tuesday, October 29, 2024 3:05:14 PM

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Dear Honorable Redondo Beach Mayor, City Council and City Clerk:

I would like to request that you grant a uniform 1.25 FAR for BCHD and I OPPOSE certification of the EIR as presented. I SUPPORT a uniform 1.25 FAR for the BCHD. This will allow the BCHD to continue the good work that they do for the community. I belong to their Center for Health and Fitness, and have also used their services for helping seniors when my mother was alive and needed guidance. I think it is important to let them continue their work and on the same size property as they have now. The size should not be reduced. It is a benefit to Redondo and the rest of the Beach cities, and something unique in our area. Thank you.

Sincerely,

Ms. Olivia Guzman  
Redondo Beach resident and member of the BCHD

# **BCHD's Proposed Development Views: Heights, Square Feet, FARs**

**Various other sites have been  
demonstrated with increased FARs**

**This shows BCHD at current 0.77 FAR,  
at EIR Proposed Phase 1 of 1.09 FAR,  
and at 1.25 FAR**

**FAR 0.77**

**Max Height 73-feet (950sf total)**

**99.7% of Structures under 52-feet tall**



*Representative View 6: Distant views along 190<sup>th</sup> Street near its intersection with Flagler Lane are characterized by green mature street trees to the east (i.e., left) and the commercial nursery to the west (i.e., right) as well as existing white buildings at the BCHD campus against the backdrop of the Palos Verdes hills in the background. The ridgeline of the Palos Verdes hills is almost entirely uninterrupted from this view. The view is influenced by the open sky above the ridgeline, streaked with crossing powerlines in the foreground. The RCFE Building would not substantially reduce the open sky from this view, but would interrupt the ridgeline of the Palos Verdes hills. Source: VIZf/x 2021.*

**FAR 1.09**

**Max Height 103-feet**

**Source: BCHD EIR**



# Phase 1: FLAGLER & 190<sup>th</sup> (BCHD EIR)

**Note: existing buildings in view were outlined as they are imperceptible from this view**

**Even with a 1.09 FAR, BCHD Proposed Phase 1 Dominates the Local Area due to Poor Design**

- 103-foot tall
- Built on perimeter
- Uninterrupted view block

# Phase 1: FLAGLER & BERYL (BCHD EIR)

**FAR 0.77**  
Max Height 73-feet (950sf total)  
99.7% of Structures under 52-feet tall



*Representative View 3: Views of the Project site from this location are characterized by the vacant Flagler Lot in the foreground, which is currently covered with gravel and weedy vegetation and is leased as a staging area for construction equipment. The proposed RCFE Building would rise up to 133.5 feet above Flagler Lot and would be more visually prominent from this location given its location along the northern perimeter of the BCHD campus. Source: VIZfx 2021.*

**FAR 1.09**  
Max Height 103-feet  
Source: BCHD EIR



**Note: existing buildings in view were outlined as they are faint from this view**

**Even with a 1.09 FAR, BCHD Proposed Phase 1 Dominates the Local Area due to Poor Design**

- 103-foot tall
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- Uninterrupted view block



# Phase 1: FLAGLER & BERYL (BCHD EIR)



**Note: existing buildings in view were outlined as they are faint from this view**

**FAR 0.77**

**Max Height 73-feet (950sf total)**

**99.7% of Structures under 52-feet tall**

*Representative View 4: Views along Beryl Street between North Prospect Avenue and Flagler Lane are dominated by existing buildings to the north (not visible from Representative View 4) and the low-rise Redondo Village Shopping Center to the south (visible). Background views of the Project site and open sky are visible above the Redondo Village Shopping Center. The proposed Project would reduce access to open sky with development of the RCFE Building during implementation of the Phase 1 preliminary site development plan. Source: VIZfx 2021.*

**Even with a 1.09 FAR, BCHD Proposed Phase 1 Dominates the Local Area due to Poor Design**

- 103-foot tall
- Built on perimeter
- Uninterrupted view block



**FAR 1.09**

**Max Height 103-feet**

**Source: BCHD EIR**

**FAR 0.77**

**Max Height 73-feet (950sf total)**

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**FAR 1.25**

**Max Height 118-feet**

**Source: BCHD EIR with 15% increase**



# Phase 1: FLAGLER & 190<sup>th</sup> (BCHD EIR)

**Note: existing buildings in view were outlined as they are imperceptible from this view**

**1.25 FAR Dominates the Local Area 118-foot tall**

- Built on perimeter
- Uninterrupted view block

# Phase 1: FLAGLER & BERYL (BCHD EIR)

**FAR 0.77**

Max Height 73-feet (950sf total)  
99.7% of Structures under 52-feet tall



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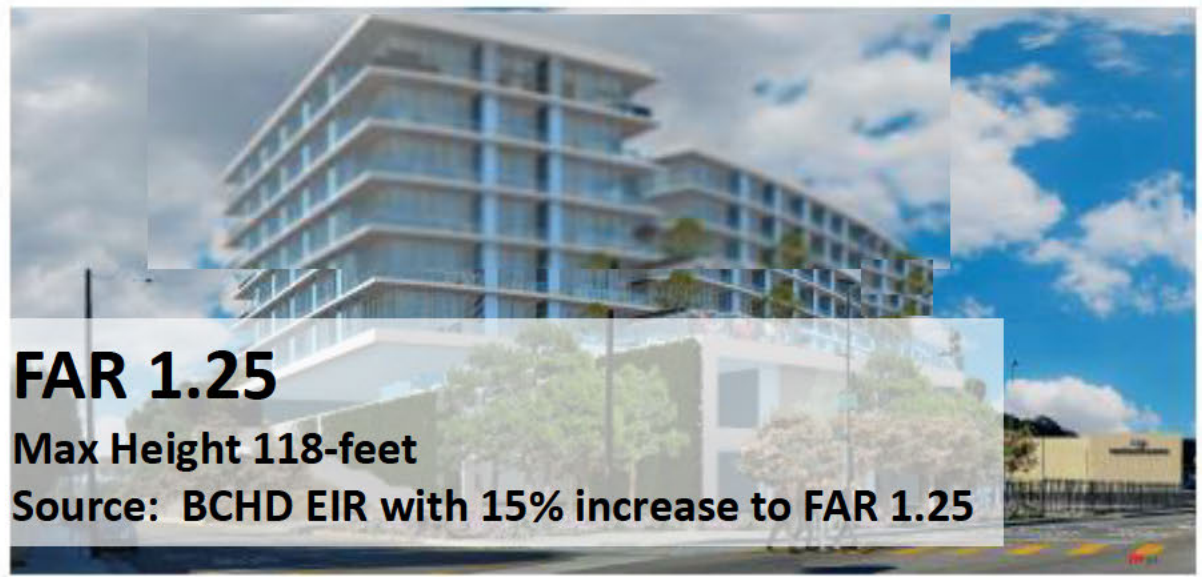
**Note: existing buildings in view were outlined as they are faint from this view**

**With a 1.25 FAR, BCHD Proposed Phase 1 Dominates the Local Area**

- 118-foot tall
- Built on perimeter
- Uninterrupted view block

**FAR 1.25**

Max Height 118-feet  
Source: BCHD EIR with 15% increase to FAR 1.25



# Phase 1: FLAGLER & BERYL (BCHD EIR)



**Note: existing buildings in view were outlined as they are faint from this view**

**FAR 0.77**

**Max Height 73-feet (950sf total)**

**99.7% of Structures under 52-feet tall**

*Representative View 4: Views along Beryl Street between North Prospect Avenue and Flagler Lane are characterized by existing buildings to the north (not visible from Representative View 4) and the low-rise Redondo Village Shopping Center to the south (visible). Background views of the Project site and open sky are visible above the Redondo Village Shopping Center. The proposed Project would reduce access to open sky with development of the RCFE Building during implementation of the Phase 1 preliminary site development plan. Source: VIZfx 2021.*

**FAR 1.25 Proposed Phase 1 Dominates the Local Area**

- 125-foot tall
- Built on perimeter
- Uninterrupted view block



**FAR 1.25**

**Max Height 118-feet**

**Source: BCHD EIR**

**From:** [Richard Morse](#)  
**To:** [CityClerk](#)  
**Cc:** [James Light](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Paige Kaluderovic](#); [Zein Obagi](#); [scott.behrend@redondo.org](mailto:scott.behrend@redondo.org)  
**Subject:** BCHD Campus Zoning EIR  
**Date:** Monday, November 4, 2024 7:17:26 PM

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Dear City Officials:

As a long time resident ([REDACTED]) I urge you to support the proposals advanced by the BCHD to maintain a 1.25 FAR for its planned campus improvements. It is a vital facility for our community, and dilution of its ability to provide adequate space for its many important services would seriously reduce the value and appeal of residences in Redondo Beach.

Sincerely,  
Richard Morse  
[REDACTED]

**From:** [Dan Smith](#)  
**To:** [CityClerk](#)  
**Subject:** BCHD EIR  
**Date:** Monday, November 4, 2024 5:38:31 PM

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As a 10 year BCHD volunteer and a retired City of Redondo employee (Community Services Director) ,  
I support keeping public institutional land uses the same for BCHD and the City with a 1.25 FAR in the General Plan update.

We need to support the BCHD and the vital role they play in the health of our community.

Thank you for your consideration.

Dan Smith

Sent from my iPhone

**From:** [JUDY PETRAITIS](#)  
**To:** [CityClerk](#)  
**Cc:** [James Light](#)  
**Subject:** BCHD FAR 1.25  
**Date:** Monday, November 4, 2024 10:38:42 PM

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To whom it may concern,  
I am very much in favor of keeping public institutional land uses the same for BCHD and the City with a 1.25 FAR in the General Plan update.

BCHD does so many wonderful things for the troubled youth in our fine cities as well as supporting programs and health for the aging.

Judy Petraitis

Sent from my iPhone  
Please excuse all typos

**From:** [Stop\\_BCHD](#)  
**To:** [CityClerk](#)  
**Subject:** BCHD FAR for Phase 1 and Phase 2 of the Healthy Living Campus  
**Date:** Tuesday, October 29, 2024 9:59:58 PM

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For the official record and public comment:

**BCHD HLC**  
**FACTS: Phase 1,**  
**Phase 1+2**  
**PHASE 1 BCHD**  
**HLC**

STRUCTURE	SIZE	USE	INFO SOURCE	BUILDING OWNERSHIP	
				BCHD	PRIVATE OWNER
New Buildings	292,170	sf PMB LLC RCFE	BCHD Pre-CUP	0%	100%
510	52,000	sf Office Bldg	BCHD NOP	0%	100%
512	47,700	sf Parking	BCHD NOP	0%	100%
520	52,000	sf Office Bldg	BCHD NOP	0%	100%
<b>Total Phase 1</b>	<b>443,870</b>	<b>sf</b>		<b>0%</b>	<b>100%</b>
Lot Size	406,626		City of RB		
<b>FAR</b>	<b>1.09</b>	<b>Phase 1 as Proposed in Pre-CUP</b>			

**PHASE 2 BCHD**  
**HLC**

STRUCTURE	SIZE	USE	INFO SOURCE	BUILDING OWNERSHIP	
				BCHD	PRIVATE OWNER
New Buildings	292,170	sf PMB LLC RCFE	BCHD Pre-CUP	0%	100%
510	52,000	sf Office Bldg	BCHD NOP	0%	100%
512	47,700	sf Parking	BCHD NOP	0%	100%
520	52,000	sf Office Bldg	BCHD NOP	0%	100%
Undefined	348,650	sf Parking, etc	BCHD EIR & FAQ (by Murdoch)	Unk	Unk
<b>Total Phase 1&amp;2</b>	<b>792,520</b>	<b>sf</b>		<b>0% to 44%</b>	<b>56% to 100%</b>
Lot Size	406,626		City of RB		
<b>FAR</b>	<b>1.95</b>	<b>Phase 1&amp;2 as Proposed in EIR</b>			

BCHD FAR 1.09 - Phase 1  
 BCHD FAR 1.95 - Phase 1 + 2

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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.



**From:** [Kathy McLeod](#)  
**To:** [CityClerk](#)  
**Subject:** BCHD  
**Date:** Tuesday, November 5, 2024 8:01:26 AM

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As a 47-year resident of Redondo, I strongly OPPOSE a 1.25 FAR BCHD. The size and disruption to our City will be gravely impacted.

I do not want any more of my tax dollars going to non-residents who don't pay our city taxes.

I respectfully urge the council to pass  
a .5 FAR.

Kathy McLeod  
Redondo Beach

Sent from my iPhone

**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Zein Obagi](#); [Kevin Cody](#); [Paige Kaluderovic](#); [Scott Behrendt](#); [Garth Meyer](#); [Marc Wiener](#); [Sean Scully](#); [Michael Webb](#)  
**Subject:** Fwd: INFO ONLY - NO ACTION NEEDED - StopBCHD Comments to RB Council for 11-5-24 Meeting  
**Date:** Monday, November 4, 2024 8:02:34 PM

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Public Comment: At 7:11 PM on Sunday 11/3/24, StopBCHD notified BCHD via a number of its volunteers that we were not planning any organized comments at the 11/5 Council Meeting, consistent with the Mayor and Council's request at the 10/29 meeting. It appears that BCHD couldn't resist attempting to fill the Council Chambers with taxpayer-funded t-shirts, employees, and volunteers. Hopefully BCHD will at least not disrupt the Council meeting or attempt another Board Member Poster action to mislead the Council.

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

From: **Stop BCHD** <[stop.bchd@gmail.com](mailto:stop.bchd@gmail.com)>  
Date: Sun, Nov 3, 2024 at 7:11 PM  
Subject: INFO ONLY - NO ACTION NEEDED - StopBCHD Comments to RB Council for 11-5-24 Meeting  
To: Stop BCHD <[stop.bchd@gmail.com](mailto:stop.bchd@gmail.com)>

The Mayor and Council asked for some mercy for this upcoming meeting regarding the BCHD 1.25 FAR spot upzoning issue. They assured the public, on the record (and yes, we have the transcript) that they would take no action on the BCHD issue at the 11-5-24 meeting. The Agenda Packet confirms that.

We are providing this relatively short letter as a comment.

BCHD shares the same law firm as the AES builder's remedy developer Pustilnikov, the law firm of Rutan & Tucker LLP. Law firms are addicted to billable hours, so they will undoubtedly appear Tuesday night, even without BCHD being on the agenda. They can further piss off the Mayor and Council all by themselves, and in the process, help make our case for us.

If you haven't voted NO on BC yet, please do so.

Here's our comment for Tuesday -

Honorable Mayor and Council:

We provide these public comments in headline summary format to respect your time.

MINIMAL COMMENTS - StopBCHD heard the Mayor and Council's assurance at the October 29, 2024 Council meeting that it would not take any action on the 1.25 FAR issue associated with the BCHD spot upzoning in the draft General Plan at the November 5, 2024 meeting. As a result, we will accept the City's word and provide only minimal comments.

BCHD TESTIMONY HAS ATTEMPTED TO MISLEAD THE COUNCIL - Unlike BCHD which apparently sent Board Member Poster to the October 1, 2024 Council meeting to misrepresent the City Attorney's action at the September 19, 2024 Planning Commission meeting, we believe in truthful testimony and honest exchange with the City. To date, BCHD has condoned Board Member Poster's behavior by failing to condemn it.

BCHD HAS SPENT OVER \$3M OF TAXPAYER FUNDS ON LAWYERS - Unlike BCHD, we have not spent \$377,378.73 of taxpayer funds on legal fees during 2024 year-to-date. Nor have we spent \$2,821,927 of taxpayer funds on legal fees for the Healthy Living Campus commercial real estate development project. We are very disappointed in BCHD's weaponizing of taxpayer funds against neighbors and residents. We see BCHD's attack on residents with taxpayer funds intended for Health Services as highly unethical.

WE SUPPORT CERTIFICATION OF THE EIR AND ADOPTION OF NEEDED RESOLUTIONS – We support the City taking the minimum actions needed to ensure that the Redondo Beach Housing Element is lawful and prevents Builder's Remedy claims. BCHD has chosen to attempt to block the City's needed actions as noted by its law firm Rutan & Tucker LLP. BCHD shares Rutan & Tucker LLP with fellow real estate developer Pustilnikov at the former AES site. Unlike BCHD, StopBCHD supports residents and the City's actions to block Builder's Remedy and maintain local character, quality-of-life, and property values.

ANY ANALYSIS OF 1.25 FAR MUST INCLUDE ALL PUBLIC LAND – We do not support any upzoning and reaffirm support of the Planning Commission's proposal. Further we can only support the analysis for the EIR of a fair and equitable upzoning and we oppose any spot upzoning of the BCHD site. For EIR analysis, all City and RBUSD sites must receive 1.25 FAR. The full impact of the potential of millions of square feet of Public Land development must be analyzed.

RBUSD MUST BE ALLOWED TO DEVELOP COMMERCIAL REAL ESTATE ON ITS PUBLIC LAND IF BCHD IS ALLOWED – It is objectively discriminatory for BCHD to be allowed to lease Public land to a Private developer and still utilize Public land use and zoning. In the case of Kensington, the City did not allow equal treatment to RBUSD. Unlike the proposed BCHD 100% privately owned, developed, and operated market-rate development (currently PMB LLC), RBUSD was forced to declare its land surplus, suffer a Measure DD for rezoning, and then allow a long term developer contract. This is identical in outcome to BCHD's proposal (commercial developer uses public land) and it would be discriminatory to deny RBUSD the same land use, FAR, etc. as BCHD in the event of a spot upzoning. There can be no spot upzoning on BCHD.

We look forward to engaging with the Council at a future meeting to learn more about the specifics of the City's analysis of what looks to be a spot upzoning of the BCHD parcel – an action we oppose.

StopBCHD.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.

**From:** [Jayne Glodowski](#)  
**To:** [CityClerk](#)  
**Cc:** [Paige Kaluderovic](#); [james.light@gmail.com](mailto:james.light@gmail.com); [Todd Loewenstein](#); [Nils Nehrenheim](#); [Zein Obagi](#); [Scott Behrendt](#)  
**Subject:** General Plan Update  
**Date:** Monday, November 4, 2024 6:40:16 PM

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I support keeping public institutional land uses the same for BCHD and the City with a 1.25 FAR in the General Plan update.

Jayne Glodowski

Sent from my iPhone

**From:** [Dennis Heck](#)  
**To:** [CityClerk](#)  
**Subject:** Oppose the Proposed Floor Area Ration(FAR) in Agenda Item L1  
**Date:** Saturday, November 2, 2024 12:26:46 PM

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**Regarding Agenda Item L1, I OPPOSE certification of the EIR as presented. I SUPPORT a uniform 1.25 FAR for BCHD and all public institutions.**

Something that needs to be clarified is the actual cost to each Beach Cities taxpayer. Taking my most current tax bill, I found the "**assessed value**" of my home. Then based on the proposed cost of the B Measure Bond at \$3.00 per \$100,000, I would only be paying **\$13/year for this BCHD bond**. Chump change. Wouldn't you agree?

For that matter, if passed, using the proposed levies for the Fire/Police Measure FP @\$17.45 per \$100,00 (\$76/yr) & for Redondo Beach Unified School District Measure S @ \$29.95 per \$100,000 (\$130/yr), all THREE bonds would cost me **\$219/yr (\$18.25/mo)**. What a bargain.

I have been a resident of Redondo Beach since 1985 and have been a member of the Center for Health and Fitness for 11 years (yoga five days a week) and a BCHD volunteer for over 10 years, in addition to serving on several advisory committees. With over 40 programs that BCHD currently offers, it would be heartbreaking and shameful to hinder BCHD from continuing to provide these services for our children, teens, young adults and seniors.

Please do your own research/calculations before you vote, and you will see we can have all three bonds covered with minimal cost to the taxpayers.

Dennis Heck

**From:** [Mark Nelson \(Home Gmail\)](#)  
**To:** [CityClerk](#); [Sean Scully](#); [Marc Wiener](#)  
**Subject:** Public comment - examples of BCHD current .77 FAR, Proposed Phase 1 1.09 FAR and 1.25 FAR  
**Date:** Tuesday, October 29, 2024 4:58:01 PM  
**Attachments:** [BCHD at 77 to 125 FAR.pdf](#)

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In a perfect world, I'd like to screen share and show the slides in public comment.

**From:** [Mark Nelson \(Home Gmail\)](#)  
**To:** [Communications](#); [CityClerk](#); [Kevin Cody](#)  
**Subject:** PUBLIC COMMENT - Re: Save Public Health Services; October events and more!  
**Date:** Tuesday, October 29, 2024 3:29:25 PM

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Public Comment

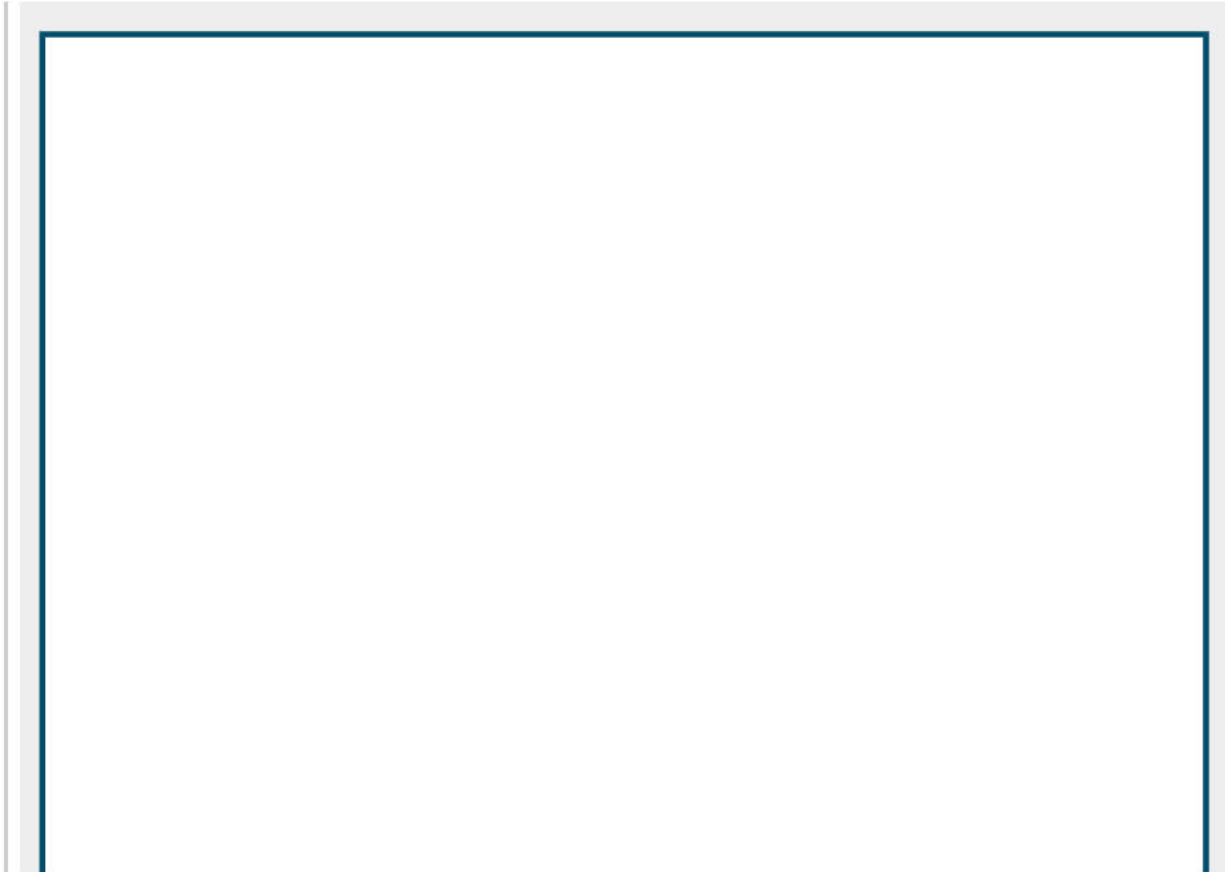
It is not the obligation of Redondo Beach residents to bail out BCHD from poor fiscal management. Only 8% of BCHD overall budget is limited to RESIDENTS ONLY. That's criminal.

The Wealthy Living Campus is 80% to 95% Non-residents of the DISTRICT and 91% to 97% NON-RESIDENTS OF REDONDO BEACH. Yet - 100% of the DAMAGES accrue in Redondo Beach for only 3-9% of the BENEFITS. That's criminal.

BCHD's proposed FAR 1.95 is a clear demonstration of BCHD ignoring the neighborhoods. That's ARROGANCE.

PI should be 0.5 FAR, except for Redondo Beach Public Safety (RBFD and RBPD).

On Tue, Oct 29, 2024 at 2:55 PM Beach Cities Health District <[communications@bchd.org](mailto:communications@bchd.org)> wrote:



October 29, 2024

### **It's Red Ribbon Week!**

Beach Cities Health District (BCHD), the Beach Cities Partnership for Youth Coalition, and the cities of Hermosa Beach, Manhattan Beach and Redondo Beach are raising awareness about youth substance use during October, which is Youth Substance Use Prevention Month, and Red Ribbon Week Oct. 23-31. All three cities presented a proclamation to BCHD recognizing October as Youth Substance Use Prevention Month, encouraging public participation in activities that promote awareness, prevention, and support for those affected by substance use.

This year's Red Ribbon Week theme is "Life Is a Movie, Film Drug Free"™ to inspire individuals to play their part in fostering safe, healthy, and drug-free communities through dedication and commitment. Join us on social media and share information and resources on substance use prevention in the Beach



Cities.

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### **UPDATE: Public Hearing #3 Tonight - YOU can help safeguard & preserve our Programs & Services**

Your voice matters! The Redondo Beach City Council will meet Tuesday evening with an agenda item that could directly impact Beach Cities Health District. Support a 1.25 FAR and fair treatment from the city and save BCHD's programs including:

- The Center for Health & Fitness
- Social Workers for disabled and older adults
- allcove Beach Cities – youth wellness center
- Blue Zones Project

- Summer Free Fitness
- LiveWell Kids and BCHD's numerous other free programs and services

***A big THANK YOU goes out to all who have attended in-person meetings or submitted e-comments to the City Council regarding the General Plan Update and the floor area ratio issue. By our count, more than 80 e-comments have been submitted in favor of BCHD and nearly 50 friends of BCHD have attended City Council meetings with the General Plan Update on the agenda (Oct. 1 & 15). WE APPRECIATE YOUR SUPPORT FOR HEALTH IN OUR COMMUNITY! Let's continue to let the City know how important Beach Cities Health District is to you!***

Here's how you can support BCHD at the next City Council meeting tonight Tuesday, Oct. 29:

### **1) Attend the City Council Meeting:**

- Attend the City Council meeting in person
  - Make or submit a comment OR just attend to show your support by wearing a BCHD t-shirt!
- Attend the meeting via Zoom and comment. (Zoom instructions are available on the meeting agenda)

**Date:** Tuesday, October 29

**Time:** 6:00 p.m.

**Location:** City Council Chambers, 415 Diamond Street, Redondo Beach

### **2) Submit a Comment:**

- E-comments may be submitted before and during the City Council meeting. **eCOMMENT:** Comments may be entered directly on the City's website at: <https://redondo.granicusideas.com/meetings>

#### **Check the box "OPPOSE."**

Here is suggested text for your comment: ***"Regarding Agenda Item L1, I OPPOSE certification of the EIR as presented. I SUPPORT a uniform 1.25 FAR for BCHD and all public institutions."*** You can also tell the City Council what BCHD Programs and Services mean the most to you.

1. Public comments can be entered before and during the meeting.
2. Select a SPECIFIC AGENDA ITEM to enter your comment; **(L1 is the Item regarding BCHD and the General Plan update)**
3. Public will be prompted to Sign-Up to create a free personal account (one-time) and then comments may be added to each Agenda item of interest.
4. Public comments entered into eComment (up to 2200 characters; equal to approximately 3 minutes of oral comments) will become part of the official meeting record. Comments may be read out loud during the meeting.

[Click here for City Council Meeting Information](#)

### 3) Email the Redondo Beach City Clerk and City Council:

Tell them you support keeping public institutional land uses the same for BCHD and the City with a 1.25 FAR in the General Plan update.

**EMAIL:** To participate by written communication, EMAILS MUST BE RECEIVED BEFORE 3:00 P.M. THE DAY OF THE MEETING. Public comments may be submitted by email to [cityclerk@redondo.org](mailto:cityclerk@redondo.org). In addition to emailing the City Clerk, cc: the Mayor and City Council members on your comments:

**Mayor Jim Light:** [james.light@redondo.org](mailto:james.light@redondo.org)

District 1: **Council Member Nils Nehrenheim:** [nils.nehrenheim@redondo.org](mailto:nils.nehrenheim@redondo.org)

District 2: **Mayor Pro Tem/Council Member Todd**

**Loewenstein:** [todd.loewenstein@redondo.org](mailto:todd.loewenstein@redondo.org)

District 3: **Council Member Paige**

**Kaluderovic:** [paige.kaluderovic@redondo.org](mailto:paige.kaluderovic@redondo.org)

District 4: **Council Member Zein Obagi, Jr.:** [Zein.Obagi@redondo.org](mailto:Zein.Obagi@redondo.org)

District 5: **Council Member Scott Behrendt:** [scott.behrendt@redondo.org](mailto:scott.behrendt@redondo.org)

Here is suggested text for your comment: Here is suggested text for your comment: ***"Regarding Agenda Item L1, I OPPOSE certification of the EIR as presented. I SUPPORT a uniform 1.25 FAR for BCHD and all public institutions."*** You can also tell the City Council what BCHD Programs and Services mean the most to you.

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### Learn more about Measure BC - the Beach Cities Health District Community Health & Wellness bond measure

At their July meeting, the BCHD Board of Directors voted 5-0 to place a \$30 million general obligation bond measure on the November 5 ballot. If passed, Measure BC would provide funds to:

- Demolish the old South Bay Hospital building that was built in the late 1950s, and does not meet current seismic construction standards.
- Replace the building with approximately two acres of open space that will be used for outdoor health and wellness programs.
- Expand youth mental health services by completing the allcove Beach Cities youth mental health center with environmental and sustainability best practices.

The measure would levy approximately \$3.00 per \$100,000 of assessed



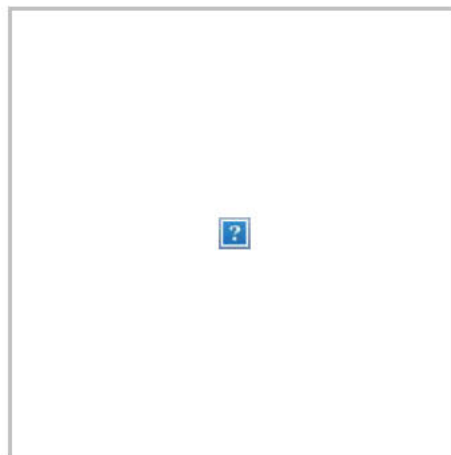
value on residences in the Beach Cities, generating \$1.7 million per year for the project. It would also require that all spending be publicly disclosed and monitored, with all funds being used locally.

Visit [bchd.org](http://bchd.org) to learn more.

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## Beach Cities Health District - Local Hazard Mitigation Plan (LHMP)

As valued members of our Beach Cities community, your input is crucial in shaping Beach Cities Health District's Local Hazard Mitigation Plan (LHMP). This initiative aims to identify and reduce the impacts of natural hazards—such as flooding, wildfires, and earthquakes—that can affect our homes, businesses, and overall safety.



If you live or work in Hermosa Beach, Manhattan Beach or Redondo Beach, you are invited to take a brief survey that will directly inform the development of our LHMP, and ensure that we build a safer, smarter community for all.

**Why Your Voice Matters:** As the costs of disaster management and recovery continue to rise, we must work together to find effective ways to minimize these risks. By participating in this survey, you'll help us understand the hazards that concern you most and the strategies that could strengthen our community's resilience.


**What We're Asking:** The survey will assess:

- Your awareness and concerns about natural hazards
- The impact of these hazards on our community
- Recommended mitigation projects and policies to enhance our preparedness

The survey should take less than five minutes to complete. The last day to complete the survey is **May 2, 2025**

If you have any questions about the survey or the planning process, please contact Dylan Yates at [dylan.yates@constantassociates.com](mailto:dylan.yates@constantassociates.com).

Thank you for taking the time to contribute to this important effort. Together, we can break the cycle of damage and reconstruction and work toward a stronger, safer community!



## Take the Survey



### Thanks for participating in Walk and Roll to School Day!

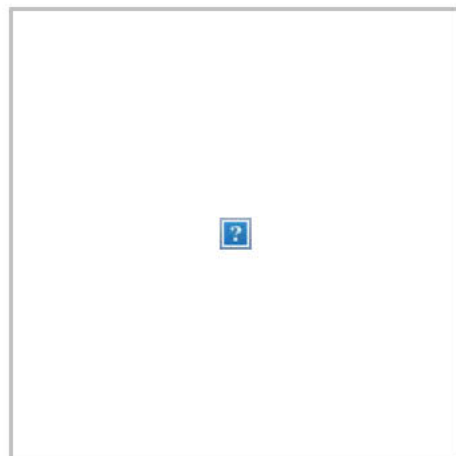
Walk and Roll to School Day is a global event that brings communities together to encourage active, eco-friendly transportation. This year, Walk and Roll to School Day was Wednesday, October 9.

BCHD and thousands of schools across America—from all 50 states, the District of Columbia, and Puerto Rico—chose to ditch the car and increase their daily step count by participating. Students, families, school administrators, local officials and Beach Cities Health District staff laced up their sneakers or rolled on bikes and scooters to start the day with a healthy, active commute.

To learn more about Walk and Roll to School Day, visit [bchd.org/walktoschool](https://bchd.org/walktoschool).

### Beach Cities Partnership for Youth Coalition Awarded Federal Drug-Free Communities Grant for Youth Substance Use Prevention

The Beach Cities Partnership for Youth Coalition has been selected as a recipient of a \$625,000 federal grant from the White House Office of National Drug Control Policy (ONDCP) under the Drug-Free Communities (DFC) Support Program. This grant program, managed by the Centers for Disease Control and Prevention (CDC), represents an opportunity to strengthen ongoing efforts in preventing youth substance use in our community.



Beginning in federal fiscal year 2024, \$125,000 annually will be available to support substance use prevention programming in the Beach Cities. This new funding will support the coalition's work until 2029. The Beach Cities Partnership for Youth Coalition received its first DFC grant in 2019, which was

also for \$625,000 over five years.

[Read more](#)

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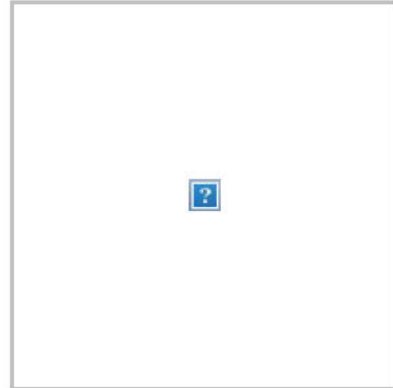
## Free COVID-19 and Flu Vaccines Now Available in Los Angeles County

Los Angeles County residents have access to free COVID-19 vaccines designed to target strains currently circulating and causing most infections. The updated vaccine is strongly recommended this fall for residents ages 6 months and older.

Any resident who is seeking vaccination with an updated 2024-2025 COVID-19 and flu vaccine will be able to do so regardless of insurance or immigration status. Residents with insurance can obtain updated COVID-19 and flu vaccines through their healthcare provider or through many participating retail pharmacies.

Free vaccines are available to uninsured and underinsured adults at many healthcare centers through the California COVID-19 Bridge Access Program. While supplies last, the Los Angeles County Department of Public Health will also provide updated free COVID-19 and flu vaccines through its Public Health clinics, multi-service vaccination sites and mobile teams.

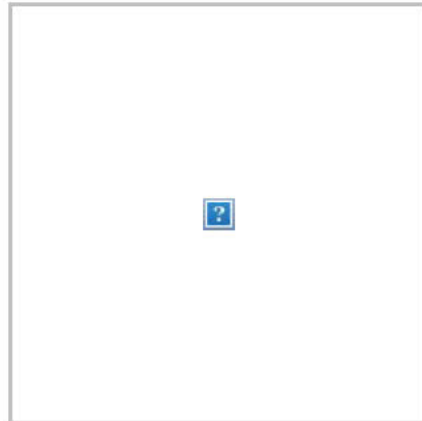
[Read More](#)



### **Moai Social Events: Plant & Potluck**

Join South Bay Parkland Conservancy and BCHD in maintaining, watering and weeding at Hopkins Wilderness Park. Gloves and tools are provided, but volunteers are welcome to bring their own.

Afterward, we will have a vegetarian potluck where you can chat and share your favorite healthy recipes with other volunteers. We recommend bringing a dish that does not need to be refrigerated and comes in a reusable container to reduce waste. Reusable serving utensils will be provided for attendees in addition to compostable utensils and plates.



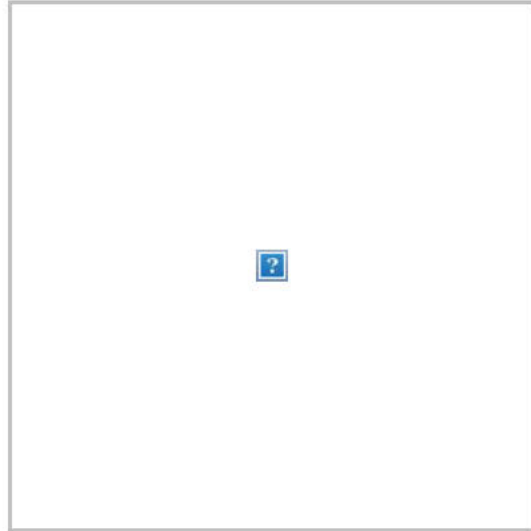
**Tuesday, November 19  
10 a.m. - 1p.m.**

Hopkins Wilderness Park  
1103 Camino Real  
Redondo Beach, CA 90277

Register Here

## PERKS Loyalty Card Program welcomes Rabano!

Since 2017, Rabano has been making the healthy choice the easy choice as a Blue Zones Project Approved Restaurant. All their dishes are packed with fresh ingredients! From their delicious munchies, healthy greens, burgers, tacos and completely customizable bowls, you can enjoy your meal knowing that they are committed to sustainable food practices. They are happy to offer a 10% discount to all Perks Card holders. To learn more about Rabano or to place an order, [visit www.rabano.co/](http://www.rabano.co/).



### About the PERKS program:

The PERKS Program encourages customers to visit Blue Zones Project Approved Restaurants and Grocery Stores where businesses opt-in to give discounts ranging from 10 - 15% to any customer who shows their PERKS Card. Not only does opting into the program drive business, but it encourages community members to find healthier dining options.

View the full Perks list here





## **Mindfulness Connections Wellness Workshops**

Mindful Connections is the go-to place for you to gain valuable insight and practical tools to help shift your mindset and improve your quality of life. Workshops will cover topics such as taking control of stress, goals, physical health and more.

By completing the registration form once, you are welcome to attend one or multiple sessions. We ask that all participants be age 18 and older to receive services at South Bay Adult School. Once registered, you will receive email reminders for each session.



This 7-week series will take place every Tuesday from 12 – 1:30 p.m. through November 12 with a different topic each week:

What We Consume and Awe (Oct. 29)  
Self-Care, Gratitude and Mindfulness (Nov. 5)  
Zumba Fitness Class and Celebration (Nov. 12)

**South Bay Adult School**  
**3401 Inglewood Avenue,**  
**Redondo Beach, CA 90278**  
**Room 10 and adjacent patio**  
*Sessions will not be available online or recorded.*

[Register Here](#)

## Screenagers: Elementary School Edition - New dates added!

Join us for a free movie screening of “Screenagers: Elementary School Age.” The new version of the original Screenagers movie addresses issues that elementary school-aged kids, parents and educators are facing – smartwatches in class, unhooking from and monitoring video gaming, social media pressures and exposure too young. This screening and discussion are intended for parents and caregivers to learn about existing research around these topics and potential solutions to these and other challenges to address and support mental well-being in the digital age. South Bay parents and caregivers are welcome to attend any event date. Free childcare is offered by Adventure Plex staff. Find more information on the registration form. More showings will occur during the 2024-25 school year.



**Tuesday, October 29, 2024, 5:30 – 7 p.m.**  
**Robinson Elementary School**  
**80 Morningside Dr., Manhattan Beach**

**Tuesday, February 4, 2025, 5:30-7 p.m.**  
**Lincoln Elementary School**  
**2223 Plant Ave., Redondo Beach**

**Monday, February 10, 2025, 5:30-7 p.m.**  
**Beryl Heights Elementary School**  
**920 Beryl St., Redondo Beach**

**Monday, March 3, 2025, 5:30-7 p.m.**

Jefferson Elementary School  
600 Harkness Ln., Redondo Beach

[Register Here](#)

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### Social Hour with BCHD Care Manager Charlotte Barnett

If you have a question regarding community resources, want to learn more about Beach Cities Health District or share and learn ways to keep busy, please join us! These meetings are for all, a place to connect and feel heard.



**First & Third Tuesdays of the Month, Virtual  
(November 5 & 19)  
10 – 11 a.m.**

**Zoom link: <https://bchd-org.zoom.us/j/87651635014>**

**2nd Mondays, In person  
(November 11)  
2 – 3 p.m.**

**Manhattan Beach Joslyn Center, Sunset Room  
1601 N. Valley Dr., Manhattan Beach, CA 90266**

[Learn More](#)

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### Virtual Mindfulness Drop-In

Take 30 minutes to downshift and practice mindfulness techniques. The guided session will be led by a trained Beach Cities Health District instructor.



**First Wednesday of the Month  
(November 6)  
4 – 4:30 p.m.**

[Register Now](#)

---

### Virtual Happiness Chat

This is a casual discussion group with light-hearted activities to spark conversation. Share ideas, tips, resources, jokes, quotes – anything that supports our happiness!

**Second Tuesday of the Month  
(November 12)  
12:30 – 1 p.m.**



**Register Now**

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### **Virtual Families Connected Parent Chat**

The Families Connected Parent Chat is a free monthly support group open to all South Bay parents and caregivers. Provided in partnership between BCHD, South Bay Families Connected and Thelma McMillen Center, the Parent Chat offers its participants a confidential and supportive space to share their parenting challenges and successes. Please note that the Parent Chat is not a therapeutic program, but rather a peer-to-peer support group with educational guidance from a mental health professional



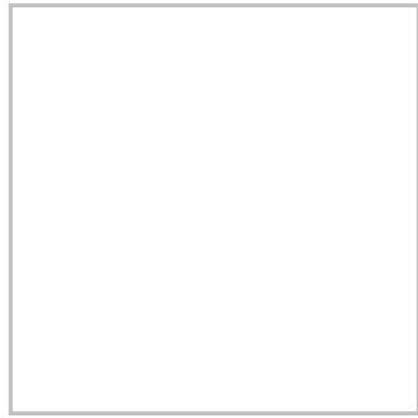
**Second Tuesday of the Month  
(November 12)  
10 - 11 a.m.  
Zoom: <https://us06web.zoom.us/j/87374623578>**

**Register Now**

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### **Dementia Caregiver Support Groups**

Caring for a loved one with a dementia diagnosis can be overwhelming and stressful. Our support groups offer a safe space to address the challenges that come with caring for someone, find support amongst peers who share similar experiences and openly express your feelings around being a caregiver.



**REDONDO BEACH** - Please join us on the third Monday of the month (**November 18**) at 2 p.m. in the café at 514 N. Prospect Ave, Redondo Beach, 90277. Facilitated by Beach Cities Health District's Care Managers Joy Schmidt, LCSW and Rudy Diaz, ASW. In partnership with the Alzheimer's Association.

**MANHATTAN BEACH** - please join us on the second and fourth Tuesdays (**November 12 & 26**) at 1:30 p.m. at the Joslyn Community Center, 1601 N. Valley Dr., Manhattan Beach, CA 90266. Facilitated by Beach Cities Health District's Care Manager, Charlotte Barnett, MSW. In partnership with the Alzheimer's Association and Manhattan Beach Older Adults Program.

[Learn More](#)

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### Hybrid Board of Directors Meeting

Residents are encouraged to attend BCHD Board Meetings either via Zoom or at 514 N. Prospect Avenue. Details about the meeting and agenda can be found online. Residents are encouraged to attend board meetings and may also contact board members directly with questions or comments.



**Wednesday, November 20**  
**6:30 p.m.**  
**Beach Cities Health District**  
**514 N. Prospect Ave.**  
**Redondo Beach, CA**  
**Lower Level, Beach Cities Room**

[Learn More](#)

Find health-related resources and information for adults and families within the South Bay and Greater Los Angeles area.

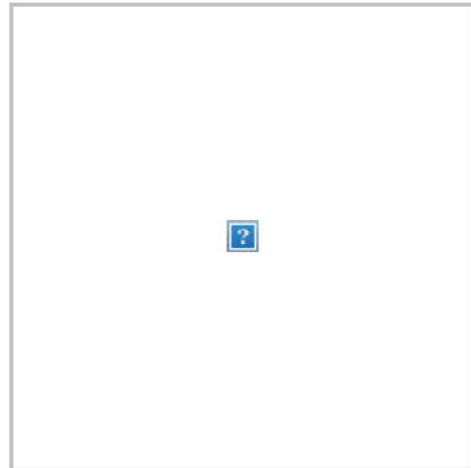
## Find Local Health Resources Near You

For additional assistance, contact Beach Cities Health District's Assistance, Information and Referral Line, (310) 374-3426 and press option 1.

### AdventurePlex

*Where kids and families play their way to good health*

- **NEW!** [Flex Kids Club Membership](#)
- Drop-in play
- Birthday parties
- Supervised weekend play so parents can have a night out
- Special events
- ToddlerTown play area
- 5-level play structure
- Programs for ages 0-12



**AdventurePlex**  
1701 Marine Ave.  
Manhattan Beach, CA 90266  
(310) 546-7708

[Learn More](#)

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### allcove Beach Cities

*allcove is a place for young people (ages 12-25) to take a moment of pause and access a range of services that include:*

- Mental health
- Physical health
- Substance use
- Peer support
- Family support
- Supported education and employment



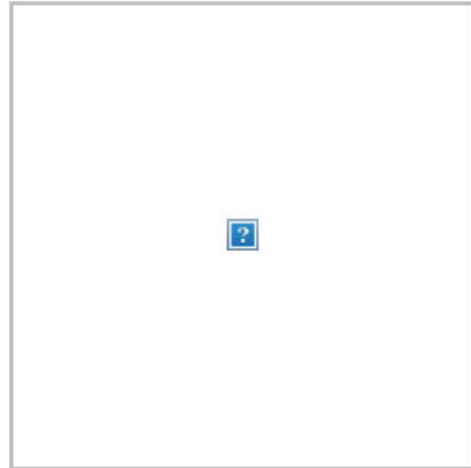
[Learn More](#)

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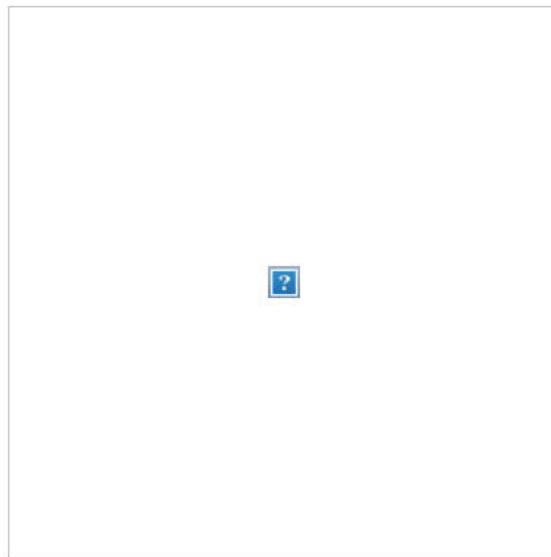
### Center for Health & Fitness

*Our comprehensive fitness center in Redondo Beach is one of two fitness facilities in California certified by the Medical Fitness Association!*

- Cycling, Zumba, yoga, Pilates, strength & other exercise classes
- Online exercise classes
- Classes for older adults
- Programs for chronic conditions
- Access to trainers
- Massage
- Nutrition consultation
- Access to state-of-the-art gym equipment



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Constant Contact





**From:** [Support Far50](#)  
**To:** [CityClerk](#)  
**Subject:** Public Comment L1 from M Nava  
**Date:** Tuesday, October 29, 2024 5:48:36 PM

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

See below

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

**From:** M. Nava [REDACTED]  
**Date:** Tue, Oct 29, 2024 at 5:13 PM  
**Subject:** OPPOSE FAR 1.25 FOR PUBLIC INSTITUTIONS LAND USE; SUPPORT FAR 0.5 FOR P/I; SUPPORT FAR 1.25 FOR CITY PUBLIC SAFETY (PD/FD) LAND USE AS NEEDED  
**To:** [stopbchd@gmail.com](mailto:stopbchd@gmail.com) <[StopBCHD@gmail.com](mailto:StopBCHD@gmail.com)>, [yestofar50@gmail.com](mailto:yestofar50@gmail.com) <[yestofar50@gmail.com](mailto:yestofar50@gmail.com)>

To: Redondo Beach Mayor, City Council, City Attorney, Planning Director

From: StopBCHD.com Supporters

**SUBJECT: OPPOSE FAR 1.25 FOR PUBLIC INSTITUTIONS LAND USE; SUPPORT FAR 0.5 FOR P/I; SUPPORT FAR 1.25 FOR CITY PUBLIC SAFETY (PD/FD) LAND USE AS NEEDED**

BCHD continues to send out emails trying to whip its base into a frenzy with claims of a shut down. In truth, BCHD's spending on services for non-residents is more likely causing its financial difficulties.

Those BCHD emails support a FAR 1.25 increase uniformly for all P/I land uses. That increase will add millions of square feet of development potential to our already crowded city. We oppose FAR 1.25 and support the Planning Commission's FAR 0.5 proposal.

According to the Redondo Beach Planning Commission Design Review Code, the intent of the City Policy is to:

**Purpose.** Planning Commission Design Review "is established to ensure compatibility, originality, variety, and innovation in the architecture, design, landscaping, and site planning of developments in the community. The provisions of this section will serve to protect property values, prevent the blight and deterioration of neighborhoods, promote sound land use, encourage design excellence, and protect the overall health, safety, and welfare of the City.

### **PROTECT PROPERTY VALUES**

It is common for property values around large developments to fall. The existing FAR 0.77 BCHD site has deteriorated local property values within one-half mile by over \$170M. An increase to FAR 1.25, especially with BCHD's proposed high-rise, edge-of-the-site construction will further

deteriorate property values. See references at: <https://www.stopbchd.com/post/redondo-beach-property-value-impacts-within-1-2-mile-of-bchd-104-7m-loss> and <https://www.stopbchd.com/post/torrance-property-value-impacts-within-1-2-mile-of-bchd-73-8m-loss> and <https://www.stopbchd.com/post/the-loss-of-neighborhood-value-adjacent-to-new-medical-commercial-development>

### **PROTECT HEALTH AND SAFETY FOR THE CITY**

BCHD's proposed development project is a FAR 1.95, 800,000 square foot, 100+ foot tall commercial rental development for non-resident use. The 300,000 square foot private assisted living (RCFE) is for 80% non-resident use according to BCHD's own MDS study. The allcove building is for 91% non-resident use by all LA County SPA8, and that use comes with no long-term 30-year funding to match the required BCHD-funded operation. The PACE facility is 95% non-resident use according to the National PACE Association's data. The 5% to 10% Redondo Beach resident use will not offset the HEALTH AND SAFETY damages to residents. See references at:

<https://www.stopbchd.com/post/step-by-step-95-of-bchd-s-hlc-pace-enrollees-will-be-non-residents> and <https://www.stopbchd.com/post/step-by-step-bchd-s-91-3-non-resident-spa8-allcove-service-area> and <https://www.stopbchd.com/post/step-by-step-bchd-s-80-6-non-resident-assisted-living-plan>

### **BCHD MAY NOT BE PROVIDING ANY NET HEALTH BENEFITS TO THE DISTRICT**

BCHD's GALLUP consultants (paid \$400,000 in taxpayer funds) were unable to state if BCHD provided any health benefits. In its public relations release, Gallup could only say that it was "The good health exhibited by many adults in the Beach Cities area is likely in part the result of efforts of the Beach Cities Health District." **LIKELY, IN PART is not a ringing endorsement from a large national consultant paid \$400K by BCHD.** According to other statistical analysis, BCHD provides no net health benefits beyond those enjoyed by other Californians and SPA8 residents based on California Policy and local income levels. See reference at: <https://www.stopbchd.com/post/bchd-has-no-impact-on-health-outcomes-using-spa8-wide-health-data-from-lacdph> and <https://www.stopbchd.com/post/bchds-allcove-a-6-3m-grant-with-a-172m-cost>

**Please protect property values and local health by limiting Public Institutional land use to FAR 0.5 and REJECTING FAR 1.25 with its millions of square feet of over development potential.**

Thank you.

Marcio Pinto

**We the undersigned SUPPORT FAR 0.5 and OPPOSE FAR 1.25 FOR PUBLIC INSTITUTIONAL LAND USE:**

**From:** [Stop BCHD](#)  
**To:** [CityClerk](#)  
**Subject:** Public Comment L1 OPPOSING HIGH DEVELOPMENT ON PUBLIC LANDS  
**Date:** Tuesday, October 29, 2024 3:24:33 PM

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

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

**From:** Darryl Boyd [REDACTED]  
**Date:** Tue, Oct 29, 2024 at 1:58 PM  
**Subject:** Re: PLEASE REPLY ALL TO SIGN OUR LETTER OPPOSING HIGH DEVELOPMENT ON PUBLIC LANDS  
**To:** Stop BCHD <[stop.bchd@gmail.com](mailto:stop.bchd@gmail.com)>  
**Cc:** Support FAR 0.50 <[YesToFAR50@gmail.com](mailto:YesToFAR50@gmail.com)>

Darryl Boyd

To: Redondo Beach Mayor, City Council, City Attorney, Planning Director

From: StopBCHD.com Supporters

**SUBJECT: OPPOSE FAR 1.25 FOR PUBLIC INSTITUTIONS LAND USE; SUPPORT FAR 0.5 FOR P/I; SUPPORT FAR 1.25 FOR CITY PUBLIC SAFETY (PD/FD) LAND USE AS NEEDED**

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BCHD's proposed development project is a FAR 1.95, 800,000 square foot, 100+ foot tall commercial rental development for non-resident use. The 300,000 square foot private assisted living (RCFE) is for 80% non-resident use according to BCHD's own MDS study. The allcove building is for 91% non-resident use by all LA County SPA8, and that use and comes with no long-term 30-year funding to match the required BCHD-funded operation. The PACE facility is 95% non-resident use according to the National PACE Association's data. The 5% to 10% Redondo Beach resident use will not offset the HEALTH AND SAFETY damages to residents. See references at: <https://www.stopbchd.com/post/step-by-step-95-of-bchd-s-hlc-pace-enrollees-will-be-non-residents> and <https://www.stopbchd.com/post/step-by-step-bchd-s-91-3-non-resident-spa8-allcove-service-area> and <https://www.stopbchd.com/post/step-by-step-bchd-s-80-6-non-resident-assisted-living-plan>

**BCHD MAY NOT BE PROVIDING ANY NET HEALTH BENEFITS TO THE DISTRICT**

BCHD's GALLUP consultants (paid \$400,000 in taxpayer funds) were unable to state if BCHD provided any health benefits. In its public relations release, Gallup could only say that it was "The good health exhibited by many adults in the Beach Cities area is likely in part the result of efforts of the Beach Cities Health District." **LIKELY, IN PART is not a ringing endorsement from a large national consultant paid \$400K by BCHD.** According to other statistical analysis, BCHD provides no net health benefits beyond those enjoyed by other Californians and SPA8 residents based on California Policy and local income levels. See reference at: <https://www.stopbchd.com/post/bchd-has-no-impact-on-health-outcomes-using-spa8-wide-health-data-from-lacdph> and <https://www.stopbchd.com/post/bchds-allcove-a-6-3m-grant-with-a-172m-cost>

**Please protect property values and local health by limiting Public Institutional land use to FAR 0.5 and REJECTING FAR 1.25 with its millions of square feet of over development potential.**

Thank you.

**We the undersigned SUPPORT FAR 0.5 and OPPOSE FAR 1.25 FOR PUBLIC INSTITUTIONAL LAND USE:**

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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.

**From:** [luv2wcsdance](#)  
**To:** [CityClerk](#); [Scott Behrendt](#); [Todd Loewenstein](#); [Zein Obagi](#); [Paige Kaluderovic](#); [Nils Nehrenheim](#); [Marc Wiener](#); [Sean Scully](#)  
**Cc:** [luv2wcsdance](#)  
**Subject:** Public Comment to L1 - Keep FAR at recommended 0.5 to 0.75 for P/I land  
**Date:** Tuesday, October 29, 2024 4:26:32 PM

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I support the Planning Commission's recommendation for 0.5 FAR for P/I land use in order to be compatible with surrounding residential and light commercial land uses. An increase to 1.25 FAR for BCHD and all P/I land use would be highly damaging to the character of the City and quality of life of residents.

Suzanne McCune  
District 1

**From:** [Tim Ozenne](#)  
**To:** [CityClerk](#); [Scott Behrendt](#); [Todd Loewenstein](#); [Zein Obagi](#); [Paige Kaluderovic](#); [Nils Nehrenheim](#); [Marc Wiener](#); [Sean Scully](#)  
**Subject:** Public Land and FAR Limits  
**Date:** Tuesday, November 5, 2024 7:05:24 AM

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To: RB City Council and Planners:

My wife and I own a home just east of the BCHD land development project in Redondo. From our windows, we can clearly see how the existing buildings dominate the hilltop. Since BCHD has deliberately withheld updated plans from the public, we can't be sure how bad the new development might be, but it is clear it will be intrusive--more intrusive than the existing buildings.

Accordingly, we SUPPORT keeping the FAR for Public Institutional (P/I) land at 0.75 as stated in the updated General Plan, or at 0.50 as the Planning Commission recommended. Public land use should be compatible with surrounding residential areas. An increase to 1.25 FAR for BCHD or ALL P/I land use would be highly damaging to the character and quality of life of residents in the City.

In particular, we must conclude that the development plan, though it might bring more money into BCHD, will violate the RB building code, especially this quote from the City Zoning ordinance:

The broad purposes of the Zoning Ordinance are to protect and promote the public health, safety, and general welfare, and to implement the policies and the land use plan map of the City of Redondo Beach General Plan, ...

- (a) Achieve progressively the arrangement of land uses described in the General Plan;
- (b) Maintain a high level of quality and character in the City's residential neighborhoods;
- (c) Ensure *compatibility* between land uses;
- (d) Promote the economic stability of existing land uses that are

consistent with the General Plan; ...

Accordingly, we disapprove of any accommodation for BCHD to increase its profits through destruction of the neighborhood.

Thank you,  
Tim Ozenne, Ph.D.  
Resident since 1978



**From:** [REDACTED]  
**To:** [CityClerk](#)  
**Cc:** [James Light](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Paige Kaluderovic](#); [Zein Obagi](#); [Scott Behrendt](#)  
**Subject:** Support for BCHD  
**Date:** Monday, November 4, 2024 11:12:27 PM

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To the Mayor, City Council Members and any other decision-making entities for the City of Redondo Beach:

I support keeping public institutional land uses the same for BCHD and the City with a 1.25 FAR in the General Plan update.

The value and importance of the BCHD facilities cannot be overstated. It is a vital and integral part of the health and wellbeing of the community.

Sincerely,

Pam Seide

**From:** [Frank Groark](#)  
**To:** [CityClerk](#); [James Light](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Paige Kaluderovic](#); [Zein Obagi](#); [Scott Behrendt](#)  
**Subject:** Support of 0.75 maximum floor ratio for BCHD  
**Date:** Monday, November 4, 2024 6:04:56 PM

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

Dear Redondo Beach Mayor and City Council,

I do not support the requested increase of the BCHD floor area ratio to 1.25. This size development is not consistent with the surrounding residential neighborhoods. The excessive development is exacerbated by the property being located on the top of a large hill that will dominate the skyline and put the community in the shadow of BCHD. BCHD is a business and is simply trying maximize their business capability by building this excessive health complex on Redondo Beach public property. This is another case of excessive business desires trying to over develop Redondo Beach.

Please hold firm on the 0.75 floor area ratio for BCHD.

Best Regards,  
Frank Groark

[REDACTED]

**From:** [Frank Groark](#)  
**To:** [CityClerk](#); [James Light](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Paige Kaluderovic](#); [Zein Obagi](#); [Scott Behrendt](#)  
**Subject:** Support of 0.75 maximum floor ratio for BCHD  
**Date:** Monday, November 4, 2024 6:04:56 PM

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

Dear Redondo Beach Mayor and City Council,

I do not support the requested increase of the BCHD floor area ratio to 1.25. This size development is not consistent with the surrounding residential neighborhoods. The excessive development is exacerbated by the property being located on the top of a large hill that will dominate the skyline and put the community in the shadow of BCHD. BCHD is a business and is simply trying maximize their business capability by building this excessive health complex on Redondo Beach public property. This is another case of excessive business desires trying to over develop Redondo Beach.

Please hold firm on the 0.75 floor area ratio for BCHD.

Best Regards,  
Frank Groark

[REDACTED]

**From:** [Chetan Chatterji](#)  
**To:** [CityClerk](#)  
**Subject:** Support of FAR  
**Date:** Tuesday, October 29, 2024 3:46:54 PM

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As a youth advisor at one of BCHDs wonderful centers, allcove, I have witnessed first hand the positive impact that BCHD on our community. This organization has repeatedly demonstrated its commitment to helping our community. At allcove alone I have seen many members of our community happy to have BCHD in their lives.

**From:** [Judith B Ward](#)  
**To:** [CityClerk](#)  
**Subject:** Certify EIR & Support BCHD's FAR 1.25  
**Date:** Tuesday, November 5, 2024 1:56:10 PM

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To all members of the CityCouncil,

I am a senior who depends upon the excellent services provided by the BCHD and am impressed with their service to all age groups. BCHD facilities are in need of updating and their plans require the same FAR as afforded other institutions in the Beach Cities, which is a FAR of 1.25. The proposed FAR is too restrictive and would not allow their thoughtful and publicly responsive plan a new campus to proceed.

Please reinstate the 1.25 FAR.

Thank you,  
Judith Ward  
Redondo Beach  
Sent from my iPhone

**From:** [Sabrina Kerch](#)  
**To:** [CityClerk](#)  
**Cc:** [Scott Behrendt](#); [Todd Loewenstein](#); [Zein Obagi](#); [Paige Kaluderovic](#); [Nils Nehrenheim](#); [Marc Wiener](#); [Sean Scully](#)  
**Subject:** Public Comment to L2 - Keep FAR at 0.50 to 0.75 for P/I Zone  
**Date:** Tuesday, November 5, 2024 12:34:08 PM

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Dear City Council:

There is a reason why we have a reduced-scale VONS at the corner of Prospect and Beryl, and not a gigantic COSTCO with its huge parking lot. That is because this is a neighborhood — not a commercial area. COSTCO is located on the corner of large thoroughfare Rosecrans, and basically the 405 freeway, near car dealerships and the Metro Rail station. The BCHD property is in a residential area with homes, schools and parks. Please retain the appropriate scale for anything and everything in this neighborhood, now and in the future.

I SUPPORT keeping the FAR for Public Institutional (P/I) land at 0.75 as stated in the updated General Plan, or at 0.50 as the Planning Commission recommended. Public land use should be compatible with surrounding residential areas. An increase to 1.25 FAR for BCHD or ALL P/I land use would be highly damaging to the character and quality of life of residents in the City.

Thank you!  
Sabrina Kerch

**From:** [Sara Martin](#)  
**To:** [CityClerk](#); [Nils Nehrenheim](#)  
**Subject:** Public Comment to L2 - Keep FAR at 0.50 to 0.75 for P/I Zone  
**Date:** Tuesday, November 5, 2024 1:17:06 PM

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**Comment:**

“ I SUPPORT keeping the FAR for Public Institutional (P/I) land at 0.75 as stated in the updated General Plan, or at 0.50 as the Planning Commission recommended. Public land use should be compatible with surrounding residential areas. An increase to 1.25 FAR for BCHD or ALL P/I land use would be highly damaging to the character and quality of life of residents in the City. “

Sara Martin

**From:** [Alexander Starr](#)  
**To:** [CityClerk](#)  
**Subject:** Public Comment to L2 - Keep FAR at 0.50 to 0.75 for P/I Zone  
**Date:** Tuesday, November 5, 2024 1:41:14 PM

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I SUPPORT keeping the FAR for Public Institutional (P/I) land at 0.75 as stated in the updated General Plan, or at 0.50 as the Planning Commission recommended. Public land use should be compatible with surrounding residential areas. An increase to 1.25 FAR for BCHD or ALL P/I land use would be highly damaging to the character and quality of life of residents in the City

Alexander Starr  
[REDACTED]  
Redondo Beach, CA 90278



**From:** [R Crisa](#)  
**To:** [CityClerk](#)  
**Subject:** Public Comment on Item L2 - Keep FAR at 0.50 to 0.75 for P/I Zone  
**Date:** Tuesday, November 5, 2024 2:35:46 PM

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I SUPPORT keeping the FAR for Public Institutional (P/I) land at 0.75 as stated in the updated General Plan, or at 0.50 as the Planning Commission recommended. Public land use should be compatible with surrounding residential areas. An increase to 1.25 FAR for BCHD or ALL P/I land use would be highly damaging to the character and quality of life of residents in the City.

Sincerely,

Josephine Hrzina and Richard Crisa

Sent from my iPhone

**From:** [LINDA Zelik](#)  
**To:** [CityClerk](#); [Scott Behrendt](#); [Todd Loewenstein](#); [Zein Obagi](#); [Paige Kaluderovic](#); [Nils Nehrenheim](#); [Marc Wiener](#); [Sean Scully](#)  
**Subject:** Tonight's Council Meeting - BCHD's EIR & FAR  
**Date:** Tuesday, November 5, 2024 2:55:22 PM

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Dear Council members:

Please do the right thing when it comes to voting on the EIR and FAR.

1. The residents are vehemently opposed to BCHD Board's plan to allow a private developer to use Beach City's property for profit. It would not only destroy our neighborhoods but also put school children and the elderly at grave physical risk. The contaminants in the air, noise, traffic congestion, safety of bikers, walkers, etc. are all reasons to deny it.
2. Tom Backely has been misinforming the public saying that the EIR had been approved.
3. Increasing the FAR would be a very bad trend for all of the South Bay building in the future and destroy the look and feel of Redondo Beach.
4. PLEASE DO NOT LET BCHD board bully you into voting their way on these issues!!

Respectfully, Joe and Linda Zelik