

BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

CITY COUNCIL MEETING APRIL 16, 2024

J.1 PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

- **PUBLIC COMMUNICATIONS**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Mark Nelson (Home Gmail) [REDACTED]
Sent: Monday, April 15, 2024 2:53 PM
Subject: OPPOSE ITEM 12: Do not approve C-line extension in the ROW as proposed

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

Public Comment for both Metro Executive Management (4/18) and Planning & Programming Committee (4/17) Meeting:
Public Comment for Metro Board (4/25) Meeting:

I support the elevated Hawthorne Blvd alternative. The over 1,600 families in the wake of proposed ROW alternative will suffer from the 2-track, 24/7/365 noise, vibration and other health damages. The Hawthorne Blvd alternative will preserve the well being of the property owners and provide more ridership down the already urban and business Hawthorne Blvd corridor.

Thank you for opposing the current Item 12 on both committee agendas and I urge you to support the Hawthorne Blvd elevated alternative.

From: [Mark Nelson \(Home Gmail\)](mailto:Mark.Nelson@gmail.com)
To: BoardClerk@metro.net
Cc: executiveoffice@bos.lacounty.gov; [Holly J. Mitchell](mailto:Holly.J.Mitchell@metro.net); [CityClerk](mailto:CityClerk@metro.net); [Zein Obagi](mailto:Zein.Obagi@metro.net)
Subject: ITEM NEEDS MORE CONSIDERATION - Item 12 - 4/17/24 Planning & Programming Committee
Date: Sunday, April 14, 2024 12:29:17 PM

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PUBLIC COMMENT:

Wednesday April 17, 2024 Metro Planning & Programming Committee Meeting Agenda Item 12. SUBJECT: PROPOSED PROJECT AND LOCALLY PREFERRED 2023-0532 ALTERNATIVE FOR THE C LINE EXTENSION TO TORRANCE RECOMMENDATION

Thursday April 18, 2024 Metro Executive Management Committee Meeting Agenda Item 12. SUBJECT: PROPOSED PROJECT AND LOCALLY PREFERRED 2023-0532 ALTERNATIVE FOR THE C LINE EXTENSION TO TORRANCE

To: Metro Board, Metro Planning & Programming Committee, Metro Executive Management Committee, LA County Board of Supervisors, Supervisor Mitchell, Redondo Beach Mayor and City Council:

Following a review of Attachment A, I find a number of issues that fail to support the recommendation of a hybrid ROW route:

- 1) I recommend that the issue be returned to staff in order to clarify the ambiguous and unsupported record.**
- 2) If a decision MUST be made without clarification, correction and added support of the record, then I support the Hawthorne Option based on the existing record, as it a) serves more riders, b) provides more trips, c) eliminates more carbon emissions, d) has a lower cost per project trip than 2 of the other 3 options, and e) mitigates the monetized health damages from 24/7/365 2-track operation through residential neighborhoods.**

With regard to the only record provided being ATTACHMENT A: Metro C (Green) Line Extension to Torrance Comparison of Alignments & Alternatives Evaluated in Draft EIR, the following unsupported issues should be resolved prior to decision making:

THE PROJECT ALTERNATIVE HARVEY BALLS ARE SUBJECTIVE AND UNSUPPORTED

The mere fact that this comment needed to be authored demonstrates that lack of a proper record from staff for the Committees and Board. The Harvey balls in Attachment A are purely subjective and without objective discussion. The Attachment needs to carry sufficient stand alone content including the objective criteria, weighting methods, and discussion narrative of the Harvey ball development.

UNCERTAINTY OF COSTS IS NOT STATED

For example, at a full FTA 10% level-of-engineering, project contingency is typically +25% of the project cost. Though nothing is stated for the Committee or Board decision making, at this time the engineering is unlikely at 10% across all four scenarios. As such, the cost

estimates are more likely at a level such as -10%/+35%. At a 35% uncertainty level, the project costs are statistically indifferent.

THE HAWTHORNE OPTION SERVES MORE RIDERS, PROVIDES MORE TRIPS, REMOVES MORE CARBON, AND HAS AND THE SECOND LOWEST COST PER TRIP

There are a number of metrics and the Hawthorne option has greater ridership, more trips, greater carbon reduction, and lower cost per project trip. It is well understood that deeper reductions in carbon emissions will come at an increasing cost. No analysis is provided of the cost of the project's increased trips vs. replacement of existing gas powered vehicles with EVs on a mass scale. If the project is generally not less expensive than conversion to emission free vehicles, then it should not be undertaken at all.

FEDERAL FUNDING MAY FULLY EQUALIZE THE COST OF THE HAWTHORNE OPTION WITH OTHER ALTERNATIVES

No analysis is provided regarding Federal funding and the assumption appears to be made that it will be \$0. That seems unlikely as the nation seeks to reduce carbon emissions.

NO SPECIFIC CONSIDERATION OF ROW DAMAGES IS PROVIDED

The health damages of 24/7/365 noise and vibration are discussed in many NIH peer reviewed articles. No monetization of those health damages was considered or included as a benefit offset to costs of the Hawthorne route.

CONCLUSION

The analysis is not complete and is insufficient for decision making at this time. It should be sent back to staff for full inclusion of the monetized benefits of the Hawthorne alternative vs. the others, along with the specific issues above.

If decisions are made without the corrections and augmentation to the record, then the assumption that the environmental benefits of the greater rides, VMT reductions, and avoided damages to the ROW adjacent resident health should be assumed to SUPPORT the Hawthorne route's selection.

Mark Nelson
Redondo Beach

From: [Rosann Taylor](#)
To: [Planredondo](#); [CityClerk](#)
Cc: [Geoff Gilbert](#)
Subject: Please limit development on the BCHD site
Date: Thursday, April 11, 2024 2:58:59 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

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To the Planning Commission and City Council,

Thank you for the years of research and hard work that is going into the General Plan for Redondo Beach.

My comment is to ask that you limit development on the BCHD site, both the commercial development and the expansion of BCHD facilities.

I live next door to the BCHD on Diamond and Prospect. The building plans BCHD proposes will affect our home values and quality of life. The plans for a residential care facility for the elderly (RCFE) is a commercial, for profit endeavor, not for the benefit of the community.

Can you restrict commercial development on this public land? It doesn't seem right to have this land be given to commercial developers under the auspices of BCHD.

Other BCHD plans include a new gym, aquatic center and community center. We do not need an aquatic center on this very busy street. They plan to build large multistory buildings and a tall parking structure which will tower over our front yards. Their buildings would be the tallest the Redondo Beach. Please don't allow this to happen!

The residents on Diamond will bear the brunt of whatever BCHD is allowed to build. Please restrict the development on the BCHD site.

Thank you for your time and consideration.

Rosann Taylor

Aloha! ♀

From: [Stop BCHD](#)
To: [Planredondo](#); [CityClerk](#); [Planning Redondo](#); [Sean Scully](#); [Zein Obagi](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Scott Behrendt](#); [Paige Kaluderovic](#)
Cc: [Kevin Cody](#); [Residents Against Overdevelopment](#); [Stop BCHD](#); [cityclerk@torranceca.gov](#); [HollyJMitchell@bos.lacounty.gov](#)
Subject: Public Comment - PlanRedondo - Proposal for PI FAR Development
Date: Monday, April 15, 2024 11:29:33 AM
Attachments: [Redondo Beach Public Land Use Intensity Survey-3.png](#)
[Redondo Beach Public Land Use Intensity Survey-1.png](#)
[Redondo Beach Public Land Use Intensity Survey-4.png](#)
[Redondo Beach Public Land Use Intensity Survey-5.png](#)
[Redondo Beach Public Land Use Intensity Survey-2.png](#)
[Redondo Beach Public Land Use Intensity Survey-8.png](#)
[Redondo Beach Public Land Use Intensity Survey-6.png](#)
[Redondo Beach Public Land Use Intensity Survey-7.png](#)
[image.png](#)
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[image.png](#)
[Redondo Beach Public Land Use Intensity Survey.pdf](#)

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Public Comment - Mayor, Council, Planning Commission, General Plan

note: survey results are both embedded and a PDF to allow for easy viewing and also to prevent loss of comment if PlanRedondo does not accept attachments.

A survey was conducted through Facebook and Instagram promotion (2730 promotions by Meta) Saturday through Monday (4/13 to 4/15) on P/I development philosophy and FAR. The survey is summarized and presented below and supports a reconsideration of a Redondo Beach resident benefit/survey test for P/I development with associated FAR bonus.

Overall,

76.2% support a requirement that Public land use be commensurate with the share of its services provided to RB residents

71.4% agree that FAR should be used as the tool for encouraging benefits/services

69.0% agree with the **specific FAR proposal** that any P/I development qualify for the following FAR levels:

<u>RB Resident Benefit/Service Level</u>	<u>FAR</u>
Less than 50% of its benefits/services	0.50
50-75% of its benefits/services	0.75 (i.e., bonus = 0.25)
over 75% of its benefits/services	1.25 (i.e., bonus = 0.75)

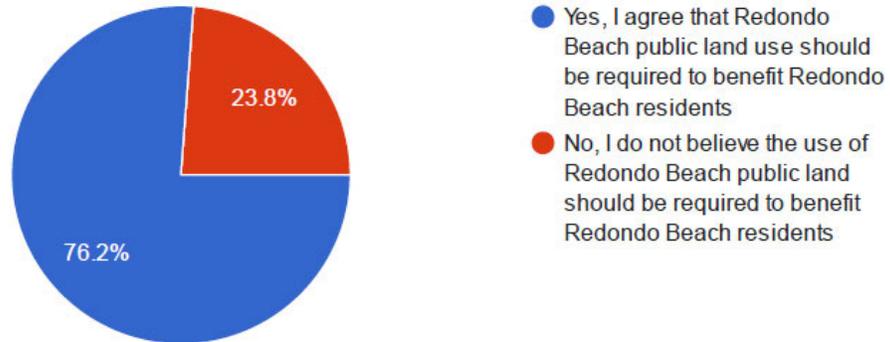
SURVEY SUMMARY

Based on this indicative survey, there is considerable support for requiring Public/Institutional land use to provide substantial benefits/services to Redondo Beach residents as a condition of development.

QUESTION #1

Development on Public Land in Redondo Beach must be commensurate with the share of the services provided to Redondo Beach residents.

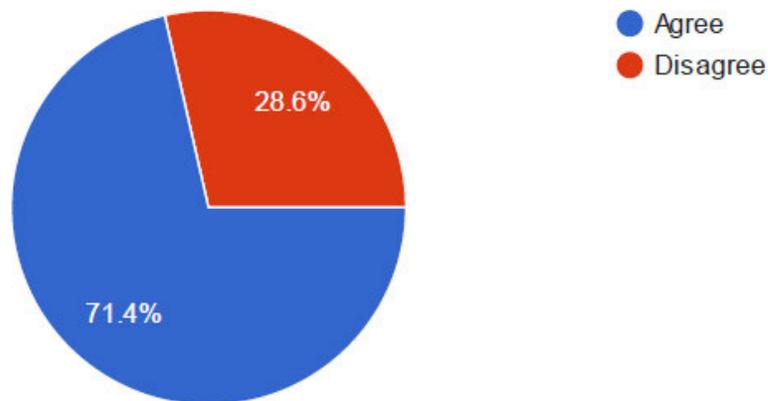
84 responses



QUESTION #2

The use of FAR to gain more Redondo Beach resident benefits should be implemented on Redondo Beach Public land

84 responses



QUESTION #3

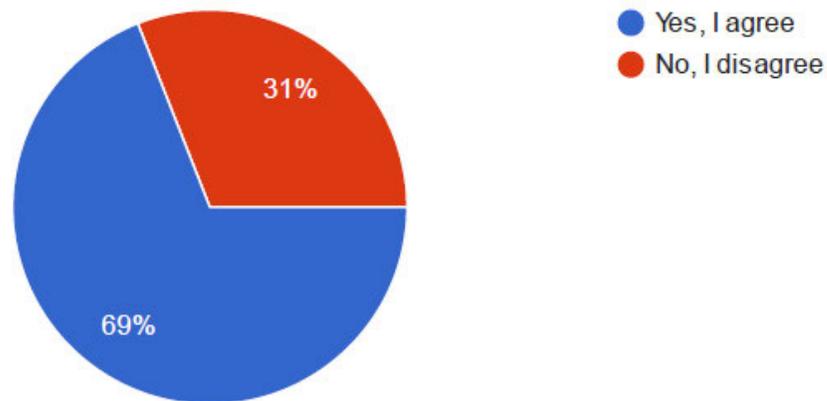
I agree with the specific proposal above:

FAR 0.50 for less than 50% Redondo Beach resident services from a project on Public land

FAR 0.75 for 50% or more Redondo Beach resident services from a project on Public land

FAR 1.25 for 75% or more Redondo Beach resident services from a project on Public land

84 responses



There are also verbatim comments that were collected and included. Warning - some of the language is foul, but we did no editing.

SURVEY CONCLUSION

If the General Plan is going to reopen the FAR issue for Public/Institutional then it should be reconsidered in light of the specific proposal and public input for

<u>RB Resident Benefit/Service Level</u>	<u>FAR</u>
Less than 50% of its benefits/services	0.50
50-75% of its benefits/services	0.75
over 75% of its benefits/services	1.25

SURVEY PROCESS

The following results were compiled from publication of the survey via Facebook and Instagram on Meta to an area approximating the BCHD District boundaries. Per Meta, the survey was presented to 2730 social media participants, 110 clicked through, and 83 completed the survey.

Post engagements

The following survey gathers your view on how developm

2,730

Reach

110

Post engagements

FULL TEXT SURVEY RESULTS

Redondo Beach Public Land Use Intensity Survey

84 responses

[Publish analytics](#)



Land Use Intensity of Redondo Beach Public Zoned Land Should Be Proportionate to the Share of Services and Benefits It Provides to Redondo Beach Residents



Development of the limited Public land in Redondo Beach necessarily comes with damages to local traffic, pollution, noise, neighborhood character, and surrounding property values.

In order to minimize negative impacts on Redondo Beach Residents, while maximizing benefits, all uses of Public-Institutional (PI) land should be subjected to a SERVICES & BENEFITS TEST. **The larger the share of the project that SERVICES REDONDO BEACH RESIDENTS - THE HIGHER THE DEVELOPMENT DENSITY ALLOWED.**

FLOOR AREA RATIO

The Floor Area Ratio (FAR) of a development project is a measure of development density. FAR = SQFT of the Development/SQFT of the Lot.

Ex. If you have a 5,000 SQFT lot, an FAR of 0.5 would allow you to build a 2,500 SQFT home. An FAR of .75 would allow you to build a 3,750 SQFT home. While an FAR of 1.25 would allow you to build a 6,250 SQFT home.

LAND USE DENSITY PROPOSAL FOR PI PUBLIC LAND IN REDONDO BEACH

Base FAR 0.50 - Any PI facility with less than 50% Redondo Beach Resident services.

Enhanced FAR 0.75 - Any PI facility with at least 50% Redondo Beach Resident services.

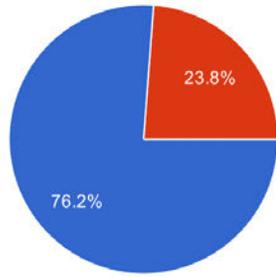
Enhanced FAR 1.25 - Any PI facility with at least 75% Redondo Beach Resident services.

If a facility is being developed for non-residents, its development should be severely limited to protect RESIDENTS health, safety, and property values.

Development on Public Land in Redondo Beach must be commensurate with the share of the services provided to Redondo Beach residents.



84 responses

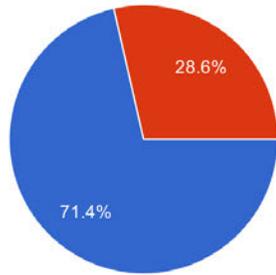


- Yes, I agree that Redondo Beach public land use should be required to benefit Redondo Beach residents
- No, I do not believe the use of Redondo Beach public land should be required to benefit Redondo Beach residents

The use of FAR to gain more Redondo Beach resident benefits should be implemented on Redondo Beach Public land

 Copy

84 responses



- Agree
- Disagree



I agree with the specific proposal above:

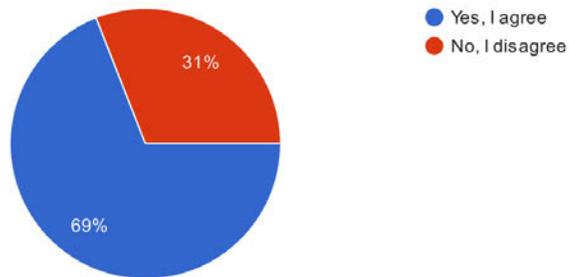
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FAR 0.50 for less than 50% Redondo Beach resident services from a project on Public land

FAR 0.75 for 50% or more Redondo Beach resident services from a project on Public land

FAR 1.25 for 75% or more Redondo Beach resident services from a project on Public land

84 responses



Please provide any comments below

45 responses

I disagree with 1.25% as this is still over developing the site

Floor area ratios should never be above 1.0 with public space

Consider lower baseline FAR, dropping below 0.50.

Residents in Redondo Beach pay taxes for the services provided on PUBLIC land. Police, fire, infrastructure, etc. Therefore, Redondo Beach residents should have priority over who benefits from whatever is built on PUBLIC land in the city.

Stop the overbuilding!

Even development for the benefit of Redondo residents should be done with careful consideration of the surrounding neighbors, home values, and maintaining the beauty and character of Redondo Beach.

BCHD has outlived its usefulness in our town. It is a outpost for grifters and sinecure seekers.

Bchd should be working for residents not those outside the beach cities, the planned over development projectiobs of use doesn't cater to the redondo beach residents as it should. Bchd does not own the land and shouldn't moving forward

The FAR should be the same for all public land.

BCHD Koolaid is better vomited than swallowed.

I believe public land is for public use and enjoyment, not for speculation by private business.

This is the most badly worded survey I've ever seen. It is tainted and slanted. Shameful.

Stop harassing BCHD and stop trying to place us at risk for lawsuits. Ridiculous. BCHD provides a great service to the city. It's not about YOU and what YOU want. It's about everyone as a whole. Everyone benefits from BCHD.

Resolutions of necessity?

Please do not sacrifice quality of life for the sake of special interests like BCHD!

YES!!!!!!



Asking leading questions in a survey to elicit a certain response is manipulative; leading to biased or inaccurate results.

This project is way out of control and TOO huge!

You are a liar

Stop with the BCHD spot zoning

Beach life brings in many patrons from outside the city yet we're not penalizing them on what they can do so why should we penalize beaches health district who serves all of the Beach communities not just Redondo Beach?

Why does bchd need to program for other areas at all?

FUCK YOU! BCHD can do whatever the fuck they want. It's their land. FUCK OFF

Residents need to get the benefits from government land, not businesses

This is a skewed survey.

Very innovative. I think other cities will try it if Redondo does.

The language used in this survey is a misleading false narrative. Spot zoning should not be permitted & would only serve to limit needed services & facilities to a majority of residents.

Why is BCHD allowed to give public land to a private developer with zero benefits to the South Bay? This boondoggle development makes no sense and should not go forward. I feel very sorry for the residents who live around this project

Turning over public land to private profiteers should be outright banned.

Stop terrorizing BCHD and South Bay residents with your constant nonsensical blather.

Who wrote this survey and at whose behest? I have a feeling it's the special interest NIMBYs of Redondo who have staunched all sensible development and laid us open to lawsuits. Enough. BCHD is not only necessary, it is a GOOD thing that serves ALL the Beach Cities, not just Redondo. Stop trying to kill it.

No gifts of public land. Beach Cities land should be for public use for those in the district, not for private profit.

NIMBY ASSHOLES! BUILD BUILD BUILD! BIGGER TALLER MORE!



I think Redondo Beach has paid enough in lawsuits, so much a council member and our former mayor we're doing fundraisers to pay their personal legal fees.
FAR Should be absolutely uniform to protect from litigation. If CC wants FAR of .75 It should be for everybody.
Fortunately, there's a lot of community support for Beach Cities health district.

Flora Guevara

One must not forget that City of Torrance residents living adjacent to Redondo Beach Public land being turned into a senior living housing facility will bear the lasting environmental and traffic adverse impacts without any saying in this matter. It seems City of Torrance Municipal officials have regrettably forgotten the plaque being brought upon it's residents by staying silence and not challenging BCHD Board of Directors and City of Redondo Municipal authorities.

Either relocate the services they presently provide to another city or dissolve the BCHD. The city needs to preserve open space and/or increase commercial zoning for the benefit of Redondo Beach residents.

Don't waste your fucking time on this shit. Bakaly gives the city hundreds of thousands of dollars as yearly bribes.

THUMBS UP!

No senior living/dying facility @bchd

Submitted at request of LF

Submitted at request of TN

Submitted at request of LL

Submitted at request of TH

NIMBY's are the freaking worst people. BCHD Over-Development is a NIMBY shadow group.

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Google Forms



From: [Mark Nelson \(Home Gmail\)](#)
To: [Kevin Cody](#)
Cc: [CityClerk](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Paige Kaluderovic](#); [Zein Obagi](#); [Scott Behrendt](#); [Michael Webb](#)
Subject: Public Comment and Rebuttal to Poster's Sand Box
Date: Tuesday, April 9, 2024 8:35:24 PM

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I was disappointed, but not surprised, to see BCHD's Poster avoid the any meaningful discussion of the facts surrounding BCHD's new regional focus. BCHD has actively migrated from the Hospital District's voter-mandated focus of the "residents who reside" in the District to a new regional focus that provides services to 80% to 95% non-residents of the District. Why should BCHD be allowed to ignore the terms of the condemnation of the land that the District sits on? The land was taken from private owners in order to service the District residents per a Superior Court pleading by the District.

The land was not taken by the District for 80% non-residents in a 100% privately-owned assisted living facility as stated by two of BCHD's own high paid consultants. Nor was the land taken by the District for a 91% non-resident service area facility for allcove - a function that stretches from Avalon to Long Beach according to LA County records. And the District surely did not condemn the land to develop a PACE facility that will enroll up to 95% non-residents according to National PACE Association data.

BCHDs funding, except outside grants, is the result of property taxes, rent from taxpayer-owned land/buildings and returns on other taxpayer-owned assets. BCHD programs cost more than their revenue generated - in the real world - they lose money. BCHD programs may charge fees, but they are overwhelmingly under collecting and not paying their own way, especially for non-residents. Both the gym and AdventurePlex allow non-residents, but both facilities consume subsidies from resident-taxpayers to operate. BCHD exports our property taxes and other funding to folks that never contributed to the District.

Poster is correct in her claims that BCHD has changed. It is no longer serving the voters that founded and funded it. Instead, it plans to use Redondo Beach Public land to service 80% to 95% non-residents of the District. And the view for Redondo Beach residents and taxpayers is even worse. Redondo Beach residents will only receive a meager 3% to 9% of the services of the new planned redevelopment. However, Redondo Beach residents will suffer 100% of the damages from BCHD's non-resident focus in terms of traffic, noise, pollution, lost public land, and surrounding property devaluation.

Don't let BCHD fool you into believing that it will deliver more services than costs or damages to Redondo Beach residents. BCHD doesn't even bother to evaluate the benefits of its programs because it cannot. In a Public Records Act reply, BCHD stated "calculating a dollar community benefit for each program is beyond the scope of the District's mission, financial resources and abilities." The District is honest in this regard; the District doesn't have the "ability" to determine if it provides more value than cost and community damage to neighbors.

BCHD has chosen to make the General Plan issue about BCHD. So be it. BCHD is providing 80% to 95% of its services to non-residents of the District and 91% to 97% of its planned

service to non-residents of Redondo Beach. The City's developments (with FAR 1.25) will provide nearly 100% of their services to Redondo Beach residents. There's no comparison between the non-resident future focus of Poster's future view and the continued resident-centric focus of the City of Redondo Beach to its residents. BCHD doesn't deserve to dump 100% of its damages on Redondo Beach residents for only 3% to 9% Redondo Beach resident benefit. FAR 0.75 is gift that BCHD doesn't even deserve as it consumes Redondo Beach's scarce public land for non-resident benefit.

Mark Nelson
Redondo Beach

From: [Mark Nelson \(Home Gmail\)](#)
To: [CityClerk](#)
Cc: [Communications](#); executiveoffice@bos.lacounty.gov; BoardClerk@metro.net; [Holly J. Mitchell](#); [Kevin Cody](#)
Subject: Public Comment: BCHD's Board and Executive Management's Failures
Date: Sunday, April 14, 2024 10:12:46 PM
Attachments: [image.png](#)
[image.png](#)

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It is quite interesting that Ms. Poster wrote a rant on BCHD and Change for the EasyReader. At the same time, Ms. Poster represents the epitome of the status quo for the Board of Directors. Until 2021-22 budget year, Ms. Poster tolerated BCHD's lack of program budgets, cost accounting and evaluation. That status quo action made BCHD less informed and a coin operated car wash or laundry mat regarding the cost-effectiveness of its programs. BCHD continues to profess that it has no obligation or ability to assess community benefits of programs (per CPRA response). Absent that evaluation, BCHD's processes for program evaluation and expenditures are little more than guesses. Coupled with a CEO that was incredulous that anyone with real world, public sector experience would want accounting "to the penny" (board meeting) it's clear that BCHD needs CHANGE.

Mark Nelson
Redondo Beach

Public Comment: Redondo Beach Mayor, Council, Planning Commission; LA Board of Supervisors; Metro Board; Supervisor Mitchell

CPRA Response: BCHD's Inability to Validate the Benefit-Cost or Net Benefits of any BCHD Program

On Thu, Apr 7, 2022 at 5:15 PM PRR <PRR@bchd.org> wrote:

Please see below for the District's response (in red - note changed to Bold for B&W) to your public records request received 1/27/22 that reads:

Q -For each KPI presented in the Board study session Jan 26, 2022, provide Forecasted Benefit-to-Cost ratios to justify continued program operation.

A - Please note that the District has previously explained that calculating a dollar community benefit for each program is beyond the scope of the District's mission, financial resources and abilities.

CPRA Response: BCHD's Lack of Program Budgeting throughout Ms. Poster's Board reign

BCHD on Program Budgets

From BCHD on Thu, Aug 13, 2020, 12:50 PM

Q. Provide the 2018-19 budget for each of the 40 programs

A. No documents responsive; the District is working on setting up a system...

From: [Mark Nelson \(Home Gmail\)](#)
To: [CityClerk](#)
Cc: [Communications](#); [Holly J. Mitchell](#); executiveoffice@bos.lacounty.gov; BoardClerk@metro.net; [Kevin Cody](#)
Subject: Public Comment: BCHD's lack of health protection of Redondo Beach residents in the Green Line ROW expansion
Date: Sunday, April 14, 2024 9:58:10 PM

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BCHD's decision not to protect Redondo Beach neighborhoods from 24/7/365 2-track rail is a failure of purpose of a health district. It is clear from the literature that 24/7/365 noise and vibration has a negative impact on residents. Further, BCHD has been posting repeatedly regarding the importance of sleep for health. Last, Blue Zones is clear that chronic stress - such as that caused by 24/7/365 noise and vibration - is the "silent killer". All in all, it appears that Metro bought off BCHD with Metro's \$1.7M payment to BCHD for 400-feet of bike path. That \$4000+ per foot BCHD bike path is the most expensive bike path cost in the United States according to repeated internet searches.

I am nauseated by BCHD's failure to protect Redondo Beach residents.

Mark Nelson
Redondo Beach Property Owner

Public Comment: Redondo Beach Mayor, Council, Planning Commission; Metro Board; LA County Supervisors; Supervisor Mitchell

From: [Joan Davidson](#)
To: [Stop BCHD](#); [CityClerk](#); [Planredondo](#); [Stop BCHD](#)
Subject: Re: StopBCHD Public Comment to BCHD's Letter in the Easy Reader
Date: Thursday, April 11, 2024 10:11:21 AM

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

This BCHD project is so terrible there are no words to describe it.
Corruption buys a lot I guess!

Joan

On Tuesday, April 9, 2024 at 11:09:07 PM PDT, Stop BCHD <stop.bchd@gmail.com> wrote:

Knowing BCHD, it's likely that the Vanessa Poster "Sand Box" letter cost tens of thousand\$ of taxpayer fund\$ in \$alaries and consultant\$ to write.

Poster's Rant

As Poster concludes her rant, she/they/them/consultants/contractors/etc wrote:

"It pains me that the City of Redondo Beach, my city, a city that I love and have called home for more than 30 years, has chosen to make a recommendation in the city's general plan that constrains all of us in finding creative solutions to meet our community's needs into the future."

StopBCHD's Response to Poster:

It **pains US** that BCHD's Vanessa Poster and the rest of its errant Board and \$2.3M annual executive payroll believe that BCHD is justified in using ANY REDONDO BEACH PUBLIC LAND for 80% to 95% District NON-RESIDENT BENEFITS for the proposed HLC:

Assisted Living

80% non-resident tenants in a luxury assisted living facility by a 100% private developer (per BCHD costly consultants);

allcove

91% non-resident service area from Avalon to Long Beach (per LA County SPA8 contract area) and FREE taxpayer-owned land at Beryl & Flagler to boot!

PACE

95% non-resident PACE enrollees in BCHD's planned 400 enrollee program (per BCHD investment bankers and the National PACE Assoc).

BCHD Damages

Redondo Beach and Torrance **surrounding neighborhoods will suffer 100% of BCHD damages** from traffic, noise, construction, and further property devaluation as **BCHD HLC provides only 3% to 9% of its services to Redondo Beach residents** (per BCHD MDS consultants, BCHD Cain investment bankers, LA County Health SPA8 allcove area, National PACE Assoc)

Ample Land for Development for the Future if USED FOR RESIDENTS

If BCHD were not hell bent on squandering Redondo Beach Public land for 80% to 95% District non-resident use, we would have generations of land available - unlike Poster's claim. **BCHD is the cause of our lost Public Land. BCHD seeks to use our PUBLIC LAND (PI, P-CF) for the 80% to 95% benefit of NON-DISTRICT RESIDENTS. BCHD must return to servicing the "residents who reside" in the**

District.

IS FAR 0.75 TOO MUCH FOR BCHD?

BCHD plans to use 80% to 95% of the land for District Non-Resident service. Perhaps the FAR should be restructured based on a fraction of land use for Redondo Beach residents. We propose:

Base FAR 0.50 - Any PI facility with less than 50% Redondo Beach Resident services.

Enhanced FAR 0.75 - Any PI facility with at least 50% Redondo Beach Resident services

Enhanced FAR 1.25 - Any PI facility with at least 75% Redondo Beach Resident services

If a facility is being developed for non-residents, its development should be severely limited to protect RESIDENTS health, safety, and property values.

--

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Redondo Beach Public Land Use Intensity Survey

84 responses

[Publish analytics](#)



Land Use Intensity of Redondo Beach Public Zoned Land Should Be Proportionate to the Share of Services and Benefits It Provides to Redondo Beach Residents



Development of the limited Public land in Redondo Beach necessarily comes with damages to local traffic, pollution, noise, neighborhood character, and surrounding property values.

In order to minimize negative impacts on Redondo Beach Residents, while maximizing benefits, all uses of Public-Institutional (PI) land should be subjected to a SERVICES & BENEFITS TEST. **The larger the share of the project that SERVICES REDONDO BEACH RESIDENTS - THE HIGHER THE DEVELOPMENT DENSITY ALLOWED.**

FLOOR AREA RATIO

The Floor Area Ratio (FAR) of a development project is a measure of development density. $FAR = \text{SQFT of the Development} / \text{SQFT of the Lot}$.

Ex. If you have a 5,000 SQFT lot, an FAR of 0.5 would allow you to build a 2,500 SQFT home. An FAR of .75 would allow you to build a 3,750 SQFT home. While an FAR of 1.25 would allow you to build a 6,250 SQFT home.

LAND USE DENSITY PROPOSAL FOR PI PUBLIC LAND IN REDONDO BEACH

Base FAR 0.50 - Any PI facility with less than 50% Redondo Beach Resident services.

Enhanced FAR 0.75 - Any PI facility with at least 50% Redondo Beach Resident services.

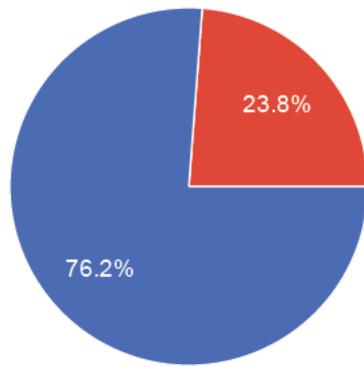
Enhanced FAR 1.25 - Any PI facility with at least 75% Redondo Beach Resident services.

If a facility is being developed for non-residents, its development should be severely limited to protect RESIDENTS health, safety, and property values.

Development on Public Land in Redondo Beach must be commensurate with the share of the services provided to Redondo Beach residents.



84 responses

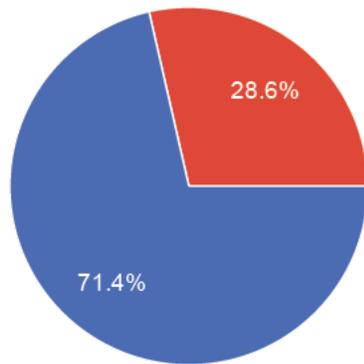


- Yes, I agree that Redondo Beach public land use should be required to benefit Redondo Beach residents
- No, I do not believe the use of Redondo Beach public land should be required to benefit Redondo Beach residents

The use of FAR to gain more Redondo Beach resident benefits should be implemented on Redondo Beach Public land

 Copy

84 responses



- Agree
- Disagree



I agree with the specific proposal above:

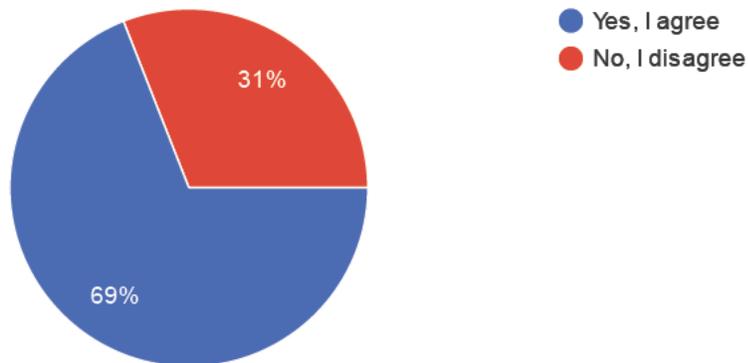
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FAR 0.50 for less than 50% Redondo Beach resident services from a project on Public land

FAR 0.75 for 50% or more Redondo Beach resident services from a project on Public land

FAR 1.25 for 75% or more Redondo Beach resident services from a project on Public land

84 responses



Please provide any comments below

45 responses

I disagree with 1.25% as this is still over developing the site

Floor area ratios should never be above 1.0 with public space

Consider lower baseline FAR, dropping below 0.50.

Residents in Redondo Beach pay taxes for the services provided on PUBLIC land. Police, fire, infrastructure, etc. Therefore, Redondo Beach residents should have priority over who benefits from whatever is built on PUBLIC land in the city.

Stop the overbuilding!

Even development for the benefit of Redondo residents should be done with careful consideration of the surrounding neighbors, home values, and maintaining the beauty and character of Redondo Beach.

BCHD has outlived its usefulness in our town. It is a outpost for grifters and sinecure seekers.

Bchd should be working for residents not those outside the beach cities, the planned over development projectiobns of use doesn't cater to the redondo beach residents as it should. Bchd does not own the land and shouldn't moving forward

The FAR should be the same for all public land.

BCHD Koolaid is better vomited than swallowed.

I believe public land is for public use and enjoyment, not for speculation by private business.

This is the most badly worded survey I've ever seen. It is tainted and slanted. Shameful.

Stop harassing BCHD and stop trying to place us at risk for lawsuits. Ridiculous. BCHD provides a great service to the city. It's not about YOU and what YOU want. It's about everyone as a whole. Everyone benefits from BCHD.

Resolutions of necessity?

Please do not sacrifice quality of life for the sake of special interests like BCHD!

YES!!!!!!



Asking leading questions in a survey to elicit a certain response is manipulative; leading to biased or inaccurate results.

This project is way out of control and TOO huge!

You are a liar

Stop with the BCHD spot zoning

Beach life brings in many patrons from outside the city yet we're not penalizing them on what they can do so why should we penalize beaches health district who serves all of the Beach communities not just Redondo Beach?

Why does bchd need to program for other areas at all?

FUCK YOU! BCHD can do whatever the fuck they want. It's their land. FUCK OFF

Residents need to get the benefits from government land, not businesses

This is a skewed survey.

Very innovative. I think other cities will try it if Redondo does.

The language used in this survey is a misleading false narrative. Spot zoning should not be permitted & would only serve to limit needed services & facilities to a majority of residents.

Why is BCHD allowed to give public land to a private developer with zero benefits to the South Bay? This boondoggle development makes no sense and should not go forward. I feel very sorry for the residents who live around this project

Turning over public land to private profiteers should be outright banned.

Stop terrorizing BCHD and South Bay residents with your constant nonsensical blather.

Who wrote this survey and at whose behest? I have a feeling it's the special interest NIMBYs of Redondo who have staunchly opposed all sensible development and laid us open to lawsuits. Enough. BCHD is not only necessary, it is a GOOD thing that serves ALL the Beach Cities, not just Redondo. Stop trying to kill it.

No gifts of public land. Beach Cities land should be for public use for those in the district, not for private profit.

NIMBY ASSHOLES! BUILD BUILD BUILD! BIGGER TALLER MORE!



I think Redondo Beach has paid enough in lawsuits, so much a council member and our former mayor we're doing fundraisers to pay their personal legal fees.

FAR Should be absolutely uniform to protect from litigation. If CC wants FAR of .75 It should be for everybody.

Fortunately, there's a lot of community support for Beach Cities health district.

Flora Guevara

One must not forget that City of Torrance residents living adjacent to Redondo Beach Public land being turned into a senior living housing facility will bear the lasting environmental and traffic adverse impacts without any saying in this matter. It seems City of Torrance Municipal officials have regrettably forgotten the plaque being brought upon it's residents by staying silence and not challenging BCHD Board of Directors and City of Redondo Municipal authorities.

Either relocate the services they presently provide to another city or dissolve the BCHD. The city needs to preserve open space and/or increase commercial zoning for the benefit of Redondo Beach residents.

Don't waste your fucking time on this shit. Bakaly gives the city hundreds of thousands of dollars as yearly bribes.

THUMBS UP!

No senior living/dying facility @bchd

Submitted at request of LF

Submitted at request of TN

Submitted at request of LL

Submitted at request of TH

NIMBY's are the freaking worst people. BCHD Over-Development is a NIMBY shadow group.

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Google Forms





From: [Stop BCHD](#)
To: [Communications](#)
Cc: [CityClerk](#)
Subject: StopBCHD Board Member Poster Question (4/9)
Date: Wednesday, April 10, 2024 1:56:40 AM

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Public Comment Mayor, Council

As a public service StopBCHD will ask a daily question of Member Poster regarding the loss of Resident-Taxpayer services caused by BCHD's provision of non-resident services.

Poster Question of the Day (4/9) - The Resident-Taxpayer Loss of \$7.5M of Free Land Rent to allcove

Dear Ms Poster:

BCHD has stated that it will forgo the \$250,000 in land rent from the \$4M taxpayer-owned lot where the allcove building will be built. Since BCHD was required to accept a 30 year operations and maintenance agreement for the building as a condition of funding, it will deprive District Residents of 30 x \$250,000 or at least \$7.5M in services that otherwise could have been provided to them with the allcove site rent.

How will Resident Taxpayers of the District be reimbursed for BCHD's donation to the 91% District non-resident allcove service area of \$7.5M in Land Rent?

What services will be denied Resident Taxpayers due to the \$7.5M donation to allcove of public land rent free?

--

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From: [Stop BCHD](#)
To: [Communications](#); [CityClerk](#); [Planredondo](#)
Subject: StopBCHD Board Member Poster Question (4/10)
Date: Wednesday, April 10, 2024 2:03:53 AM

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Public Comment Mayor, Council

As a public service StopBCHD will ask a daily question of Member Poster regarding the loss of Resident-Taxpayer services caused by BCHD's provision of non-resident services.

Poster Question of the Day (4/10) - The Resident-Taxpayer Risk from BCHD's 30-year allcove Building Obligation

Dear Ms Poster:

BCHD has agreed to accept approximately \$6M from the State as partial payment to build an allcove building. The building will be built on the Flagler & Beryl lot and Resident-Taxpayers will receive no rent from the \$4M+ site. Additionally, BCHD was forced to accept a 30-year, unfunded obligation to operate the building. The cost of operation is unknown.

Assuming an annual cost of \$1M, BCHD Resident-Taxpayers would be denied \$30M of services over the 30 year period.

How will Resident Taxpayers of the District be reimbursed for BCHD's excessive risk from the 30 year, unfunded obligation of the allcove building?

What services will be denied Resident Taxpayers due to the \$30M unfunded obligation of the allcove building?

--

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From: [Stop BCHD](#)
To: [CityClerk](#); [Communications](#); [Planredondo](#); [Kevin Cody](#)
Subject: StopBCHD Board Member Poster Question (4/12)
Date: Thursday, April 11, 2024 3:13:52 AM

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Public Comment Mayor, Council

As a public service, StopBCHD will ask a daily question of Member Poster regarding the loss of Resident-Taxpayer services caused by BCHD's provision of non-resident services.

<https://www.stopbchd.com/post/poster-question-of-the-day-4-12-excessive-taxpayer-funding-for-allcove>

Poster Question of the Day (4/12) - Excessive Taxpayer Funding for allcove

Dear Ms Poster:

The allcove service area is by legal contract all of LA County SPA8. That is 1.4M population and the District represents only 9%. Therefore only 9% of allcove expenses are the responsibility of taxpayers of the District.

BCHD has committed to build a minimum 30 year operating facility for allcove in return for only 60% of the funding needed for the allcove building.

BCHD expects District Taxpayers to pay \$4M of the building's \$10M cost.

BCHD has provided a Public Records Act response that it will use a \$4M Taxpayer-owned land parcel for the allcove building without any compensation to District Taxpayers.

BCHD expects District Taxpayers to "donate" \$7.5M in "free" land rent to allcove (\$250K/yr * 30 years)

BCHD has no forward funding source to operate allcove or the allcove building for the required 30 years.

BCHD has obligated District Taxpayers to pay the \$60M in operating costs for the required 30 year allcove and building operation if BCHD cannot find grant funding.

BCHD has proposed a possible \$30M bond fund for partial allcove funding.

BCHD wants to obligate Taxpayers to pay any and all costs of allcove.

Why is BCHD even considering ANY COSTS that are more than the pro rata 9% service area share of District Taxpayers?

Why should BCHD District Resident-Taxpayers pay even one cent of the 91% non-resident cost of allcove?

--

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From: [Stop BCHD](#)
To: [Stop BCHD](#); [CityClerk](#); [Planredondo](#)
Subject: StopBCHD Public Comment to BCHD's Letter in the Easy Reader
Date: Tuesday, April 9, 2024 11:09:29 PM

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Knowing BCHD, it's likely that the Vanessa Poster "Sand Box" letter cost tens of thousand\$ of taxpayer fund\$ in Salaries and consultant\$ to write.

Poster's Rant

As Poster concludes her rant, she/they/them/consultants/contractors/etc wrote:

"It pains me that the City of Redondo Beach, my city, a city that I love and have called home for more than 30 years, has chosen to make a recommendation in the city's general plan that constrains all of us in finding creative solutions to meet our community's needs into the future."

StopBCHD's Response to Poster:

It **pains US** that BCHD's Vanessa Poster and the rest of its errant Board and \$2.3M annual executive payroll believe that BCHD is justified in using ANY REDONDO BEACH PUBLIC LAND for 80% to 95% District NON-RESIDENT BENEFITS for the proposed HLC:

Assisted Living

80% non-resident tenants in a luxury assisted living facility by a 100% private developer (per BCHD costly consultants);

allcove

91% non-resident service area from Avalon to Long Beach (per LA County SPA8 contract area) and FREE taxpayer-owned land at Beryl & Flagler to boot!

PACE

95% non-resident PACE enrollees in BCHD's planned 400 enrollee program (per BCHD investment bankers and the National PACE Assoc).

BCHD Damages

Redondo Beach and Torrance **surrounding neighborhoods will suffer 100% of BCHD damages** from traffic, noise, construction, and further property devaluation as **BCHD HLC provides only 3% to 9% of its services to Redondo Beach residents** (per BCHD MDS consultants, BCHD Cain investment bankers, LA County Health SPA8 allcove area, National PACE Assoc)

Ample Land for Development for the Future if USED FOR RESIDENTS

If BCHD were not hell bent on squandering Redondo Beach Public land for 80% to 95% District non-resident use, we would have generations of land available - unlike Poster's claim. **BCHD is the cause of our lost Public Land. BCHD seeks to use our PUBLIC LAND (PI, P-CF) for the 80% to 95% benefit of NON-DISTRICT RESIDENTS. BCHD must return to servicing the "residents who reside" in the District.**

IS FAR 0.75 TOO MUCH FOR BCHD?

BCHD plans to use 80% to 95% of the land for District Non-Resident service. Perhaps the FAR should be restructured based on a fraction of land use for Redondo Beach residents. We propose:

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From: [Stop BCHD](#)
To: [Communications](#)
Cc: [CityClerk](#); [Planredondo](#); [Kevin Cody](#)
Subject: When can StopBCHD.com expect Ms. Poster to reply to public questions?
Date: Thursday, April 11, 2024 1:34:23 PM

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Public Comment Mayor, Council:

It is extremely clear that BCHD's proposed HLC is over 90% NON-RESIDENTS/NON-TAXPAYERS of Redondo Beach. The questions directed to Ms. Poster go directly to the question of Benefits vs Damages by the proposed HLC. Per BCHD, Census, National PACE Assoc, and MDS data, **only 91% maximum of the facility will be developed for Redondo Beach residents/taxpayers.** Therefore, the questions of SPECIFIC VALUE TO REDONDO BEACH must be answered by Ms. Poster following her "Sand Box" statements.

allcove - 95% Redondo Beach Non-Resident/Non-Taxpayer Service Area by BCHD contract with allcove for service to LA County SPA8 (1.4M population)

PACE - 97% Redondo Beach Non-Resident/Non-Taxpayer enrollees based on National PACE Association data of 1 in 1000 seniors participating in PACE and Redondo Beach's senior population of 7,000 (implying only 7 of 400 PACE participants)

RCFE - 91% Redondo Beach Non-Resident/Non-Taxpayers based on BCHD's MDS analysis by zipcode of tenancy of the 100% private facility.

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