

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 SEPTEMBER 16, 2025

J.1 PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

- **PUBLIC COMMUNICATION**

From: [Mark Nelson \(Home Gmail\)](#)
To: [CityClerk](#); [Joy Ford](#); mike.witzanzky@redondo.org
Subject: Need to recuse CM Kaluderoich from BCHD Votes
Date: Friday, September 12, 2025 7:12:35 PM

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Now that she's holding meetings at BCHD where funds are exchanged between agencies, that clearly seems like a conflict of interest.

Councilmember Kaluderoich announced her District 3 Community Meeting would be held on Friday, September 19th at 6:00 p.m. on the Beach Cities Health Campus in their meeting room; announced Swim the Avenues is that Saturday and Dine-Around-Artesia is on the 10th; stated she would be going to the Executive Committee for Regional Homeless Alignment Meeting on Friday.

From: [Mark Nelson \(Home Gmail\)](#)
To: [CityClerk](#); cityclerk@manhattanbeach.gov; cityclerk@hermosabeach.gov; executiveoffice@bos.lacounty.gov; [Kevin Cody](#); [James Light](#); [Chadwick B. Castle](#); [Brad Waller](#); [Zein Obagi](#); [Scott Behrendt](#); [Joy Ford](#)
Subject: Public Comment - BCHD's 91% NON-RESIDENT SERVICE AREA ALLCOVE IS A \$100M+ LIABILITY TO ONLY DISTRICT TAXPAYERS
Date: Monday, September 15, 2025 12:32:50 PM

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Public Comment - Mayors and Councils

BCHD ALLCOVE IS A RISKY \$100M+ SCHEME

FACTS:

ALLCOVE service area is 91% non-residents of the District

ALLCOVE current use is about 50% resident, subject to change

BCHD states the ALLCOVE building cost to be in excess of \$13M

BCHD has raised a de minimis amount of funding for ALLCOVE's building beyond the large grant

BCHD and NOT the 91% non-residents will have a 30-year OBLIGATION for the building operation

BCHD and NOT the 91% non-residents will have a 30-year OBLIGATION for the PROGRAM operation

BCHD has NOT estimated the 30-year obligation

StopBCHD has estimated the 30-year obligation and it is \$100M to \$120M for direct operations

BCHD plans to legally commit the TAXPAYERS OF THE DISTRICT to over \$100M in expenses with ALLCOVE for 91% NON-RESIDENTS.

THAT IS NOT A PRUDENT ACTION.

From: [Mark Nelson \(Home Gmail\)](#)
To: [PRR; rmiller@hooperlundy.com](#); [Robert W. Lundy](#); [Communications](#); [CityClerk](#); [cityclerk@manhattanbeach.gov](#); [cityclerk@hermosabeach.gov](#)
Subject: Public Comment - Councils of HB/RB/MB and BCHD.
Date: Friday, September 12, 2025 7:46:42 PM
Attachments: [image.png](#)

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It seems obvious that BCHD is hiding its intent with regard to the resident-taxpayers of the District. If BCHD accepts the \$6.3M, it is OBLIGATED for 30-year operation of allcove for SPA8. The current mix is resident-taxpayers 50% and non-residents 50%. BCHD would be committing to ONLY RESIDENT-TAXPAYERS being obligated to any CAPEX above the \$6.3M and further, ONLY RESIDENT-TAXPAYERS being committed to up to 100% of allcove operating funding for non-residents for 30-years.

This is clearly so substantial a burden to RESIDENT-TAXPAYERS, at \$100M or more in nominal costs across 30 years, that BCHD must go to voters for this decision. Although voters REJECTED funding for the ALLCOVE building when they rejected Measure BC, so the WILL of the voters has been tested, polled, and known. BCHD should reject this risky ALLCOVE scheme unless full operational and CAPEX funding is committed by the end of Q3 2025.

On Sun, Sep 7, 2025 at 9:55 PM Mark Nelson (Home Gmail) <[REDACTED]> wrote:

REQ#1 Provide documents demonstrating any request by BCHD or correspondence by (or on behalf) of the BHCIP that extended the default dates in the approximately \$6M grant.

See: the language below that required funds to be obligated by 6/30/24 and expended by 12/31/26.

REQ#2 If BCHD alleges it is in compliance with this excerpt, provide documents demonstrating the "obligation of funds" and the "expenditure schedule for Dec 31 2026"

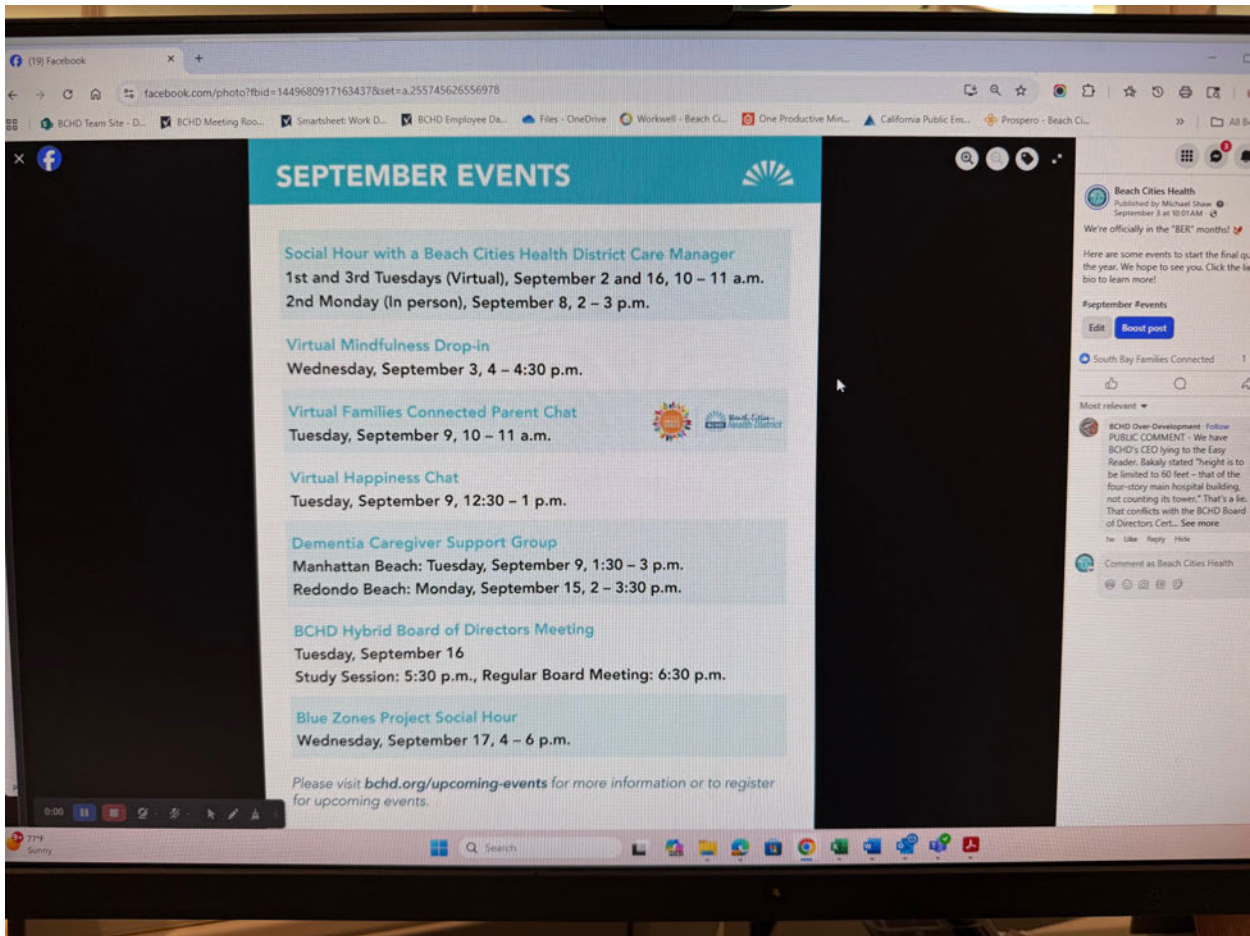
which AHP may approve, provided that the Sponsor has made a showing of good cause for such an extension and provided acceptable assurances for timely completion of the remaining Performance Milestones as determined by AHP. Any extension granted by AHP shall not be effective unless granted in writing, and such writing shall be considered an amendment to this Agreement and incorporated herein. In all events all Program Funds must be obligated by June 30, 2024, and expended by December 31, 2026.

FAILURE TO SATISFY ANY ONE OF THE CERTIFICATIONS AND/OR PERFORMANCE MILESTONES (UNLESS SUCH PERFORMANCE MILESTONE IS EXTENDED) SHALL CONSTITUTE A BREACH OF THIS AGREEMENT AND ENTITLE AHP TO MANDATE THE SPONSOR TO RETURN TO THE STATE OF CALIFORNIA ANY PROGRAM FUNDS DISBURSED; IN ANY SUCH INSTANCE, AHP MAY, WITH DHCS APPROVAL, ALSO CANCEL THIS AGREEMENT WITHOUT OWING ANY DAMAGES OR OTHER PAYMENT TO THE SPONSOR.

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: [redacted]
Date: Friday, September 15, 2023 10:00 AM

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Fyi - This photo shows that not only was BCHD posting about the new date for its September 2025 Board Meeting on social media on September 3 (13 days ahead of the meeting), there is a comment from "BCHD Over-Development" (which is connected to Mr. Nelson) accompanying the post.



Please let me know if you have any questions regarding this matter.

Thank you,
Dan Smith
Director of Communications
Beach Cities Health District

From: Mark Nelson (Home Gmail) <mnelson1@gmail.com>

Sent: Friday, September 12, 2025 4:20 PM

To: FFI off@bchd.org; Communications <Communications@bchd.org>; Eleanor Mariano <ehymark@redondo.org>; Kevin Cady <kcady@easyreadnews.com>

Subject: CPRA (BCHD) and Public Comment (BCHD City of Redondo Beach Council) - Agenda for Board Study Session

EXTERNAL EMAIL - CAUTION

BCHD Board is concealing its actions from the public. The public deserves adequate advance provision of the agenda for monthly meetings. This is unlike the City that has weekly meetings. BCHD can only manage 10 meetings annually with vacation in the summer and holiday seasons.

Upcoming Regular Board of Directors Meeting

Tuesday, September 16, 2025
6:30 p.m.

In Person:

Beach Cities Health District
Beach Cities Room - Lower Level
514 N. Prospect Ave. Redondo Beach, CA 90277

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From: [Holly Osborne](#)
To: [CityClerk](#)
Subject: Non Agenda (Redondo, city council meeting, Sept 16)
Date: Tuesday, September 16, 2025 10:35:59 AM

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Good evening, Mr. Mayor and City Council and Staff:

Holly Osborne, District 5.

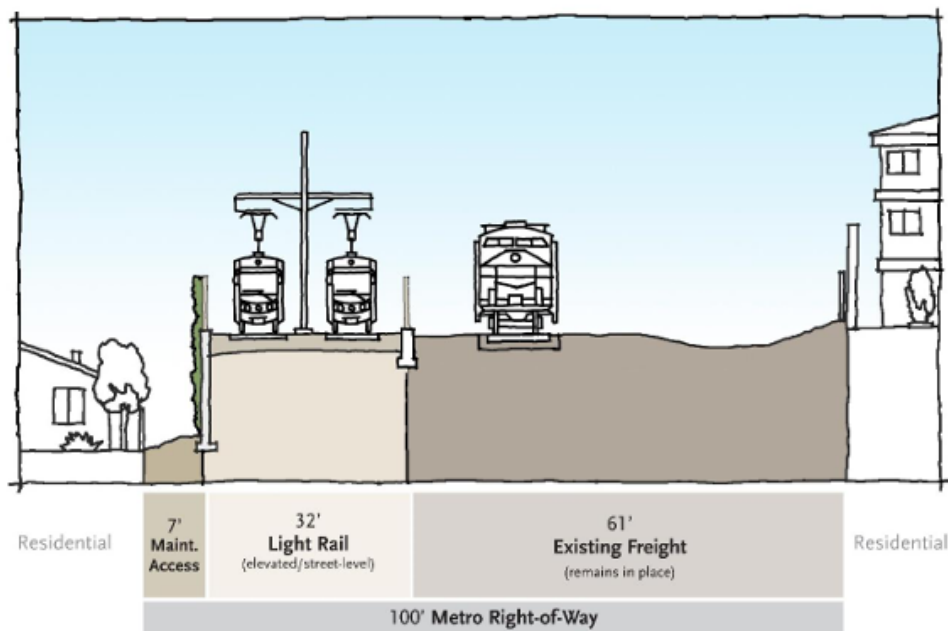
I wish to present these charts to bring some of you up to speed on some of the issues with Metro on the ROW, because we have new people on the council. Some of these I presented two years ago, but obviously not the first one! It is straight from the FEIR (an update from a DEIR chart.)

These concern the ROW segment between Artesia and Grant;

Comment: First diagram is **from the FEIR**; it shows how close the back yards are to the trains, in the Redondo section, Artesia to Grant. (The diagram says 7 ft from the property to the "LRT train structure"). **That is close.**

(Breakwater village is on the right (west); the houses at the bottom of the embankment are on the east.)

Figure 2.3-8. Locally Preferred Alternative – Looking South between Artesia Boulevard and Grant Avenue



Source: Cityworks Design, 2025

Dimensions are preliminary and subject to refinement in future phases of design.
Corresponds with Cross-Section J in Appendix B.

Second diagram, below, is my "cartoon map" of the Artesia to Grant stretch. I just want to emphasize, that for the "Hybrid ROW", the train goes straight across. It does NOT swerve close to the condos, the way the "plain vanilla" ROW option did.

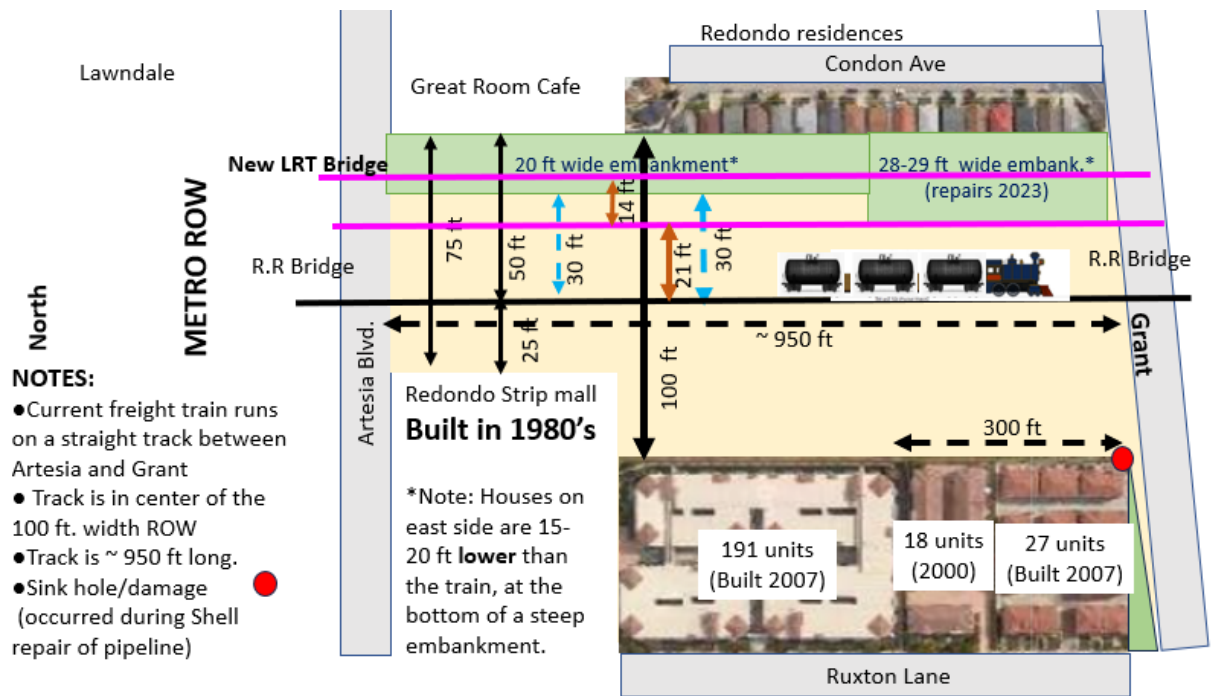


Fig. 2 Redondo layout showing the embankment, straight path of freight train. with LRT tracks ("hybrid")

Third diagram, below, shows the map done by retired engineer Wm. Hall from Redondo. He mapped the distances from the track centerline to the property boundary. (This was done quite a while ago with diagram from DEIR. See note below*.)

Google Maps – Condon Avenue – 1933 – 1917 (Hybrid / Trench Option)



This engineer measured **distances of 13-15 ft from LRT center track** to the residential property line. (Notice he included the cross-over positions of the LRT tracks in the above diagram; I did not because I cannot draw good curved lines in power point !)

*Note: The DEIR map shows a Redondo ROW width here of 101 ft. The FEIR map shows a ROW width of 100 ft. Recall that Metro re-surveyed everything. Their DEIR maps in the Appendix also had the ROW widths in the narrow part of the

Lawndale ROW too wide (81 ft!) ; instead of 75 ft. That enabled them to "claim" more property as "theirs" without saying they were "taking" property.

Thank you.

PS There are also issues with the ROW near 182nd street; I do not specialize in that.