

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 MARCH 10, 2026

J.1. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

- **Public Communications**

From: [Stop BCHD](#)
To: [Stop BCHD](#)
Cc: citycouncil@torranceca.gov; [CityClerk](#)
Subject: BCHD Existing Development has Cost Property Owners over \$200 Million in Value!
Date: Monday, March 9, 2026 10:01:07 AM

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

Dear Neighbors of BCHD,

If you live within 1-mile of Beach Cities Health District, then real estate property value models show that your property is part of a \$200M value loss.

BCHD has also threatened to SUE the CITY OF REDONDO BEACH if BCHD isn't allowed to lease to PRIVATE, COMMERCIAL REAL ESTATE developers and let them **more than double the existing square-footage of buildings on the PUBLIC site.**

We're a group of local volunteers fighting to stop BCHD from allowing profiteering PRIVATE, COMMERCIAL developers from building 60-foot tall buildings on the north, east and west edges of the site - up against both Torrance and Redondo Beach Beach residential zoning.

Do you want the noise, the Peeping Toms, and the blotted out Blue Sky?
Do you want further loss of property value?
OF COURSE NOT!

SUBSCRIBE TO OUR NEW LIST OF CONCERNED BCHD NEIGHBORS by emailing to: StopBCHD+subscribe@gmail.com

UNSUBSCRIBE AT ANY TIME: StopBCHD+UNsubscribe@gmail.com



SO FAR, Property Values within a mile of BCHD are down by over \$200 Million

**Neighbors are Working Together to Protect Local Property FROM
FURTHER VALUE DECAY by BCHD COMMERCIAL DEVELOPMENT!**

In case you missed it, Beach Cities Health District plans to lease 5-acres of public land to private commercial developers for up to 95-years. BCHD even threatened to sue the Redondo Beach City Council unless BCHD was allowed to increase the density on the site from the current 252,000-square feet of buildings to 541,000-square feet to allow for long-term, private development.

Based on the same data that BCHDs own consultants used (updated to 2026) and sophisticated statistical real estate price modeling, property within a 1-mile radius of BCHD has suffered value reductions of over \$200M. The split is about 50-50 between Redondo and Torrance properties.

DON'T LET BCHD TAKE EVEN MORE OF YOUR PROPERTY VALUE WITH BCHD'S PLANNED VALUE KILLING COMMERCIAL PROJECT!

BCHD PLANS TO LET COMMERCIAL DEVELOPERS:

UP TO DOUBLE THE CURRENT SQUARE FEET of buildings - which will increase traffic, emissions, noise, and other nuisance behaviors

BUILD TALLER BUILDINGS built on the edge of the campus with windows and patios facing neighborhoods

SHRINK SETBACKS FROM RESIDENTIAL unlike the current 100-foot setbacks between the 51.5-foot tall 4-story hospital towers

CREATE MORE POTENTIAL NUISANCE FOR NEIGHBORS with more medical office buildings and potentially hundreds of rental apartments, assisted living, and bussed-in PACE daycare enrollees

You deserve BETTER! Subscribe NOW!

StopBCHD.com

StopBCHD@gmail.com

StopBCHD.com

You received this email because our data supplier for real estate analysis believes that you live within 1-mile of Beach Cities Health District. If you do, you will be further negatively impacted by BCHD's plan to lease 5-acres to a

private commercial developer for up to 95 years. If that doesn't fit you, you can unsubscribe by emailing:

StopBCHD+UNsubscribe@gmail.com

Public Comment: Redondo Beach City Council, Torrance City Council

From: [Morgan Sterling | BCB](#)
To: [James Light](#); [Brad Waller](#); [Chadwick B. Castle](#); [Paige Kaluderovic](#); [Zein Obagi](#); [Scott Behrendt](#)
Cc: [CityClerk](#)
Subject: Beach Cities Builder Utility Pole Cleanup Initiative
Date: Sunday, March 8, 2026 7:22:44 PM

You don't often get email from mo@beachcitiesbuilder.com. [Learn why this is important](#)

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Mayor Light and Council Members,

I am writing on behalf of Beach Cities Builder to ask the City Council to agendaize a discussion item regarding the growing problem of redundant and abandoned telecommunications lines on utility poles throughout Redondo Beach. I am a Redondo Beach homeowner and local contractor, and I am raising this issue because it is plainly visible throughout residential neighborhoods in the city.

Across Redondo Beach, providers continue to add new aerial communications lines while older lines are often left behind. The result is visible clutter on poles, duplicate drop lines to the same single-family homes, and, in some cases, hanging or sagging wires that make neighborhoods look neglected.

This is especially noticeable at residential properties. A single-family home should not be left with multiple redundant aerial communications drop lines serving the same premises after a new installation is completed. If a provider installs a new line, the abandoned, replaced, or redundant line should be removed rather than left on the pole indefinitely.

This is not a novel concept. Other California cities already regulate telecommunications use of the public right-of-way and utility-pole clutter, and state safety rules already require permanently abandoned lines to be removed. Redondo Beach should consider a practical local rule requiring providers to remove abandoned, replaced, or redundant aerial lines when installing new service.

I respectfully request that the City Council direct staff and the City Attorney to evaluate an ordinance requiring telecommunications, cable, and broadband providers to remove abandoned, replaced, or redundant aerial lines when installing new service or replacement lines on poles located in the public right-of-way.

At a minimum, I ask the City to consider a policy that would require providers to:

1. Inspect existing aerial communications drop lines serving the same premises when installing new service;
2. Remove any abandoned, replaced, inactive, or redundant line associated with that installation;
3. Prohibit unnecessary duplicate aerial drop lines to the same single-family residence; and
4. Establish a compliance deadline and enforcement mechanism for violations.

This is a practical quality-of-life issue for Redondo Beach. It affects neighborhood appearance, infrastructure accountability, and basic maintenance standards. On ordinary residential streets, new lines go up, old lines stay, and the poles become a mess over time.

I respectfully ask that this item be placed on a future City Council agenda for discussion and direction to staff. If this matter moves forward, I would appreciate the public record reflecting that the proposal originated from Beach Cities Builder.

Thank you for your time and consideration.

Morgan Sterling
Beach Cities Builder

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Thank you,

Morgan Sterling

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Beachcitiesbuilder.com
310.502.4720
CA Lic# 1053070

"Done Right The First Time"

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From: [Dan Smith](mailto:Dan.Smith@bchd.org)
To: Al.Muratsuchi@asm.ca.gov; Ben.Allen@sen.ca.gov; HollyJMitchell@bos.lacounty.gov; [James Light;](mailto:James.Light@cityclerk@hermosabch.org)
cityclerk@manhattanbeach.gov; [CityClerk](mailto:CityClerk@manhattanbeach.gov); [Zein Obagi](mailto:Zein.Obagi@manhattanbeach.gov); [Paige Kaluderovic](mailto:Paige.Kaluderovic@hermosabeach.gov); [Scott Behrendt](mailto:Scott.Behrendt@hermosabeach.gov); [Brad Waller](mailto:Brad.Waller@hermosabeach.gov); [Chadwick B. Castle](mailto:Chadwick.B.Castle@hermosabeach.gov); rjackson@hermosabeach.gov; mkeegan@hermosabeach.gov; dfrancois@hermosabeach.gov; rsaemann@hermosabeach.gov; mdetoy@hermosabeach.gov; ifranklin@manhattanbeach.gov; ahoworth@manhattanbeach.gov; dlessser@manhattanbeach.gov; ntarnay@manhattanbeach.gov; scharelian@manhattanbeach.gov
Cc: [Tom Bakaly \(he/him/his\)](mailto:Tom.Bakaly@bchd.org); [Cristan Mueller](mailto:Cristan.Mueller@bchd.org); [Kevin Cody](mailto:Kevin.Cody@bchd.org); [Noel Chun](mailto:Noel.Chun@bchd.org); [Michelle Bholat](mailto:Michelle.Bholat@bchd.org); [Jane Diehl](mailto:Jane.Diehl@bchd.org); [Martha Koo](mailto:Martha.Koo@bchd.org); [Vanessa I. Poster](mailto:Vanessa.I.Poster@bchd.org); [Jacqueline Sun](mailto:Jacqueline.Sun@bchd.org); [Mike Witzansky](mailto:Mike.Witzansky@bchd.org); cm@manhattanbeach.gov; [Michael Hixon](mailto:Michael.Hixon@bchd.org); [Tyler Evains](mailto:Tyler.Evains@bchd.org); snapolitano@hermosabeach.gov; [Talyn Mirzakhanian](mailto:Talyn.Mirzakhanian@bchd.org)
Subject: Beach Cities Health District - March 2026 FAQs
Date: Monday, March 9, 2026 5:05:34 PM

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Hello!

Here is the March edition of Frequently Asked Questions, sent on behalf of Beach Cities Health District CEO Tom Bakaly. We send these messages each month to provide accurate information about BCHD. Please let Tom or me know if you have questions regarding this information. Thank You!

Dan Smith, Director of Communications, BCHD

Q: When will the groundbreaking take place for the Healthy Living Campus project?

A: The Healthy Living Campus is coming to fruition via four phases: The relocation of the Center for Health & Fitness from 514 N. Prospect Avenue to 510 N. Prospect; the establishment of a Program of All-Inclusive Care for the Elderly (PACE) center, also in the 510 Prospect building; the construction of a permanent home for allcove Beach Cities at the SW corner of Beryl Street and Flagler Lane; and the redevelopment of the old South Bay Hospital building at 514 Prospect Ave.

Three of the four projects are commencing this year: Pre-work is currently being done for the PACE Center, with construction expected to start this Spring; a relocation celebration event for the new CHF facility is planned for Wednesday, April 29; and a groundbreaking and open house are planned for allcove Beach Cities on Saturday, May 16. The 514 building's physical redevelopment will not start until Spring 2027, when current tenant leases are set to expire.

Save the Date: The groundbreaking event for the allcove Beach Cities facility is scheduled for **Saturday, May 16 at 10 a.m.** More details will follow, but I hope you'll save the date and make plans to join us that day. The event will be followed by "covefest," a celebration of allcove Beach Cities put on by the members of the Youth Advisory Group and other young people.

Q: Where can residents learn more about the finances for the Healthy Living Campus project?

A: The BCHD CEO Report includes a section on the Healthy Living Campus' finances. This is prepared for the Board of Directors for all BCHD Board Meetings, which are held monthly, except for August and December. A section for the Healthy Living Campus budget and finances has been included in each CEO report

since December of 2017.

Q: How do the Beach Cities compare in well-being to other parts of the country?

A: Very well! The Beach Cities of Hermosa Beach, Manhattan Beach and Redondo Beach scored historic highs on the [Gallup National Health and Well-Being Index \(WBI\)](#) despite national declines, indicating that the Beach Cities continue to be among the healthiest places to live in the nation. Their combined score of 69.5 in 2025 (the year for which statistics were calculated) was the Beach Cities' highest ever and far above the national average score of 60.1.

Notably, the 2025 Manhattan Beach score of 71.6 was the *highest community measurement ever recorded* by Gallup among the more than 1,500 community scores since WBI measurement began in 2008. The previous high was also recorded by Manhattan Beach with a 70.6 index in 2023.

One More Thing: The BCHD Annual Report for FY 2024-25 has just been published and can be accessed online at <https://bchd.org/reports-and-publications/annual-report/>.

Again, please let Tom or me know if you have any questions regarding this information.

Thank You!

Dan Smith

(he/him)

Director of Communications

Beach Cities Health District

1200 Del Amo Street | Redondo Beach, CA 90277

Office: (310) 374-3426, ext. 8156



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From: [Mark Nelson \(Home Gmail\)](mailto:Mark Nelson (Home Gmail))
To: executiveoffice@bos.lacounty.gov; info; CityClerk; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; citycouncil@torranceca.gov; Holly J. Mitchell
Subject: Public Comment - BCHD admits no evidence for its role in the Gallup Wellbeing scores - Re: CPRA
Date: Wednesday, March 4, 2026 2:42:04 PM

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Mayors, Councils, Board Members and Supervisors:

So the answer from Gallup is - there's no statistical, causal evidence that BCHD had anything to do with these scores. We know that the "Blue Zones" locations were accepted by Blue Zones LLC because they had pre-existing healthy populations. I'm not really surprised the Gallup isn't willing to admit to this selection bias as a driver of its results - AFTER ALL - where would the \$205,000 taxpayer contracts for Gallup surveys come from then?

On Mon, Mar 2, 2026 at 6:04 PM PRR <PRR@bchd.org> wrote:

Dear Mr. Nelson,

Please see below (in red) for the District's response to your public records requests received 2/20/26 that reads:

Provide documents demonstrating the fraction of each city's WBI score that was due to BCHD.

Provide documents demonstrating that any fraction of any city's WBI was the result of BCHD.

We have pasted below Mr. Dan Witter explanation of the correlation between WBI scores and the presence of an organization like BCHD in the community:

At 1 hour, 17 minutes and 25 seconds, Mr. Dan Witter explains:

"So, just to clarify a few points, that no one from Gallup and no one from the Beach Cities Health District that I'm aware of has claimed that we have causal evidence between Blue Zones and the very impressive improvement in well-being over time. What's also true, though, is that the improvement that we see here is much better than what we find with peer cities. So the assertion that... we do parallel studies with peer cities all the time. This kind of stuff. What's different here than what we find with others that kind of look like you? They're affluent, they have a single demographic mix, they're... they have high well-being, too, but they're flat over time. You have high well-being, but you've gotten better over time. Okay. From there. It's perfectly reasonable and appropriate to postulate that there are certain things happening here that are health and well-being based that are not present in the other cities, that are contributing to the fact that it's improving here and it isn't there. These kind of things you can never prove with certainty.

In addition, you can find the link below to the video of the Board meeting and Mr. Dan Witter presentation starting at minute 34:45:

- [January 28, 2026 Board Presentation given by Mr. Dan Witters](#)
- [Presentation Deck – Well-Being Index Results](#)

If you believe we have not correctly interpreted your request, please resubmit your request with a description of the identifiable record or records that you are seeking.

Please note that if records you are seeking do not exist, BCHD has no obligation to create new records, or to obtain records from other sources, unless those sources are considered “prepared, owned, used by, or retained by” by the District.

Please note that the District may not respond to questions or comments included with your request that are not themselves requests for identifiable public records under the California Public Records Act. The lack of response by the District to any such questions or comments, including follow-up questions and comments, is not an indication of the District’s position on any topic or item, and should not be presented as such to any person.

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

Sent: Thursday, February 19, 2026 6:55 PM

To: PRR <PRR@bchd.org>

Subject: CPRA

EXTERNAL EMAIL - CAUTION

Provide documents demonstrating the fraction of each city's WBI score that was due to BCHD.

Provide documents demonstrating that any fraction of any city's WBI was the result of BCHD.

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