

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 19, 2024

J.1 PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

- **PUBLIC COMMUNICATION**

From: steve.3leafrealty.com
To: [CityClerk](#)
Subject: BCHD - No
Date: Monday, November 18, 2024 11:23:47 AM

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

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

PUBLIC COMMENT - NON-AGENDA ITEM 11/19/24 MEETING

I object to the City Council's attempt to spot upzone the BCHD site to a 1.25 FAR. BCHD is not a public safety agency like the RBFD and RBPD and therefore does not qualify for the 1.25 FAR.

BCHD is a non-essential agency with a plan to service 80% to 95% non-residents of the District. That is no different than any other commercial developer. If the Council has any intent of upzoning BCHD, then it must upzone ALL P-I land use to 1.25 FAR and analyze the millions of square feet of potential development in the EIR amendment.

From: [Tim Ozenne](#)
To: [CityClerk](#); [Michael Webb](#)
Cc: [Mark E. Nelson \(Home Gmail\)](#)
Subject: bchd "UPZONING GAMBIT"
Date: Monday, November 18, 2024 12:55:58 PM

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PUBLIC COMMENT - NON-AGENDA ITEM 11/19/24 MEETING

I object to the City Council's attempt to spot upzone the BCHD site to a 1.25 FAR. BCHD is *not* a public safety agency like the Rbfd and Rbpd and therefore does not qualify for the 1.25 FAR.

BCHD is a non-essential bureaucracy planning to service 80% to 95% non-residents of the District. That is no different than any other commercial developer. If the Council has any intent of upzoning BCHD, then it must upzone ALL P-I land use to 1.25 FAR and analyze the millions of square feet of potential development in the EIR amendment.

My wife and I live just east of the existing "campus." We plainly see how the existing buildings already dominate the skyline. While BCHD has taken steps to prevent its neighbors from knowing just what BCHD proposes as it turns over control to its preferred lessee for decades, the obvious plan is to screw BCHD neighbors with a "campus" that has no connection with local health. BCHD unsubstantiated claims of local health benefits from a larger campus have *no support*, so far as I can tell. I presume RB council will demand evidence that predicted health benefits are well documented. If not, why would yhid council approve special zoning for BCHD, which is not a public safety organization?

From: [Krista Allen](#)
To: [CityClerk](#)
Subject: BCHD needs a lower FAR--- 1.25 is too high, higher than schools
Date: Monday, November 18, 2024 2:29:42 PM

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PUBLIC COMMENT - NON-AGENDA ITEM 11/19/24 MEETING

I object to any spot upzone the BCHD site to a 1.25 FAR.
BCHD is not a public safety agency like the RBFD and RBPB.

BCHD is a non-essential agency.
And BCHD wants to "partner" with a developer to try to maintain their defunct Hospital District.
There should have been a 'sunset' clause to dissolve after other hospitals were built within 5 miles.

No 1.25 FAR for BCHD!
Ideally, BCHD gets a 0.5 FAR, or the same FAR as local schools.

Sincerely,
Krista Allen

[REDACTED]

From: [Mark Nelson \(Home Gmail\)](#)
To: [CityClerk; cityclerk@manhattanbeach.gov; cityclerk@hermosabeach.gov](#)
Subject: Fwd: LTE
Date: Sunday, November 17, 2024 11:57:19 AM

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Public Comment - Mayors and Councils

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

From: Mark Nelson (Home Gmail) [REDACTED]
Date: Sun, Nov 17, 2024 at 11:56 AM
Subject: LTE
To: Judy Rae <easyreader@easyreadernews.com>

Slowly, and hopefully surely, the taxpayers of BCHD are getting the BCHD Board and executives under control. Denying Measure BC was a good start. It sent a clear message to BCHD that District Taxpayers have no interest in funding a new allcove building or servicing the 1.4 million population area of LA County SPA8 for 30 years with no long term funding grant. BCHD can fund allcove for residents and the students in the school districts, but the idea of expanding the allcove service area by ten-fold made no sense.

Denying Measure BC also sent a clear message that District Taxpayers don't want their hospital building torn down, nor will they fund BCHDs misguided demolition. BCHD has no business paying for the pre-development work of 100% private PMB LLC as it seeks to build a \$15,000 per month assisted living facility. Especially when that assisting living facility is for 80% non-residents of 90254, 90266, 90277, and 90278 according to BCHDs own studies. But our work to fix BCHD is not yet done.

BCHDs draft budget documents show a structural future deficit (losing money each year), most likely caused by BCHDs careless acceptance of allcove's 30-year unfunded operation. Sadly, the very first item on BCHDs chopping block is to "remove school service agreements (\$600,000)." Yet nowhere in the BCHD plan is cutting the size of the \$2.4M per year executive suite nor cutting off payments and subsidies for services to non-residents. Allcove has a 91% non-resident service area and is currently serving 50% non-residents. AdventurePlex and the CHF receive \$2 million annually in District Taxpayer subsidies and have roughly one-third non-residents being subsidized. Despite repeated formal requests to BCHD, it refuses to even track the costs of non-resident use. I suspect we'd all be stunned as how much of our BCHD funding exits the District. BCHD doesn't know.

I have one concrete suggestion that will likely fix most of our problems. Let's rename BCHD to the Hermosa, Manhattan and Redondo Beach Resident Health District as a daily reminder to the Board and \$2.4 million in executives. Each and every dollar taken from our property taxes or generated from our land, buildings, and investments should be plowed back into the District and its residents. Every time anyone is forced to type HMRBRHD, it will reinforce the District's obligation to its owners.

Mark Nelson

From: [Mark Nelson \(Home Gmail\)](#)
To: [CityClerk](#); [Michael Webb](#)
Subject: Fwd: PUBLIC COMMENT - SUPPORT 0.5FAR for P/I. OPPOSE 1.25FAR for all P/I.
Date: Wednesday, November 13, 2024 8:39:32 PM

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Public Comment and Memorandum to the City Attorney:

It seems clear that Councilmember Obagi is not interested in public input on the BCHD FAR issue, and is disadvantaging StopBCHD and the hundreds of members of the public that submit comments through our organization. In order save the time of residents and taxpayers, the group forwards members emails as public comments. See the chain below where Mr. Obagi states that the emails don't move the needly (sic) and that they are sent to trash.

This and the public position of Mayor Light have been communicated to the City Attorney as StopBCHD.com has legitimate and documented concerns about the demonstrated bias of each regarding the BCHD FAR issue.

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

From: **Zein Obagi** <Zein.Obagi@redondo.org>
Date: Tue, Oct 1, 2024 at 11:57 AM
Subject: Re: PUBLIC COMMENT - SUPPORT 0.5FAR for P/I. OPPOSE 1.25FAR for all P/I.
To: Mark Nelson (Home Gmail) [REDACTED]

Mark,

I have made a rule sending all of the emails from yestofar50@gmail.com - which I had so many, saying the same exact thing to junk. They do not move the needly at all. They seem like electronic terrorism in fact since they chyme every time I get them.

Zein E. Obagi, Jr.
Council Member, District 4
City of Redondo Beach | City Council
415 Diamond Street | Redondo Beach, CA 90277
310.318.0693 | 310.379.9268 fax
zo@redondo.org | www.redondo.org



From: Mark Nelson (Home Gmail) [REDACTED]
Sent: Tuesday, October 1, 2024 11:05 AM
To: Zein Obagi <Zein.Obagi@redondo.org>; Zein Obagi <Zein.Obagi@redondo.org>
Subject: Fwd: PUBLIC COMMENT - SUPPORT 0.5FAR for P/I. OPPOSE 1.25FAR for all P/I.

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I had your note passed through to me.

Yes, our organization is forwarding comments through from our supporters to save their time and still get their voices heard. Subject lines are deliberately the same for ease of identification by CityClerk@redondo.org. BCHD directed all of its commenters also to cc: the Council, otherwise we wouldn't have bothered.

Our view: California is a ballot harvesting state where a selected person or entity is allowed to submit completed ballots on behalf of voters. That doctrine should also apply to public comments regarding matters before public bodies, although, petitions, etc. are common tools and in this modern electronic messaging era, the technology of the day allows for many different ways to communicate.

I'll have them take the Council off the distribution and send a consolidated email later on to Clerk Manzano.

Thanks.

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

From: Support Far50 <vestofar50@gmail.com>
Date: Tue, Oct 1, 2024 at 10:58 AM
Subject: Fwd: PUBLIC COMMENT - SUPPORT 0.5FAR for P/I. OPPOSE 1.25FAR for all P/I.
To: [REDACTED]

Can you deal with this?

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

From: Zein Obagi <Zein.Obagi@redondo.org>
Date: Tue, Oct 1, 2024 at 10:26 AM
Subject: Re: PUBLIC COMMENT - SUPPORT 0.5FAR for P/I. OPPOSE 1.25FAR for all P/I.
To: Support Far50 <vestofar50@gmail.com>, CityClerk <CityClerk@redondo.org>, Nils Nehrenheim <Nils.Nehrenheim@redondo.org>, Marc Wiener <Marc.Wiener@redondo.org>, Paige Kaluderovic <Paige.Kaluderovic@redondo.org>, Sean Scully <Sean.Scully@redondo.org>, Todd Loewenstein <Todd.Loewenstein@redondo.org>, Scott Behrendt <Scott.Behrendt@redondo.org>

Marc / whomever is doing this stop spamming us.

Zein E. Obagi, Jr.

Council Member, District 4

City of Redondo Beach | City Council

415 Diamond Street | Redondo Beach, CA 90277

310.318.0693 | 310.379.9268 fax

zo@redondo.org | www.redondo.org



From: Support Far50 <vestofar50@gmail.com>

Sent: Tuesday, October 1, 2024 10:25 AM

To: CityClerk <CityClerk@redondo.org>; Nils Nehrenheim <Nils.Nehrenheim@redondo.org>; Marc Wiener <Marc.Wiener@redondo.org>; Paige Kaluderovic <Paige.Kaluderovic@redondo.org>; Sean Scully <Sean.Scully@redondo.org>; Todd Loewenstein <Todd.Loewenstein@redondo.org>; Zein Obagi <Zein.Obagi@redondo.org>; Scott Behrendt <Scott.Behrendt@redondo.org>

Subject: PUBLIC COMMENT - SUPPORT 0.5FAR for P/I. OPPOSE 1.25FAR for all P/I.

Some people who received this message don't often get email from vestofar50@gmail.com. [Learn why this is important](#)

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PUBLIC COMMENT - SUPPORT 0.5FAR for P/I. OPPOSE 1.25FAR for all P/I.

I support the Planning Commission's recommendation for a 0.5 FAR to general Public/Institutional (P/I) use. I do not support an increase to 1.25 FAR for all P/I use, since it would "upzone" every P/I parcel and create the potential for reckless development that is not consistent with neighborhood character and would not protect property values. Thank you.

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

From: Paul Schlichting [REDACTED]

Date: Mon, Sep 30, 2024 at 10:47 PM

Subject: Re: BCHD Comment: One Last Chance

To: Stop BCHD <stop.bchd@gmail.com>, <vestofar50@gmail.com>

-----Original Message-----

From: Stop BCHD <stop.bchd@gmail.com>

Sent: Sep 30, 2024 8:05 PM

To: Stop BCHD <stop.bchd@gmail.com>, yestofar50@gmail.com
<yestofar50@gmail.com>

Subject: BCHD Comment: One Last Chance

Hit Reply All to this email (or send an email to YesToFAR50@gmail.com) and we'll file the comment below on your behalf:

*Although I would like to see even **less** construction on this project ...*

I support the Planning Commission's recommendation for a 0.5 FAR to general Public/Institutional (P/I) use. I do not support an increase to 1.25 FAR for all P/I use, since it would "upzone" every P/I parcel and create the potential for reckless development that is not consistent with neighborhood character and would not protect property values. Thank you.

Paul Schlichting

South Broadway, Redondo Beach

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StopBCHD.com (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.

Please note that email correspondence with the City of Redondo Beach, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt. The City of Redondo Beach shall not be responsible for any claims, losses or damages resulting from the use of digital data that may be contained in this email.

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From: [Mark Nelson \(Home Gmail\)](mailto:Mark Nelson (Home Gmail))
To: opinion@scng.com
Subject: LTE: Little Wonder that BCHD's Measure BC was the only Bond Measure to Fail in Redondo Beach
Date: Monday, November 18, 2024 12:59:44 PM

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For nearly a decade now, Beach Cities Health District has been terrorizing surrounding neighborhoods with a plan for a 103-foot tall, 792,000 square foot development. Unlike the current 300,000 square foot building cluster on the site, BCHD is planning to place its tallest buildings on the site perimeter next to homes. Currently, the tallest structures are visually minimized and located in the center of the 10-acre, publicly-owned parcel. What a difference nearly tripling the floor space, increasing the height, and locating new construction on the edge of the site would create for surrounding homes. It would be devastating to neighborhood character and property values.

BCHD has engaged in all sorts of disingenuous doublespeak since beginning its project. For example, in May of 2017 it committed to placing a buffer space around the new development - a ring of greenspace and then surface parking. This commitment was made to insulate residential neighborhoods from the negative impacts of commercial development and operation. Only two months later in July 2017, BCHD proposed building on the edges of the lot in huge scale that dwarfed the neighborhoods. Surrounding neighbors have good reason not to trust BCHD again.

The BCHD bond measure requested nickels and dimes compared to the other bond measures in the city. BCHD asked for \$30 million, while the City and school district requested, and received, \$371 million. The electorate's vote on BCHD was far more a vote of "no confidence" on the BCHD board and executives than it was a financial decision. Unless BCHD commits in writing (yet again) to building in the center of the site, limiting construction to a character compatible height, and placing ample buffer between residential neighborhoods and its commercial, third-party owned development, it will continue to face hurricane level opposition from the community.

Mark Nelson
Redondo Beach

From: [Stop BCHD](#)
To: [Communications](#); cityclerk@manhattanbeach.gov; cityclerk@hermosabeach.gov; [CityClerk](#); [Kevin Cody](#); executiveoffice@bos.lacounty.gov; [Holly J. Mitchell](#); Al.Muratsuchi@asm.ca.gov
Subject: Public Comment - All Agencies
Date: Saturday, November 16, 2024 3:54:51 PM

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Mayors, City Councils, Planning Commissions

BCHD is attempting to codify CORE VALUES. BCHD completely ignores service to RESIDENTS as a core value. No funding should EVER be spent on subsidizing services to NON-RESIDENTS if ANY RESIDENT SERVICE is cut or any RESIDENT is denied service.

As the OWNERS of BCHD, the City Councils need to assure that foolish plans of BCHD, such as cutting spending in schools while continuing with 91% non-resident service area allcove continue. Voters approved a hospital district for "residents who reside" within the District. BCHD is only a renamed, failed hospital district and must STOP SPENDING OUR MONEY OUTSIDE THE DISTRICT.

https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/2984656/2024_11_20_BOD_Core_Values.pdf

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StopBCHD.com (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 \(Home Email\)](#)
To: [Communications](#)
Cc: [City Clerk](#); [http://cityclerk@manhattanbeach.org](#); [cityclerk@hermosabeach.org](#); [MISOAC](#); [info@allcove.org](#)
Subject: Public Comment - Finance November Finance Meeting and Board Meeting
Date: Tuesday, November 12, 2024 5:29:53 PM
Attachments: [image.png](#)

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

BCHD financial analysts miserably failed District Taxpayers by FAILING TO ANALYZE the 30-year cost of the BHCIP grant.

THE ELECTORATE HAS SPOKEN *MEASURE BC REJECTED!*

SAVE DISTRICT TAXPAYERS FROM BCHD's FOOLISH \$170M, 30-YR, SPA8-WIDE OBLIGATION

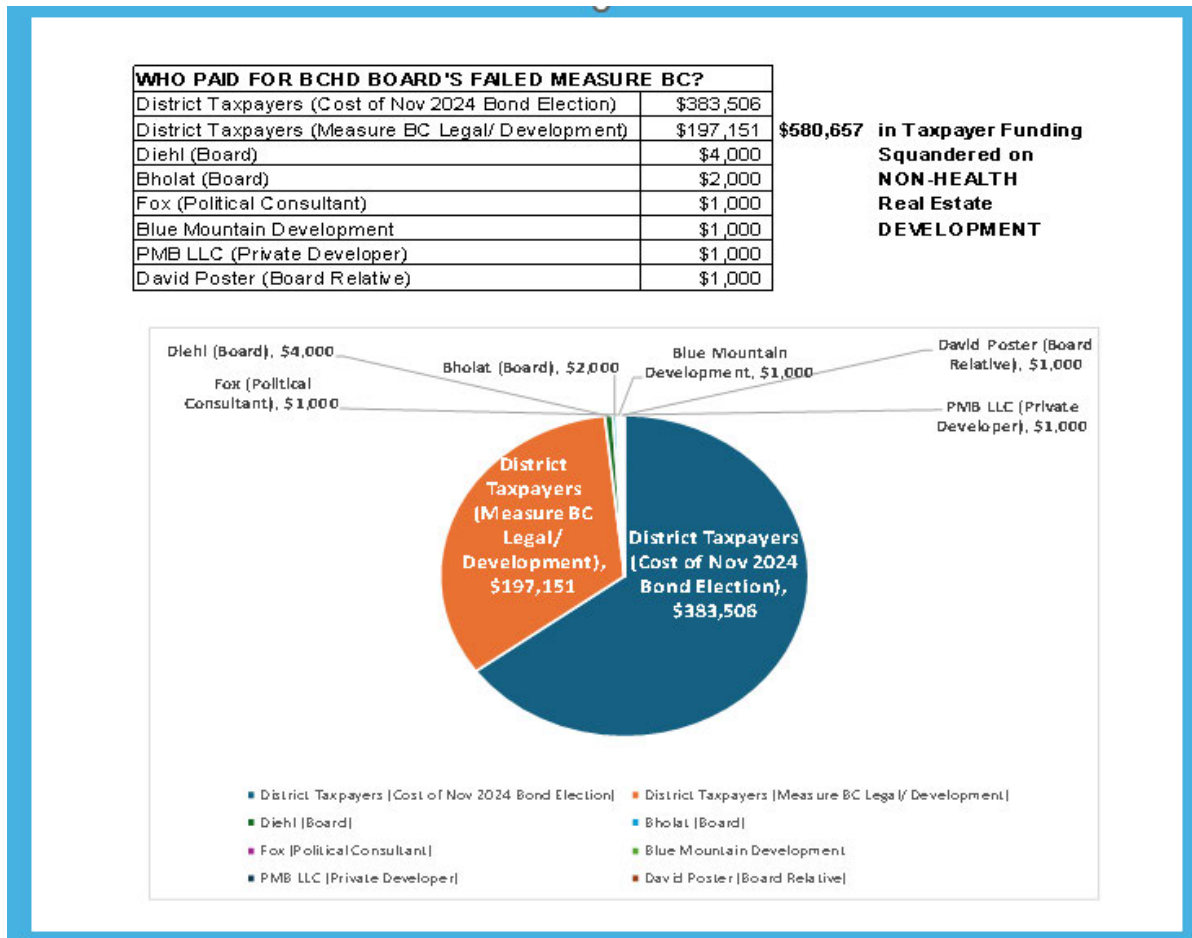
1. DO NOT BUILD AN ALLCOVE BUILDING – RETURN THE \$6.3M GRANT
2. LIMIT ALLCOVE PARTICIPATION TO DISTRICT RESIDENTS & STUDENTS
3. CONTINUE ALLCOVE OPERATIONS IN THE 514 BUILDING

THIS ISN'T COMPLICATED. BCHD MADE A HORRIBLY FOOLISH FINANCIAL DECISION WHEN IT ACCEPTED \$6.3M IN RETURN FOR EXPANDING SERVICES TO SPA8 FOR 30 YEARS MINIMUM (\$172M COST)

From: [Stop BCHD](#)
To: cityclerk@manhattanbeach.gov; cityclerk@hermosabeach.gov; [CityClerk](#); [Kevin Cody](#); info@executiveoffice@bos.lacounty.gov; BoardClerk@metro.net; mayor@lacity.gov; [Holly J. Mitchell](#)
Subject: Public Comment - Next Available Meeting - All Agencies - BCHD Used Nearly \$700,000 in Taxpayer Funds on REJECTED Measure BC
Date: Thursday, November 14, 2024 12:12:29 PM
Attachments: [image.png](#)

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We have a serious problem with the judgment of BCHD's Board and Executives. BCHD lost roughly \$700,000 on real estate development on Measure BC. BC would have funded the allcove building and the pre-development for PMB LLC. Voters wisely REJECTED it.



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StopBCHD.com (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: [Kristina Miller](#)
To: [Michael Webb](#)
Cc: [CityClerk](#)
Subject: PUBLIC COMMENT - NON-AGENDA ITEM 11/19/24 MEETING
Date: Monday, November 18, 2024 11:32:15 AM

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Dear City Attorney Mr Webb and City Council,

I strongly object to the City Council's attempt to spot upzone the BCHD site to a 1.25 FAR. BCHD is not a public safety agency like the RBFD and RBPD, and therefore it does not qualify for the 1.25 FAR designation. The Planning Commission had already proposed a 0.5 FAR for BCHD, which aligns more closely with its non-essential status.

BCHD's plan to service 80% to 95% non-residents of the District positions it more as a commercial developer rather than a local public resource. This makes its requested upzoning indistinguishable from any other commercial proposal. As highlighted in the recent City Council meeting, there was no response from Council Members when several speakers pointed out the unfairness of this proposed spot upzoning. Furthermore, it was noted that the Planning Director's CEQA EIR Amendment analysis will focus solely on BCHD's case, ignoring the broader implications for all P-I zoning.

Former Councilmember Pinzler aptly described this selective upzoning as the Council sprinkling 'fairy dust' on the Planning Director to justify ignoring equity in land use. If the Council has any intent of upzoning BCHD, it must extend the same standard to all P-I land use designations, as equity demands. Moreover, the City must conduct a comprehensive analysis in the EIR amendment to account for the millions of square feet of potential development this decision could unleash.

The apparent favoritism, especially given BCHD's use of the same legal counsel as other commercial developers like AES Pustilnikov, raises serious questions about fairness and transparency. Upzoning BCHD while disregarding the same consideration for other parcels would be an egregious failure to uphold equitable land-use policies.

Sincerely,
Kristina Miller

From: ajsams@verizon.net
To: [CityClerk](#); [Michael Webb](#)
Subject: PUBLIC COMMENT - NON-AGENDA ITEM 11/19/24 MEETING
Date: Monday, November 18, 2024 12:32:25 PM

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PUBLIC COMMENT - NON-AGENDA ITEM 11/19/24 MEETING

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BCHD is a non-essential agency with a plan to service 80% to 95% non-residents of the District. That is no different than any other commercial developer. If the Council has any intent of upzoning BCHD, then it must upzone ALL P-I land use to 1.25 FAR and analyze the millions of square feet of potential development in the EIR amendment.

Please stop forcing BCHD down our throats. Put this in your backyard!

Jennifer Sams

From: [MONIKA OLMOS](#)
To: [CityClerk](#); [Michael Webb](#)
Subject: PUBLIC COMMENT - NON-AGENDA ITEM 11/19/24 MEETING
Date: Monday, November 18, 2024 1:10:11 PM

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Monika Olmos
RB Resident
Sent from my iPhone

From: [William Shanney](#)
To: [Michael Webb](#); [CityClerk](#)
Subject: PUBLIC COMMENT - NON-AGENDA ITEM 11/19/24 MEETING
Date: Monday, November 18, 2024 2:57:37 PM

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We object to the City Council's attempt to spot upzone the BCHD site to a 1.25 FAR. BCHD is not a public safety agency like the RBFD and RBPD and therefore does not qualify for the 1.25 FAR.

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Respectfully,

William and Vivian Shanney

From: [p Yee](#)
To: [CityClerk](#)
Subject: PUBLIC COMMENT - NON-AGENDA ITEM 11/19/24 MEETING
Date: Monday, November 18, 2024 3:05:33 PM

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Patricia Yee
Redondo Beach resident

From: [REDACTED]
To: [Michael Webb](#); [CityClerk](#)
Subject: PUBLIC COMMENT - NON-AGENDA ITEM 11/19/24 MEETING
Date: Monday, November 18, 2024 4:06:13 PM

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Hello,

We object to the City Council's attempt to spot upzone the BCHD site to a 1.25 FAR. BCHD is not a public safety agency like the RBFD and RBPD and therefore does not qualify for the 1.25 FAR.

BCHD is a non-essential agency with a plan to service 80% to 95% non-residents of the District. That is no different than any other commercial developer. If the Council has any intent of upzoning BCHD, then it must upzone ALL P-I land use to 1.25 FAR and analyze the millions of square feet of potential development in the EIR amendment.

Sincerley,
George & Pam Afremow

From: [Dennis Heck](#)
To: [CityClerk](#)
Subject: Public Comment - non-agenda Item for 11/19/24 Meeting
Date: Monday, November 18, 2024 3:44:32 PM

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

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City Council,

I support the City Council's efforts to ensure that the BCHD site be given a 1.25 FAR to ensure they have the space and facilities to continue offering the services it currently provides, with the support of their employees, volunteers. And I am confident that all our clients will support this as well.

Dennis Heck

[REDACTED]

District 3

From: [Stop BCHD](#)
To: [CityClerk](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Paige Kaluderovic](#); [Scott Behrendt](#); [Kevin Cody](#); [Gale S. Hazeltine](#); [Wayne Craig](#); [Douglas Boswell](#); [Marc Wiener](#); [Sean Scully](#); [Sheila W. Lamb](#); [Robert Gaddis](#); [Michael Webb](#); [Garth Meyer](#); russell.fong@opr.ca.gov; executiveoffice@bos.lacounty.gov; mayor@lacity.gov; BoardClerk@metro.net
Subject: Public Comment All Agencies - BCHD Proposed Massive Development VIEWS FAR 0.77, 1.09, 1.25
Date: Thursday, November 14, 2024 11:19:00 AM
Attachments: [Slide1.PNG](#)
[Slide2.PNG](#)
[Slide3.PNG](#)
[Slide4.PNG](#)
[Slide5.PNG](#)
[Slide6.PNG](#)
[Slide7.PNG](#)

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BCHD is determined to deliberately destroy surrounding neighborhood character and property values.

BCHD continues to plan to build on the PERIMETER of the 10 acre site, while ignoring impacts that must be reviewed in the PCDR process. The public has repeatedly made this clear to BCHD, but was ignored.

BCHD should be limited to FAR 0.50 - the same as ALL OTHER non-public safety facilities.

IF BCHD IS UPZONED TO 1.25 FAR, THEN SO MUST ALL P-I BE UPZONED AND ANALYZED IN THE CITY EIR.

Note: At his request, Councilperson Obagi is excluded from comments on the BCHD FAR issue by StopBCHD.com

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

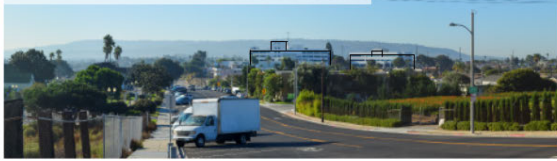
**Various other sites have been
demonstrated with increased FARs**

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

Source: BCHD FEIR

FAR 0.77

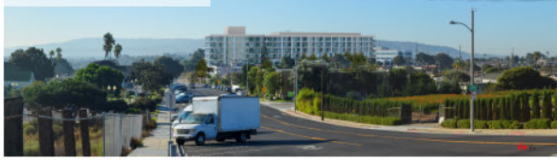
Max Height 73-feet (950sf total)
99.7% of Structures under 52-feet tall



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

FAR 1.09

Max Height 103-feet
Source: BCHD EIR



Phase 1: FLAGLER & 190th (BCHD EIR)

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

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

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

FAR 0.77

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



Representative View 3: Views of the Project site from this location are characterized by the vacant Flagler Lot in the foreground, which is currently covered with gravel and weedy vegetation and is leased as a staging area for construction equipment. The proposed RCFE Building would rise up to 133.3 feet above Flagler Lot and would be more visually prominent from this location given its location along the northern perimeter of the BCHD campus. Source: VIZfx 2021.

FAR 1.09

Max Height 103-feet
Source: BCHD EIR



Phase 1: FLAGLER & BERYL (BCHD EIR)

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

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

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



Phase 1: BERYL & HARKNESS (BCHD EIR)

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

Max Height 73-feet (950sf total)
99.7% of Structures under 52-feet tall
Representative View 4: Views along Beryl Street between North Prospect Avenue and Flagler Lane are characterized by green mature street trees to the east (i.e., left) and the commercial nursery to the west (i.e., right) as well as existing white buildings at the BCHD campus against the backdrop of the Palos Verdes hills in the background. The ridgeline of the Palos Verdes hills is almost entirely uninterrupted from this view. The view is influenced by the open sky above the ridgeline, streaked with crossing powerlines in the foreground. The RCFE Building would not substantially reduce the open sky from this view, but would interrupt the ridgeline of the Palos Verdes hills. Source: VIZfx 2021.

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

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



KVL 6: Flagler Lane & 190th Street Intersection (Facing South)

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

Phase 1: FLAGLER & 190th (BCHD EIR)

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



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

1.25 FAR Dominates the Local Area 118-foot tall

- Built on perimeter
- Uninterrupted view block



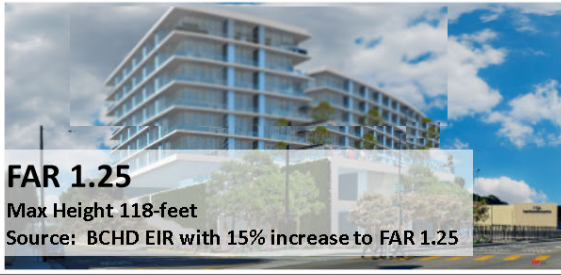
Phase 1: FLAGLER & BERYL (BCHD EIR)

FAR 0.77

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



Representative View 3: Views of the Project site from this location are characterized by the vacant Flagler Lot in the foreground, which is currently covered with gravel and weedy vegetation and is leased as a staging area for construction equipment. The proposed RCFE Building would rise up to 133.1 feet above Flagler Lot and would be more visually prominent from this location given its location along the northern perimeter of the BCHD campus. Source: VIZfx 2021.



FAR 1.25

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

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

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

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



Phase 1: HARKNESS & BERYL (BCHD EIR)

FAR 0.77

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

Views of the Project site from this location are characterized by the vacant Flagler Lot in the foreground, which is currently covered with gravel and weedy vegetation and is leased as a staging area for construction equipment. The proposed RCFE Building would rise up to 133.1 feet above Flagler Lot and would be more visually prominent from this location given its location along the northern perimeter of the BCHD campus. Source: VIZfx 2021.



FAR 1.25

Max Height 118-feet
Source: BCHD EIR

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

FAR 1.25 Proposed
Phase 1 Dominates
the Local Area

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

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From: [Stop BCHD](#)
To: [Communications](#); [CityClerk](#); [Kevin Cody](#); [Holly J. Mitchell](#); executiveoffice@bos.lacounty.gov; info@cityclerk@manhattanbeach.gov; cityclerk@hermosabeach.gov
Subject: Public Comment: BCHD Cutting RESIDENT SERVICES
Date: Friday, November 15, 2024 5:33:47 PM

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

If BCHD cuts one penny of RESIDENT services, then the entire Board and Executives should be terminated. BCHD signed up for a \$172M debt in return for a \$6M BHCIP grant for allcove. That required 30-years of allcove operation and expansion to all of LA County SPA8. In addition, AdventurePlex is subsidized \$1M a year, and has no residency required. CHF is subsidized over \$1M annually and has no residency required. In fact, only Bluezones restaurants and Home Care have any residency requirement of ALL BCHD PROGRAMS.

Clearly, BCHD doesn't care about residents - it's become a real estate developer.

Post-failed \$30 million bond, BCHD forms plans

After Measure BC failed last week, the \$30 million bond to tear down the old South Bay Hospital and fund other projects on the Beach Cities Health District campus, BCHD Director of Communications Dan Smith released a statement about next steps.

“While we are disappointed in the election results, we have been planning for best-case/worst-case scenarios for many months,” he said. “To help bridge the financial gap BCHD is facing, staff is working on a fundraising plan and actively pursuing additional grants.”

BCHD has also started a “recession plan,” he stated, cutting part-time personnel and making reductions through attrition.

Beach Cities Health District had already committed to tearing down the old hospital at the end of 2026, regardless of Measure BC’s outcome.

Smith noted that as the district prepares to absorb this cost, it will look at cuts to some of its health services.

“Staff is going to take the next two to three months to reevaluate during our mid-year budget review and strategic planning half day (Dec. 6), then take our findings to the BCHD Board,” Smith said.

The Board plans to proceed with the demolition of the 1960 hospital in early 2027.

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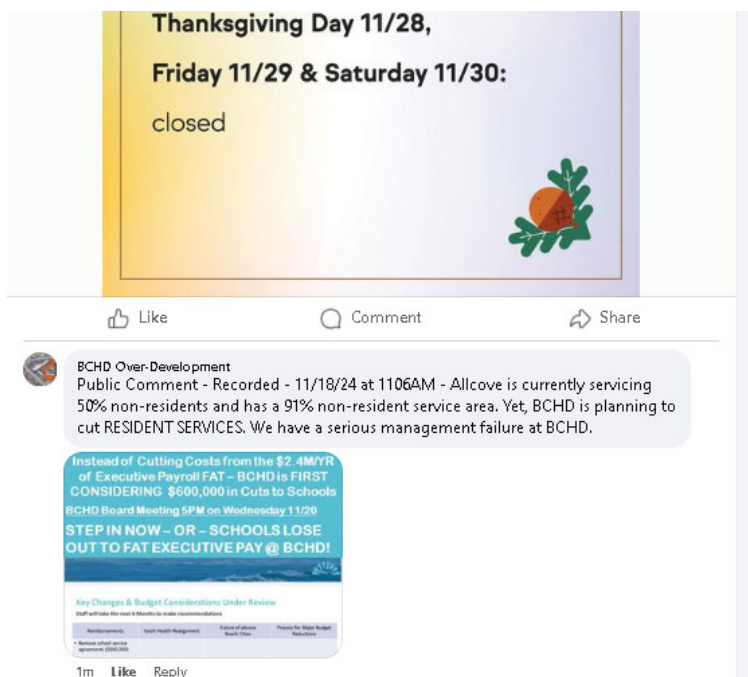
From: [Stop BCHD](#)
To: [Communications](#); [CityClerk](#); [cityclerk@hermosabeach.gov](#); [cityclerk@manhattanbeach.gov](#); [Kevin Cody](#); [executiveoffice@bos.lacounty.gov](#); [Holly J. Mitchell](#); [info](#); [Al.Muratsuchi@asm.ca.gov](#); [BoardClerk@metro.net](#); [mayor@lacity.gov](#)
Subject: PUBLIC COMMENT: BCHD is deleting public comments regarding its plan to cut DISTRICT SPENDING
Date: Monday, November 18, 2024 11:13:49 AM
Attachments: [image.png](#)
[image.png](#)

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BCHD SHOULD BE ASHAMED OF CUTTING RESIDENT SERVICES WHILE MAINTAINING ANY LEVEL OF NON-RESIDENT SERVICES

Public Comment - All Agencies, Board, City Councils, City Counsel, Planning Commissions

Residents have a problem with BCHD. BCHD is planning to cut RESIDENT SERVICES as it instead expands into NON-RESIDENT SERVICES with our land, buildings, assets, investments and property taxes.



**Instead of Cutting Costs from the \$2.4M/YR
of Executive Payroll FAT – BCHD is FIRST
CONSIDERING \$600,000 in Cuts to Schools**

BCHD Board Meeting 5PM on Wednesday 11/20

**STEP IN NOW – OR – SCHOOLS LOSE
OUT TO FAT EXECUTIVE PAY @ BCHD!**



Key Changes & Budget Considerations Under Review			
Staff will take the next 6 Months to make recommendations			
Reimbursements	Youth Health Realignment	Future of allcove Beach Cities	Process for Major Budget Reductions
Remove school service agreements (\$600,000)			

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From: [Stop BCHD](#)
To: tevains@scng.com; [Marc Wiener](#); [Michael Webb](#); [CityClerk](#)
Subject: Public Comment: Litigation should ensue if the City spot upzones BCHD
Date: Friday, November 15, 2024 5:19:00 PM

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Unlike Fire and Police, Health Districts are not public safety, nor even mandatory. Each Health District is a non-mandatory agency and service.

If the City chooses to continue with a SPOT UPZONING instead of modifying the FAR for all other P-I land use, how can anything happen but litigation? The CEQA will be incomplete and this will discriminate against all other P-I uses, both for the City and the RBUSD.

Redondo Beach inches toward updated 30-year development plan



By **TYLER SHAUN EVAINS** | tevains@scng.com

UPDATED: November 15, 2024 at 11:04 AM PST

[Redondo Beach is getting closer to making a decision](#) that would impact future development in the city — potentially throwing a wrench in the Beach Cities Health District's plans to expand.

As part of its process to update Redondo's general plan, the City Council next month will consider a limited [floor-area-ratio](#) that would limit how much space can be built on BCHD's property, a plan the health agency's officials say they oppose. The general plan is a collection of goals and policies that set a foundation for development in the town for the next 30 years.

The panel may not come to a decision at that Dec. 3 meeting, though, as the entire general plan process has been an ongoing discussion. During that initial meeting, the council will look at the potential impacts of development between the proposed floor-area-ratio range.

The council will also continue discussing updates to the general plan in January, Community Development Director Marc Weiner said, including choosing a floor-area-ratio for development in all non-residential zones.

Earlier this month, the council approved amendments to the city's land use element and zoning ordinances that prepare the city for new residential development required by the state to meet housing needs.

On Dec. 3, however, the City Council will start deciding between a 0.5 to 1.25 floor-area-ratio specifically for BCHD.

Planning and development staffers previously proposed a limit of .75 for future development in most areas zoned for public institutional uses. That proposal, Weiner said previously, was intended to bring a balance of development that'll be visually and otherwise compatible with surrounding neighborhoods.

A floor area ratio of 1.0, for example, means that the floor area built can equal the total lot area, according to the American Planning Association. A FAR of 0.75 would allow a building to be no more than 75% of the lot area, while 1.25 would allow construction to be one-quarter more than the lot area.

There's currently no FAR capacity for public institutions, such as hospitals and public schools.

There would be two exceptions to this proposal, City Hall and the Redondo Beach Police Department annex — both of which would still have a FAR of 1.25.

BCHD CEO Tom Bakaly has said previously that he wants the agency to have as much space as possible to build, and that a .75 limit would not give them enough room to erect a standalone home for the first part of the Healthy Living Campus it plans to build: its allcove youth mental health center, open green space and the pavement connecting it all.

"Our hope is that they keep it uniform with other public institutional use, with (an FAR of) 1.25," Bakaly said this week. "It'll help us to meet the future health needs of the community."

BCHD officials also recently asked beach cities residents in the Nov. 5 election to approve a \$30 million bond measure to pay for a new building for its allcove youth mental health center. That measure [is on its way to failing](#). BCHD

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From: [Joan Davidson](#)
To: [CityClerk](#); [Michael Webb](#)
Subject: Re: Beach Cities Health District Building
Date: Monday, November 18, 2024 11:40:50 AM

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Dear Council Members,

PUBLIC COMMENT - NON-AGENDA ITEM 11/19/24 MEETING

I am not in favor of the City Council's attempt to spot upzone the BCHD site to a 1.25 FAR.

BCHD is not a public safety agency like the RBFD and RBPD and therefore does not qualify for the 1.25 FAR.

These are public District funds to serve non-residents.

BCHD is a non-essential agency with a plan to service 80% to 95% non-residents of the District. That is no different than any other commercial developer. If the Council has any intent of upzoning BCHD, then it must upzone ALL P-I land use to 1.25 FAR and analyze the millions of square feet of potential development in the EIR amendment.

Thank you
Joan Davidson

From: [Alan Israel](#)
To: [CityClerk](#); [Michael Webb](#)
Subject: Spot upzoning for BCHD
Date: Monday, November 18, 2024 1:18:34 PM

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

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I object to the City Council's attempt to spot upzone the BCHD site to as 1.25 FAR. BCHD is not a public agency and does not qualify for a 1.25 FAR.

Alan Israel
Redondo Beach

From: [Stop BCHD](#)
To: [Communications](#)
Cc: [info](#); [executiveoffice@bos.lacounty.gov](#); [BoardClerk@metro.net](#); [Al.Muratsuchi@asm.ca.gov](#); [Holly J. Mitchell](#); [CityClerk](#); [cityclerk@manhattanbeach.gov](#); [cityclerk@hermosabeach.gov](#); [citycouncil@hermosabeach.gov](#)
Subject: Public Comment - All Agencies - BCHD spending on Non-Resident Services
Date: Tuesday, November 19, 2024 1:25:35 PM

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BCHD is currently spending an unknown amount of District Taxpayer asset and property tax revenues on Non-Resident services. BCHD refuses to even TRACK non-resident expenditures (per CPRA response from BCHD). The HLC proposes 80% to 95% non-resident services with 100% of damages and impacts to surrounding residents. It is clear that BCHD's financial issues are a self-inflicted wound. PRIOR TO CUTTING ANY RESIDENT SERVICES - BCHD MUST FIRST CUT NON-RESIDENT SPENDING. That includes allcove (50% non-resident services, 91% non-resident service area) and any other NON-RESIDENT costs and subsidies that BCHD is intentionally HIDING from the RESIDENT-TAXPAYERS.

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From: [Stop BCHD](#)
To: [Communications](#)
Cc: [info](#); [CityClerk](#); [cityclerk@manhattanbeach.gov](#); [cityclerk@hermosabeach.gov](#); [executiveoffice@bos.lacounty.gov](#); [Holly J. Mitchell](#); [BoardClerk@metro.net](#); [Al.Muratsuchi@asm.ca.gov](#); [citycouncil@hermosabeach.gov](#)
Subject: Public Comment - all agencies next Board meeting - BCHD's attempt to mislead the City Council
Date: Tuesday, November 19, 2024 2:18:25 PM

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As a personnel matter, BCHD is continuing to condone its Board Member Poster's attempt to mislead the City Council on October 1, 2024. BCHD must take affirmative action to remedy the false information and dismiss Poster.

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From: [REDACTED]
To: [Nils Nehrenheim](#); [Todd Loewenstein](#); [Paige Kaluderovic](#); [Zein Obagi](#); [Scott Behrendt](#)
Cc: [CityClerk](#); [Michael Webb](#)
Subject: PUBLIC COMMENT ON NON-AGENDA ITEM - 11-19-2024 Meeting: NOT FAIR and POTENTIALLY ILEGAL
Date: Tuesday, November 19, 2024 1:44:02 PM

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

Good afternoon city council members and city staff,

This email is to **object** to the City Council's attempt to spot upzone the BCHD site to a 1.25 FAR. The BCHD is **not** a public safety agency like the RB Fire Department or the Police Department and, therefore, does not qualify for the 1.25 FAR.

BCHD is a non-essential agency with a plan to serve 80% to 95% non-residents of the District, which is no different from any other commercial developer.

If the Council intends to upzone BCHD, then it must upzone all P-I land use to a 1.25 FAR and analyze the millions of square feet of potential development in the EIR amendment. Otherwise, the Council would be ignoring the many residents who have spoken out and objected to this preferential spot zoning for BCHD.

Anything else would be unfair and potentially illegal.

Respectfully,

Marcie Guillermo
20+ years Redondo Beach Resident

From: [Tim Ozenne](#)
To: [CityClerk](#); [Michael Webb](#)
Subject: Selective Up zoning harms BCHD's neighbors
Date: Tuesday, November 19, 2024 1:33:40 PM

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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PUBLIC COMMENT - NON-AGENDA ITEM 11/19/24 MEETING

I object to the City Council's attempt to spot upzone the BCHD site to a 1.25 FAR. BCHD is not a public safety agency like the RBFD and RBPB and therefore does not qualify for the 1.25 FAR.

BCHD is a non-essential agency with a plan to service 80% to 95% non-residents of the District. That is no different than any other commercial developer. If the Council has any intent of upzoning BCHD, then it must upzone ALL P-I land use to 1.25 FAR and analyze the millions of square feet of potential development in the EIR amendment.

From: [Alexandra Soto](#)
To: [CityClerk](#)
Subject: Re: Public Comment
Date: Tuesday, November 19, 2024 12:42:58 PM

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Hello again,

I found the city council meeting agenda and learned that I can email here before 3pm today, to get my public comment added on file for tonight's meeting.

Please consider the following text, my official public comment for November 19, 2024 city council meeting at 6pm:

"Thank you Mayor, Mayor Pro Tem, all city council members and all city employees serving the beautiful city of Redondo Beach, for the opportunity to comment.

My name is Alex Soto; I live in District 1 and run a small business in District 2. I relocated to Redondo Beach in October 2023 personally, and then shortly after, in August 2024, relocated my small business. I moved my business because the area I was in prior had little support for small business owners: the city of Montebello. I found myself having to address graffiti, homelessness, building repairs, theft (internal and external), and many more obstacles. Before we move forward, let's take it back a bit to fully understand.

My grandmother had a restaurant in Mexico and came to this country legally, as a single-mother on a working visa, taking a job as a cafeteria lady for LA Unified at Eastman Elementary in East LA, my mother also took up business-ownership. My mom currently owns a hair salon in Montebello and has been cutting hair there for 42 years. I had to make the difficult decision of staying close to my mom, in business, or branching out into new territory on my own.

Standing on the soapbox my grandmother and mother created for me, and leaning into my own accomplishments of earning my undergraduate degree in psychology and MBA from Mount Saint Mary's University, I took the risk. I am not a parent, nor am I married, and this business is my whole life; it is everything I worked so hard for and it is debt-free. So, I ask you to consider my concern in a serious and effective way because I would like to stay and grow in Redondo Beach.

My business is located at 609 N. PCH in the Phenix Salon Suites, located at the King Harbor Smart & Final shopping plaza. I am a Licensed Esthetician and the service i offer requires a quiet environment. On Sunday, November 17th, I called into the non-emergency police line to file a noise complaint on the private property of the business premises. Dispatch promptly sent officers over, however, instead of clearing out about 20 unaccompanied minors out of private property, they compromised with 1 male adult who took responsibility for the minors, to reduce the noise, but not eliminate it, nor clear out the premises. 20 minors playing in a business parking lot is not safe for anybody.

Not only did the police officers not do their job, they empowered the trespassers to further intimidate me when I left work. The trespassers were male, the police were male, and it is unsettling that in an entire building of primarily female entrepreneurs, my voice was dismissed. Women, especially female entrepreneurs should feel protected by the police. The minors remained on the premises for 2 hours in total and I lost business that day. The city has spent good money providing adequate infrastructure for sports and skating for minors. My landlord has agreed to post more signs, but I urge you to look into the non-emergency police calls made by Alex Soto on Sunday November 17, 2024 at 5:44pm and 6:08pm. I urge you to connect with the chief of police so that small business matters are taken seriously by the officers we count on to protect us. Thank you."

On Tue, Nov 19, 2024, 10:57 AM Alexandra Soto [REDACTED] wrote:

Hello,

I would like to get information on how to call in for public comment on tonight's meeting. Please advise.

Thank you,
Alex Soto