

# **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**

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

- **PUBLIC COMMUNICATION**

# FACT CHECK: BCHD email of Aug 1 2024

**Q: What percentage of Beach Cities Health District programs are targeted at residents of the Beach Cities?**

**FACT CHECK ANSWER: According to BCHD CPRA responses, only 2 BCHD programs require residency. All other programs are open to ANYONE. Further, 91% of allcove's SPA8 are non-resident target, while 33.5% of CHF's membership are non-residents (per BCHD CPRA response data analysis).**

Please see below (in red) for the District's response to your public records request received 5/24/24 that reads:

Provide documents demonstrating which BCHD programs and services require verification of District residency. If none, state none.

Please see links to webpages of the two programs/services that require verification of District Residency

Care Management: <https://www.bchd.org/home-services-care-management>

Blue Zones Project Restaurants: <https://www.bchd.org/restaurants>

A: 100%. Every program or service provided by BCHD is intended to serve the health and wellness of Beach Cities residents. From LiveWell Kids to the Blue Zones Project to Beach Cities Volunteer Day (next week – Aug. 7) to social workers for older adults and adults with disabilities to allcove Beach Cities to the Beach Cities Partnership for Youth Coalition to Naloxone training for young people to the Center for Health & Fitness, BCHD works to achieve its vision of "a healthy beach community" through all our offerings. Just as cities allow visitors to utilize the programs and services they offer and expend resources to do so (public safety, parking enforcement, community services, etc.) residents of surrounding communities can opt to join the Center for Health & Fitness, access services at allcove or attend a Free Fitness class.

**Q: When is the 514 N. Prospect Avenue building scheduled to be demolished, and why?**

**FACT CHECK ANSWER: Like all other 1960s buildings, the 514 building does not meet current code – NOR IS IT REQUIRED TO. BCHD has no reason to imminently demolish the building. The "best practice" is use for up to 25 years more (per BCHD consultant Youssef). "Some owners" would plan to demolish a building with similar seismic profile (per BCHD consultant ImageCat). BCHD has no obligation to demolish the building in the near term, and roughly 50% of the entire commercial building stock is pre-1970 (514 is 50% 1960 and 50% 1970 construction.)**

A: Current plans call for the old South Bay Hospital building to be demolished in early 2027. As for why, in Southern California, earthquakes are a fact of life -- we must be prepared. Seismic experts determined the

60-year-old hospital building on our campus has seismic and structural issues common with structures built in the 1950s and '60s. While a seismic upgrade is not required by law at this time because the building is not being operated as a hospital, the BCHD Governing Board opted to take a proactive approach to address these seismic issues and focus on the safety of the building's residents, employees, and visitors. The City of Redondo Beach's current General Plan speaks to this seismic hazard, specifying the "non-ductile concrete frame building" and this type of "sensitive" use should be either "upgraded, relocated or phased out." Information about seismic hazards is included in the Geology and Soils section of the Certified Final EIR for the Healthy Living Campus plan, and seismic studies of the 514 building are located here (scroll down to "Project Materials"). Based on Healthy Living Campus Project Pillars developed by the BCHD Board of Directors, six project objectives were established, including:

- Eliminate seismic safety hazards and other hazards of the former South Bay Hospital Building (514 N. Prospect Ave.)

**Q: Is BCHD "gifting" \$15 million to its development partner for the Healthy Living Campus? (as stated in an Easy Reader Letter to the Editor on Aug. 1, 2024)**

**FACT CHECK ANSWER: According to Cain Bros, the \$2M compensated investment bankers for BCHD, any real estate lease agreement would include the developer demolishing 514, the developer adding greenspace and the developer creating parking. BCHD intends to spend \$21M of the \$30M Measure BC to step-in to the Developer's obligation. As such, \$21M is an in-kind payment to the Developer.**

A: No. The original arrangement with WRC PMB Redondo Beach, the developer/operator selected for the Healthy Living Campus, called for the developer to cover all costs associated with Phase 1 of the Campus project. Changing market conditions and a rise in interest rates have impacted this arrangement, while a grant for the construction of a permanent home for the allcove Beach Cities youth center has also led to changes in the original plan (one thing the letter writer got correct was "prelim. and subject to change"). Now, with the BCHD Community Health & Wellness bond measure on the November 5, 2024 ballot, things could change further. Should the bond measure pass, the density of the building would be reduced, perhaps by 30%, lowering costs for the developer/operator and ultimately, BCHD and the taxpayers we serve. (more on that below)

**Q: How will the results of this potential bond measure affect the plans for the Healthy Living Campus?**

**FACT CHECK ANSWER: Since BCHD has no obligation to demolish 514, that action can be deferred. BCHD is creating a taxpayer loss of services by ELECTIVELY demolishing 514. Further, BCHD's \$9M allcove funds from Measure BC are unneeded. BCHD should use existing space, not build a building for allcove, and default on the BHCIP agreement. That will save the taxpayers of District a \$172M liability due to BCHD's requirement to service allcove for 30 years minimum for all of SPA8. In short, the failure to pass Measure BC will relieve District Taxpayers of a \$172M obligation.**

**<https://www.stopbchd.com/post/bchds-allcove-a-6-3m-grant-with-a-172m-cost>**

**A:** The election results of the proposed Health & Wellness bond measure would have significant impacts on the future of

the BCHD Campus and BCHD operations.

If a bond passes, the size of the Healthy Living Campus Project may be reduced. In fact, we may be able to reduce the

number of Residential Care for the Elderly (RCFE) units by as much as 30 percent. In addition, the building height could

be reduced from six stories to just four.

If the bond does not pass, and we are unable to move forward with the public-private partnership with our development

partner, the public open space we hope to create on the campus will be difficult to fund. In addition, BCHD would need

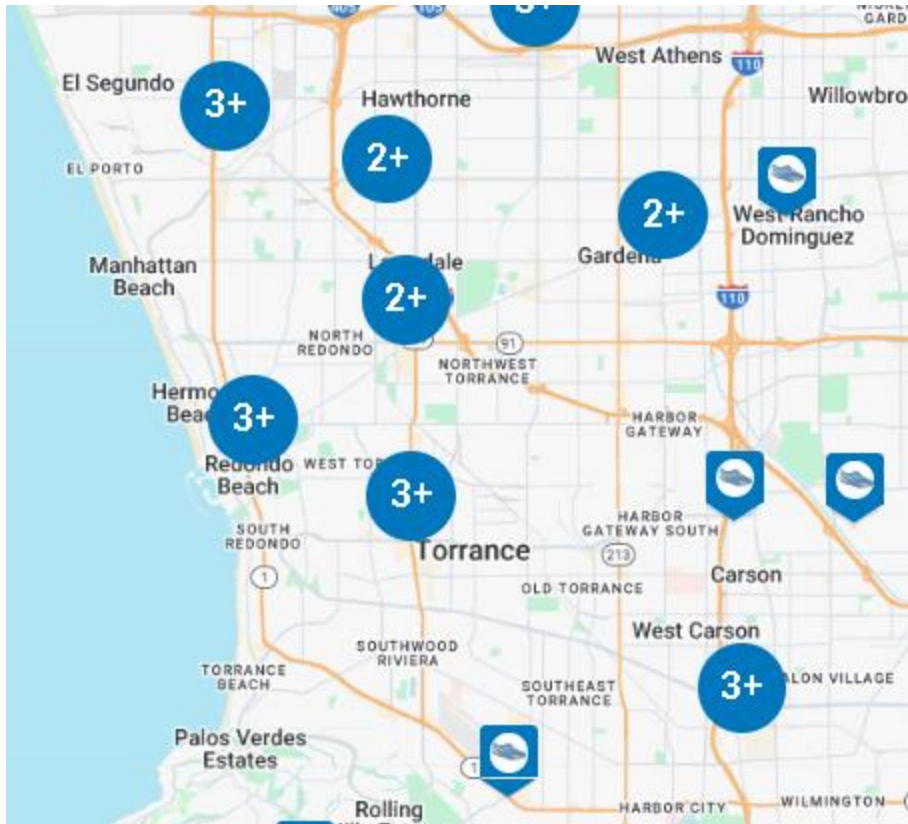
to fund the \$750,000 per year to demolish the 514 Building or opt to leave it unoccupied. We would also need to

consider additional cuts to BCHD programs and services or new funding options. These service-level impacts will have an

impact to residents.

**Q: Why is CHF critical to our community's efforts to help seniors maintain healthy lifestyles?**

**FACT CHECK ANSWER: BCHD is apparently incapable of accurate statements. There are many silver sneaker facilities in the South Bay, per silversneakers.com BCHD's CHF is subsidized by TAXPAYERS ONLY \$1.1M annually, despite substantial subsidized NON-RESIDENT USE. CHF is one of many facilities.**



FY24-25 Program Budget

June 7, 2024

| User Group  | Program                                   | FY24-25<br>Total Cost | FY23-24<br>Total Cost | COST<br>VARIANCE | FY24-25<br>Revenue | FY23-24<br>Revenue | REV<br>VARIANCE | FY24-25<br>NET COST | FY23-24<br>NET COST | NET VARIANCE  |
|---|---|-----------------------|-----------------------|------------------|--------------------|--------------------|-----------------|---------------------|---------------------|---------------|
| AdventurePlex   | Parties & PDO (633)                       | \$180,099             | \$222,926             | \$42,887         | \$157,356.00       | \$117,522.00       | \$39,834.00     | \$22,683.24         | \$105,404.24        | \$82,721.00   |
| AdventurePlex   | Outdoor Programs (622)                    | \$24,364              | \$37,533              | \$13,169         | \$4,760.00         | \$11,200.00        | \$6,440.00      | \$29,604.49         | \$26,332.06         | \$6,728.18    |
| AdventurePlex   | Camps (644)                               | \$83,185              | \$78,023              | \$5,162          | \$42,218.00        | \$36,930.00        | \$5,288.00      | \$29,948.82         | \$31,992.63         | (\$19,496.21) |
| AdventurePlex   | Membership & Drop-In Play (631)           | \$701,782             | \$581,844             | -\$107,938       | \$106,381.00       | \$95,822.50        | \$10,558.50     | \$595,401.05        | \$486,021.85        | \$107,379.59  |
| <b>Total District Taxpayer Subsidy for AdventurePlex 2024-25 (no residency requirement, unknown NON-RESIDENT use)</b>                 |   |                       |                       |                  |                    |                    |                 | <b>\$ 888.5</b>     | <b>(thousand\$)</b> |               |
| allcove Beach Cities  | allcove Beach Cities (YS-1)               | \$2,316,536           | \$1,707,023           | -\$609,513       | \$1,485,401.00     | \$730,600.00       | \$754,801.00    | \$831,134.77        | \$976,423.01        | \$145,288.24  |
| <b>Total District Taxpayer Subsidy for allcove (91% NON-RESIDENT SERVICE AREA) 2024-25</b>  |   |                       |                       |                  |                    |                    |                 | <b>\$ 831.1</b>     | <b>(thousand\$)</b> |               |
| Center for Health & Fitness   | Membership & Group Exercise Classes (613) | \$1,131,657           | \$1,078,378           | -\$53,279        | \$534,210.50       | \$483,850.00       | \$50,360.50     | \$597,446.22        | \$644,320.12        | \$46,873.89   |
| Center for Health & Fitness   | Classes (612)                             | \$238,500             | \$206,574             | -\$31,926        | \$169,130.00       | \$128,587.36       | \$40,542.64     | \$68,369.80         | \$77,987.01         | \$8,617.13    |
| Center for Health & Fitness   | Fee Based Services (615)                  | \$83,751              | \$66,300              | -\$17,451        | \$12,123.00        | \$88,306.13        | \$23,816.87     | (\$18,373.01)       | (\$22,066.47)       | \$6,305.54    |
| Center for Health & Fitness   | Yoga (614)                                | \$71,313              | \$65,914              | -\$5,399         | \$36,520.00        | \$36,200.49        | \$319.51        | \$34,791.43         | \$29,713.40         | (\$5,078.03)  |
| Center for Health & Fitness   | Personal Training (612)                   | \$89,877              | \$78,025              | -\$11,852        | \$447,490.00       | \$821,942.00       | -\$374,452.00   | \$446,896.98        | \$486,082.53        | (\$39,185.55) |
| <b>Total District Taxpayer Subsidy for Center for Health &amp; Fitness 2024-25 (no residency requirement, 33.5% NON-RESIDENT use)</b> |   |                       |                       |                  |                    |                    |                 | <b>\$ 1,119.6</b>   | <b>(thousand\$)</b> |               |

Aplex

allcove

CHF

A: CHF is one of the few fitness facilities in the South Bay that provide membership through Medicaid/Medicare (e.g., Silver Sneakers and Silver & Fit), helping fill this gap in health services. As of June 2024, there are 2,637 Silver members at CHF (79% of membership) and BCHD subsidizes these accounts while receiving a percentage from Medicaid/Medicare. CHF programming is overseen by a medical advisory committee consisting of local physicians, and our medically-based

programming is designed to help keep members living independently in their homes while helping to lower health costs by keeping them out of the hospital.

**From:** [Stop BCHD](#)  
**To:** [CityClerk](#)  
**Subject:** Public Comment - BCHD Legal Expenses  
**Date:** Tuesday, October 29, 2024 11:58:02 PM  
**Attachments:** [image.png](#)

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

BCHD has spent a disproportionate amount of expenses on legal fees for its development project.

**Budget Summary - Predevelopment Services**

| Code HLC PREDEVELOPMENT PHASE        | Updated Budget      | Actual Paid Cost To Date | Remaining Encumbered Contract Costs | Future Anticipated Costs | Projected Total Costs | Budget Variance |
|--------------------------------------|---------------------|--------------------------|-------------------------------------|--------------------------|-----------------------|-----------------|
|                                      | A                   | B                        | C                                   | D                        | E = B + C + D         | F = A - E       |
| <b>2100 DESIGN</b>                   |                     |                          |                                     |                          |                       |                 |
| 2101 Architecture                    | \$1,899,000         | \$1,877,289              | \$0                                 | \$0                      | \$1,877,288           | \$21,712        |
|                                      |                     |                          |                                     |                          |                       |                 |
| <b>220 DIRECT OWNER</b>              |                     |                          |                                     |                          |                       |                 |
| 2201 Project Management              | \$3,510,118         | \$3,195,365              | \$0                                 | \$178,319                | \$3,373,684           | \$136,434       |
| 2202 Financial Advisors              | \$2,302,000         | \$1,211,133              | \$0                                 | \$1,100,000              | \$2,311,133           | (\$9,133)       |
| 2203 Feasibility Studies             | \$1,936,154         | \$2,075,368              | \$0                                 | \$0                      | \$2,075,368           | (\$139,214)     |
| 2204 Other Preconstruction Services  | \$425,728           | \$427,681                | \$0                                 | \$0                      | \$427,681             | (\$1,953)       |
| 2205 Legal                           | \$2,784,000         | \$2,821,927              | \$0                                 | \$31,765                 | \$2,853,691           | (\$69,691)      |
| 2206 Communications                  | \$975,000           | \$913,154                | \$0                                 | \$0                      | \$913,154             | \$61,846        |
|                                      |                     |                          |                                     |                          |                       |                 |
| <b>2300 OTHER BUDGET ADJUSTMENTS</b> |                     |                          |                                     |                          |                       |                 |
| 2301 Contingency                     | \$368,000           | \$0                      | \$0                                 | \$368,000                | \$368,000             | \$0             |
|                                      |                     |                          |                                     |                          |                       |                 |
| <b>TOTAL PROJECT COST</b>            | <b>\$14,200,000</b> | <b>\$12,521,918</b>      | <b>\$0</b>                          | <b>\$1,678,084</b>       | <b>\$14,200,000</b>   | <b>\$0</b>      |

BCHD anticipates spending \$2.85M for legal out of a total budget of \$14.2M for pre-development. That represents 20% of the budget and the second largest expense for the project. It is second only to \$3.37M for project management on a pre-development. That represents about 24% of the budget.

It is not surprising that the City of Redondo Beach finds itself bullied by BCHD's deep legal expenditures of taxpayer funds.

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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:** [Stop BCHD](#)  
**To:** [CityClerk](#)  
**Subject:** Public Comment - BCHD's self inflicted \$172M allcove cost  
**Date:** Wednesday, October 30, 2024 12:34:40 AM

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BCHD agreed to provide 30 years of allcove services to all of SPA8 (1.4M) in return for a \$6.3M building grant. BCHD never even estimated the cost of the quid pro quo requirement.

<https://www.stopbchd.com/post/bchds-allcove-a-6-3m-grant-with-a-172m-cost>

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**From:** [Stop BCHD](#)  
**To:** [Communications](#); [CityClerk](#); [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov); [cityclerk@manhattanbeach.gov](mailto:cityclerk@manhattanbeach.gov); [cityclerk@torranceca.gov](mailto:cityclerk@torranceca.gov); [citycouncil@hermosabeach.gov](mailto:citycouncil@hermosabeach.gov); [executiveoffice@bos.lacounty.gov](mailto:executiveoffice@bos.lacounty.gov); [BoardClerk@metro.net](mailto:BoardClerk@metro.net); [info](#)  
**Cc:** [Kevin Cody](#); [Michelle Bholat](#); [Noel Chun](#); [Jane Diehl](#); [martha.koo@bchd.org](mailto:martha.koo@bchd.org)  
**Subject:** Public Comment - Non Agenda Items - All Agencies  
**Date:** Tuesday, October 29, 2024 8:01:21 PM

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It's good to see that BCHD has not been able to pull the wool over the eyes of the SCNG and its Daily Breeze.

**Thank you to all those who have worked hard to get BCHD back to servicing RESIDENTS OF THE DISTRICT in a FISCALLY RESPONSIBLE WAY. BCHD's move to 80% to 95% non-resident services is UNACCEPTABLE.**

### **Endorsement: No on Measure BC in the Beach Cities Health District**

By The Editorial Board | [opinion@scng.com](mailto:opinion@scng.com)  
PUBLISHED: October 28, 2024 at 3:38 PM PDT

There are lots of reasons for a citizen to vote for or against a given bond measure on a ballot. Sometimes we see that taxing ourselves for a public project will result in tangible benefits to ourselves or our families — schools in need of upgrades when our children attend them, for instance. But yes votes for sound economic reasons can certainly be made for the same measures by seniors, say — they may not have kids in the schools, but having excellent school campuses may increase the value of their property and create community goodwill.

And then there are times when a local bond measure comes from a bit out of nowhere, fronted by an entity that isn't a City Hall or a school district.

Such is the case voters in the Beach Cities — Hermosa Beach, Manhattan Beach and Redondo Beach — face with Measure BC on the Nov. 5 ballot.

It reads: “Beach Cities Health District Community Health and Wellness Measure: To complete construction of the allcove youth mental health center; install water/energy conservation systems; and remove outdated facilities to create approximately 2 acres of public outdoor space for youth/older adult community wellness programs, shall Beach Cities Health District’s measure authorizing \$30,000,000 in bonds, at legal rates, levying approximately \$3.00 per \$100,000 of assessed property valuation, generating approximately \$1,700,000 annually while bonds are outstanding, with financial accountability requirements, be adopted?”

The allcove (lower-case is its preferred style) Beach Cities organization promoting young people’s — aged 12 to 25 — mental health currently operates on the fourth floor of BCHD’s main campus, 514 Prospect Ave., in Redondo Beach. According to reporting by our Tyler Shaun Evains, officials at the physical and mental health agency want the youth gathering space to have its own standalone, 9,000 square-foot, two-story center, which the bond would pay for.

She adds: “The current BCHD building, which is more than 60 years old and was originally the South Bay Hospital, needs seismic and safety upgrades, BCHD CEO Tom Bakaly has said. But it would ultimately be demolished to create two acres of open green space for youth, older adult and community wellness programs as well as public leisure.”

That’s fine. But, to be clear, the bond would not pay for any new hospital serving Beach Cities residents. It’s a niche project for an already funded program operating elsewhere. This measure also seeks to deal with the fallout from a contingent land lease agreement with the property that officials say is no longer viable as originally contemplated. The demolition of the hospital and development of open space was not supposed to fall on taxpayers under that plan.

It’s true that the BCHD has not come to voters for a bond measure since 1956. But that successful bond actually built the hospital. This new ask for new money would not bring the hospital back.

We think that there would be dubious benefits for the citizens who proponents are proposing to tax, and we recommend that they vote no on BC. The BCHD should go back to the drawing board, develop a broadly-supported plan for the property and do what they can with the funds they have in the meantime.

Local bond critics note that BC would increase the tax levy on residents of the three beach cities for up to 40 years. For a super-worthy project serving the health needs of the Beach Cities, maybe. But BC is not that, and deserves a no vote.

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**From:** [Stop BCHD](#)  
**To:** [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov); [cityclerk@manhattanbeach.gov](mailto:cityclerk@manhattanbeach.gov); [CityClerk](#); [cityclerk@torranceca.gov](mailto:cityclerk@torranceca.gov); [info@executiveoffice@bos.lacounty.gov](mailto:info@executiveoffice@bos.lacounty.gov); [mhsa@dhcs.ca.gov](mailto:mhsa@dhcs.ca.gov); [MHSOAC](#); [info@allcove.org](mailto:info@allcove.org); [cc: Garth Meyer](#); [tevains@scng.com](mailto:tevains@scng.com); [Nils Nehrenheim](#); [Marc Wiener](#); [Paige Kaluderovic](#); [Sean Scully](#); [Todd Loewenstein](#); [Zein Obagi](#); [Scott Behrend](#); [citycouncil@hermosabeach.gov](mailto:citycouncil@hermosabeach.gov); [danwitters@gallup.com](mailto:danwitters@gallup.com); [dan\\_witters@gallup.com](mailto:dan_witters@gallup.com); [Al.Muratsuchi@asm.ca.gov](mailto:Al.Muratsuchi@asm.ca.gov); [Ben.Allen@sen.ca.gov](mailto:Ben.Allen@sen.ca.gov); [Holly J. Mitchell](#); [James Light](#); [cityclerk@hermosabch.org](mailto:cityclerk@hermosabch.org); [Mayor Pro Tem Ray Jackson](#); [jmassey@hermosabeach.gov](mailto:jmassey@hermosabeach.gov); [dfrancois@hermosabeach.gov](mailto:dfrancois@hermosabeach.gov); [rsaemann@hermosabeach.gov](mailto:rsaemann@hermosabeach.gov); [mdetoy@hermosabeach.gov](mailto:mdetoy@hermosabeach.gov); [rmontgomery@manhattanbeach.gov](mailto:rmontgomery@manhattanbeach.gov); [jfranklin@manhattanbeach.gov](mailto:jfranklin@manhattanbeach.gov); [ahoworth@manhattanbeach.gov](mailto:ahoworth@manhattanbeach.gov); [dlesser@manhattanbeach.gov](mailto:dlesser@manhattanbeach.gov); [snapolitano@manhattanbeach.gov](mailto:snapolitano@manhattanbeach.gov); [citycouncil@manhattanbeach.gov](mailto:citycouncil@manhattanbeach.gov); [Michael Webb](#); [BoardClerk@metro.net](mailto:BoardClerk@metro.net); [mayor@lacity.gov](mailto:mayor@lacity.gov)  
**Subject:** Public Comment all Agencies: Failure of BCHD to Track Non-Resident Expenditures of District Resident Funds  
**Date:** Monday, November 4, 2024 12:08:39 PM

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The District was formed for the benefit of "residents who reside within the District" according to Superior Court filings.

BCHD has acknowledged that only 2 programs - Bluezones restaurants and Home Health Care (about \$1.1M of \$15M budget) require residency.

Yet, BCHD does not even bother to track taxpayer expenditures on NON-RESIDENT SERVICES. How can that be?

Dear Resident,

Please see below for the District's response to your public records request received 10/21/24 that reads:

Q. Provide documents for FY 2023-24 for all expenditures on non-residents of the district, including capital and operating expenditures on facilities and program utilized by non-residents.

A. There are no responsive documents.

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**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Paige Kaluderovic](#); [Scott Behrendt](#); [Zein Obagi](#); [Michael Webb](#); [Sheila W. Lamb](#); [Gale S. Hazeltine](#); [Wayne Craig](#); [Robert Gaddis](#); [Douglas Boswell](#)  
**Cc:** [Sean Scully](#); [Kevin Cody](#); [Marc Wiener](#); [Garth Meyer](#)  
**Subject:** Public Comment Non-Agenda Items - RBCC 11-5-24  
**Date:** Monday, November 4, 2024 8:01:16 AM

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Public Comment: Mayor, Council, Planning Commission, City Attorney

Honorable Mayor, Council, Planning Commissioners:

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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**From:** [Stop BCHD](#)  
**To:** [CityClerk; Communications](#)  
**Subject:** Public Comment: BCHD Communications  
**Date:** Sunday, November 3, 2024 8:24:10 PM

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It is very disturbing that BCHD has ongoing private communications with Councilmember Obagi.

From: Beach Cities Health District <[communications@bchd.org](mailto:communications@bchd.org)>  
Sent: Thursday, September 26, 2024 5:00:24 PM  
To: [zein.obagi@redondo.org](mailto:zein.obagi@redondo.org)  
Subject: Save Your Public Health Services!

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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:** [Mark Nelson \(Home Gmail\)](#)  
**To:** [Al.Muratsuchi@asm.ca.gov](#); [Ben.Allen@sen.ca.gov](#); [Holly J. Mitchell](#); [James Light](#); [cityclerk@hermosabch.org](#); [cityclerk@manhattanbeach.gov](#); [CityClerk](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Zein Obagi](#); [Paige Kaluderovic](#); [Scott Behrendt](#); [Mayor Pro Tem Ray Jackson](#); [jmassey@hermosabeach.gov](#); [dfrancois@hermosabeach.gov](#); [rsaemann@hermosabeach.gov](#); [mdetoy@hermosabeach.gov](#); [rmontgomery@manhattanbeach.gov](#); [jfranklin@manhattanbeach.gov](#); [ahoworth@manhattanbeach.gov](#); [dlesser@manhattanbeach.gov](#); [snapolitano@manhattanbeach.gov](#); [cityclerk@hermosabeach.gov](#); [City Council](#); [citycouncil@manhattanbeach.gov](#); [CityClerk](#); [Michael Webb](#)  
**Subject:** Public Comment: BCHD Misinformation Broadcast August 1 2024  
**Date:** Sunday, November 3, 2024 8:16:36 PM  
**Attachments:** [FACT CHECK BCHD AUG 1 2024.docx](#)  
[FACT CHECK BCHD AUG 1 2024.pdf](#)

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BCHD's misinformation to public officials of Aug 1 2024 was primarily false and failed fact checking.

**From:** [Stop BCHD](#)  
**To:** [CityClerk](#)  
**Subject:** Public Comment: BCHDs consultant: Up to 25 Years to Retrofit or Demo  
**Date:** Wednesday, October 30, 2024 12:32:52 AM

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Best practice was provided from BCHDs seismic engineers to the Community Working Group. Redondo Beach has no seismic ordinance. LA County has no ordinance. BCHD has up to 25 years based on "best practice" to continue use of 514. There is no imminent threat. The main building has withstood 65 years of earthquakes and the addition wing about 50 years. Both with zero damage and zero injuries.

BCHD MUST STOP MISREPRESENTING THE CONDITION OF THE BUILDING.

## **CITY OF LA and COUNTY OF LA ORDINANCES DO NOT APPLY INSIDE THE CITY OF REDONDO BEACH**

### **LA RETROFIT ORDINANCE**

In October 2015 City of Los Angeles adopted -  
*Mandatory Earthquake Hazard Reduction in Existing Concrete Buildings*

#### Compliance Timeline

- 3 years – Submit checklist to determine if building is subject to ordinance
- 10 years – Submit detailed evaluation
  - Comply w/ordinance requirements
  - Plans for seismic upgrade to comply w/ordinance
  - Plans for demolition
- 25 years – Complete all retrofit or demolition work

Ordinance represents "Best Practice"

City of Redondo Beach has not adopted ordinance, yet

Any seismic retrofit work for BCHD towers considered voluntary at this time



**Youssef states that if City of LA ordinance applied to BCHD, it would have 25 years to complete all retrofit or demolition!**

**City of Redondo has NO Seismic Ordinance  
BCHD is electively demolishing the building – NO REQUIREMENT**

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**To:** [Communications](#); [CityClerk](#); [cityclerk@torranceca.gov](mailto:cityclerk@torranceca.gov); [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov); [cityclerk@manhattanbeach.gov](mailto:cityclerk@manhattanbeach.gov); [Kevin Cody](#); [citycouncil@hermosabeach.gov](mailto:citycouncil@hermosabeach.gov); [BoardClerk@metro.net](mailto:BoardClerk@metro.net); [executiveoffice@bos.lacounty.gov](mailto:executiveoffice@bos.lacounty.gov); [info](#); [mayor@lacity.gov](mailto:mayor@lacity.gov)  
**Subject:** Public Comment: Vote No on BCHD Measure BC - Daily Breeze Got it Right!  
**Date:** Wednesday, October 30, 2024 10:18:37 AM

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## **Endorsement: No on Measure BC in the Beach Cities Health District**

By The Editorial Board | [opinion@scng.com](mailto:opinion@scng.com)  
PUBLISHED: October 28, 2024 at 3:38 PM PDT

There are lots of reasons for a citizen to vote for or against a given bond measure on a ballot. Sometimes we see that taxing ourselves for a public project will result in tangible benefits to ourselves or our families — schools in need of upgrades when our children attend them, for instance. But yes votes for sound economic reasons can certainly be made for the same measures by seniors, say — they may not have kids in the schools, but having excellent school campuses may increase the value of their property and create community goodwill.

And then there are times when a local bond measure comes from a bit out of nowhere, fronted by an entity that isn't a City Hall or a school district.

Such is the case voters in the Beach Cities — Hermosa Beach, Manhattan Beach and Redondo Beach — face with Measure BC on the Nov. 5 ballot.

It reads: “Beach Cities Health District Community Health and Wellness Measure: To complete construction of the allcove youth mental health center; install water/energy conservation systems; and remove outdated facilities to create approximately 2 acres of public outdoor space for youth/older adult community wellness programs, shall Beach Cities Health District’s measure authorizing \$30,000,000 in bonds, at legal rates, levying approximately \$3.00 per \$100,000 of assessed property valuation, generating approximately \$1,700,000 annually while bonds are outstanding, with financial accountability requirements, be adopted?”

The allcove (lower-case is its preferred style) Beach Cities organization promoting young people’s — aged 12 to 25 — mental health currently operates on the fourth floor of BCHD’s main campus, 514 Prospect Ave., in Redondo Beach. According to reporting by our Tyler Shaun Evains, officials at the physical and mental health agency want the youth gathering space to have its own standalone, 9,000 square-foot, two-story center, which the bond would pay for.

She adds: “The current BCHD building, which is more than 60 years old and was originally the South Bay Hospital, needs seismic and safety upgrades, BCHD CEO Tom Bakaly has said. But it would ultimately be demolished to create two acres of open green space for youth, older adult and community wellness programs as well as public leisure.”

That’s fine. But, to be clear, the bond would not pay for any new hospital serving Beach Cities residents. It’s a niche project for an already funded program operating elsewhere. This

measure also seeks to deal with the fallout from a contingent land lease agreement with the property that officials say is no longer viable as originally contemplated. The demolition of the hospital and development of open space was not supposed to fall on taxpayers under that plan.

It's true that the BCHD has not come to voters for a bond measure since 1956. But that successful bond actually built the hospital. This new ask for new money would not bring the hospital back.

We think that there would be dubious benefits for the citizens who proponents are proposing to tax, and we recommend that they vote no on BC. The BCHD should go back to the drawing board, develop a broadly-supported plan for the property and do what they can with the funds they have in the meantime.

Local bond critics note that BC would increase the tax levy on residents of the three beach cities for up to 40 years. **For a super-worthwhile project serving the health needs of the Beach Cities, maybe. But BC is not that, and deserves a no vote.**

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**To:** [Communications](#); [CityClerk](#); [cityclerk@torranceca.gov](mailto:cityclerk@torranceca.gov); [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov); [cityclerk@manhattanbeach.gov](mailto:cityclerk@manhattanbeach.gov); [Kevin Cody](#); [citycouncil@hermosabeach.gov](mailto:citycouncil@hermosabeach.gov); [BoardClerk@metro.net](mailto:BoardClerk@metro.net); [executiveoffice@bos.lacounty.gov](mailto:executiveoffice@bos.lacounty.gov); [info](#); [mayor@lacity.gov](mailto:mayor@lacity.gov)  
**Subject:** Public Comment: Vote No on Measure BC - BCHD made a BAD DEAL  
**Date:** Wednesday, October 30, 2024 12:59:01 AM

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<https://easyreadernews.com/letters-to-the-editor-10-31-24/>

## Off balance act

### Dear ER:

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

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

Mark Nelson

Redondo Beach

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**To:** [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov); [cityclerk@manhattanbeach.gov](mailto:cityclerk@manhattanbeach.gov); [CityClerk; cityclerk@torranceca.gov](mailto:CityClerk@torranceca.gov); [info; executiveoffice@bos.lacounty.gov](mailto:info@executiveoffice@bos.lacounty.gov); [mhsa@dhcs.ca.gov](mailto:mhsa@dhcs.ca.gov); [MHSOAC](mailto:MHSOAC); [info@allcove.org](mailto:info@allcove.org)  
**Cc:** [Garth Meyer](mailto:Garth Meyer); [tevains@scng.com](mailto:tevains@scng.com); [Nils Nehrenheim](mailto:Nils Nehrenheim); [Marc Wiener](mailto:Marc Wiener); [Paige Kaluderovic](mailto:Paige Kaluderovic); [Sean Scully](mailto:Sean Scully); [Todd Loewenstein](mailto:Todd Loewenstein); [Zein Obagi](mailto:Zein Obagi); [Scott Behrendt](mailto:Scott Behrendt); [citycouncil@hermosabeach.gov](mailto:citycouncil@hermosabeach.gov); [dannitters@gallup.com](mailto:dannitters@gallup.com); [dan\\_witters@gallup.com](mailto:dan_witters@gallup.com); [Al.Muratsuchi@asm.ca.gov](mailto:Al.Muratsuchi@asm.ca.gov); [Ben.Allen@sen.ca.gov](mailto:Ben.Allen@sen.ca.gov); [Holly J. Mitchell](mailto:Holly J. Mitchell); [James Light](mailto:James Light); [cityclerk@hermosabch.org](mailto:cityclerk@hermosabch.org); [Mayor Pro Tem Ray Jackson](mailto:Mayor Pro Tem Ray Jackson); [jmassey@hermosabeach.gov](mailto:jmassey@hermosabeach.gov); [dfrancois@hermosabeach.gov](mailto:dfrancois@hermosabeach.gov); [rsaemann@hermosabeach.gov](mailto:rsaemann@hermosabeach.gov); [mdetoy@hermosabeach.gov](mailto:mdetoy@hermosabeach.gov); [rmontgomery@manhattanbeach.gov](mailto:rmontgomery@manhattanbeach.gov); [jfranklin@manhattanbeach.gov](mailto:jfranklin@manhattanbeach.gov); [ahoworth@manhattanbeach.gov](mailto:ahoworth@manhattanbeach.gov); [dlessner@manhattanbeach.gov](mailto:dlessner@manhattanbeach.gov); [snapolitano@manhattanbeach.gov](mailto:snapolitano@manhattanbeach.gov); [citycouncil@manhattanbeach.gov](mailto:citycouncil@manhattanbeach.gov); [Michael Webb](mailto:Michael Webb)  
**Subject:** Re: Public Comment All Agencies: Gallup"s Methodology of Monetization of Health Outcomes Demonstrates that BCHD has NO IMPACT on Beach Cities Health Outcomes  
**Date:** Sunday, November 3, 2024 8:21:43 PM

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FACT CHECK: BCHD Aug 15 2024 email to public officials.

Using public and transparent data along with Gallup methodology, it is clear that BCHD has NO IMPACT on health outcomes statistically. Health outcomes are roughly 90% determined by differences in household income and BCHD is lucky to have MB and HB, both of which are very, very high in income compared to the national averages.

On Sat, Sep 28, 2024 at 7:07 PM Stop BCHD <[stop.bchd@gmail.com](mailto:stop.bchd@gmail.com)> wrote:

Public Comment

**Our analysis (attached) shows with a high level of statistical significance that BCHD does not positively impact health outcomes in the Beach Cities (as measured by Gallup's health savings monetization methodology.)**

**This finding and statistically valid modeling negates the BCHD press releases and Gallup releases claiming HUGE savings to residents is "likely due in part" to BCHD. The Gallup assertion was without statistical evidence, and our analysis demonstrates that Gallup's assertion is incorrect. BCHD has no impact.**

Gallup is under a \$400,000+ contract with BCHD for services. Gallup recently published a hypothetical health outcome monetization that asserted the three Beach Cities (Hermosa, Manhattan, Redondo) residents have \$182M in monetized healthcare savings compared to the average US resident.

BCHD goes further and asserts that those savings accrue to residents in their press release "Good Health Saves Beach Cities Residents". Since residents have similar insurance and out of pocket costs as average Americans, any savings must accrue to insurance companies, hospitals, etc. and NOT to residents. See the BLS Consumer Expenditures Survey for more detail.

Our study demonstrates that health outcomes are over 90% determined by household income levels. Furthermore, a specific analysis of LA County SPA8 cities health outcomes shows that cities served by BCHD had slightly worse outcomes than expected. Because the negative impact of BCHD on health outcomes was not statistically significant, the correct conclusion is that BCHD has no impact on health outcomes, as measured by the Gallup

health savings monetization of Obesity, Diabetes and Smoking levels.

This report is transparent and being provided to all agencies with interaction with BCHD.

Note: Gallup is under contract with BCHD and is paid by taxpayers of the District. Gallup and BCHD have both released and made representations of Gallup's work that require taxpayers to analyze in order to determine if BCHD is an effective use of taxpayer funds.

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