

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 18, 2025

J.1 PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

- PUBLIC COMMUNICATION**

From: [Mark Nelson \(Home Gmail\)](#)
To: [Communications](#)
Cc: [Noel Chun](#); [Martha Koo](#); [Jane Diehl](#); [Michelle Bholat](#); [CityClerk](#); cyclerk@manhattanbeach.gov; cyclerk@hermosabeach.gov; [City Council](#); council@manhattanbeach.gov; [Kevin Cody](#); [info](#); executiveoffice@bos.lacounty.gov
Subject: Finance Committee Public Comment - False statements in CEO Report, CEO Narrative, and CEO Easy Reader interview
Date: Wednesday, November 5, 2025 6:46:54 PM

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

Hermosa, Manhattan, and Redondo Beach Mayors and Councils:

According to the CEO, the 4-story hospital is 60-feet tall. That is a lie. Period. See the BCHD Pre-CUP on 2-2-2022 and it is clearly shown as 51.5 feet tall. Further, the Board CERTIFIED the EIR with the same 51.5 foot tall diagram.

Secondly, BCHD claimed that the RFEOI would be limited to 60-feet, however the leading proposal is 65-feet and the BCHD consultant is claiming it could be as tall as 85-feet

From the Easy Reader Tom Bakaly Interview:

The request calls for Floor-Area-Ratio of no larger than 1.25 – meaning the amount of square-footage that may be built per the equivalent in ground space. The campus' current F.A.R. is under 1.0. Height is to be limited to 60 feet – that of the four-story main hospital building, not counting its tower.

From: Mark Nelson (Home Gmail)
To: stopbchd@gmail.com; TRAO News
Cc: City Clerk; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; City Council; citycouncil@manhattanbeach.gov; Kevin Cody; info; executiveoffice@bos.lacounty.gov; Paige Kaluderovic; Chadwick B. Castle; Brad Waller; Zein Obaid; Scott Behrendt; James Light
Subject: Local Neighborhood & BCHD Taxpayers - BCHD is Still Concealing Developer Plans for the 5-acre Privatization of OUR Public-owned Prospect Site
Date: Friday, November 14, 2025 1:25:19 PM
Attachments: [image.png](#)

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PUBLIC COMMENT - ALL AGENCIES

Here we are at 1PM on Friday afternoon and BCHD has **3 meetings next week to consider turning over 50% of the taxpayer-purchased and owned campus land to a private developer for 5 generations**. This is the **LARGEST LAND PRIVATIZATION** that BCHD has ever attempted.

IT MAY WELL BE THE LARGEST LAND PRIVATIZATION IN THE SOUTH BAY EVER!

BCHD's prior, failed PMB LLC deal cost taxpayers \$12M+ and was only 3 acres. Why did BCHD spend \$12M on pre-development with no contract in place for recovery of costs from the developer? **NO EXPERIENCED PROPERTY OWNER BEHAVES THAT WAY!**

Upcoming Events

Agenda Packet

Properties Committee	Nov 17, 2025 - 06:00 PM	Agenda
Study Session	Nov 19, 2025 - 05:30 PM	Agenda
Board of Directors	Nov 19, 2025 - 06:30 PM	Agenda

ALL THREE OF THESE SO-CALLED BCHD "AGENDAS" ARE BLANK DOCUMENTS THAT SIMPLY STATE "AGENDA COMING SOON"

If you have time to help, email

Communications@bchd.org, cityclerk@redondo.org, cityclerk@hermosabeach.gov, cityclerk@manhattanbeach.gov, citycouncil@hermosabeach.gov, citycouncil@manhattanbeach.gov

and DEMAND THAT BCHD STOP HIDING THE PRIVATE DEVELOPER PLANS FROM THE PUBLIC IMMEDIATELY!

There's no reason that BCHD should be hiding its plans to PRIVATIZE HALF THE TAXPAYER-OWNED CAMPUS FROM THE TAXPAYERS!

From: [Stop BCHD](#)
To: [Communications](#)
Cc: [CityClerk](#); [City Council](#); [citycouncil@manhattanbeach.gov](#); [cityclerk@hermosabeach.gov](#); [cityclerk@manhattanbeach.gov](#); [executiveoffice@bos.lacounty.gov](#); [cityclerk@torrancecea.gov](#); [BoardClerk@metro.net](#); [info](#); [mayor@lacity.gov](#)
Subject: Nearly \$1M Per Year on Comms STAFF at BCHD - and they publish "Veterns Day"
Date: Tuesday, November 11, 2025 11:07:21 AM
Attachments: [image.png](#)

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Public Comment - All Agencies

Public Comment - Instead of having ALLCOVERS clean a toxic, oil pumping lot, how about asking them to PROOFREAD for BCHD? "VETERNS DAY"? REALLY? That's what we get for nearly \$1M a year in MARCOM staffing? That doesn't count consultants.

We need some agency to spend some quality time trying to FIX BCHD.

**\$1 out of every \$20 at BCHD is spent on Marketing/Communications
How about more "VETERNS" OUTREACH & SERVICES INSTEAD?**

Upcoming Events		
TUE		Nov 11
Veterns Day		
AdventureCamp		
8:00 am – 4:00 pm		
AdventurePlex		
Kids (0-12)		
View Event Details 		
BCHD COMMS POSITION		
Chief Health Ops & Communications Officer		
\$		
233,463.47		
Director Of Communications		
\$		
159,027.09		
Communications Manager		
\$		
120,708.31		
Creative Marketing Project Manager		
\$		
113,774.79		
Communications Specialist		
\$		
93,137.03		
Community Services Coordinator		
\$		
81,236.63		
Communications Associate		
\$		
23,850.95		
TOTAL BCHD COMMS PAY 2024		
\$		
825,198.27		
Total 2024 BCHD Budget		
\$		
15,628,000.00		
COMMS %-AGE OF SPENDING		
5%		

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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: MONIKA OLMOs
To: communications@bchd.org; CityClerk@hermosabeach.gov; CityCouncil@hermosabeach.gov; CityClerk@manhattanbeach.gov; CityCouncil@manhattanbeach.gov
Subject: OPPOSE BCHD LAND PRIVATIZATION PLAN! (Public Comment All Agencie
Date: Sunday, November 16, 2025 9:21:01 PM

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

Sent from my iPhone

Public Comment: Redondo Beach, Manhattan Beach, Hermosa Beach
Mayors and Councils; BCHD Board Meeting; BCHD Board Study Session;
BCHD Properties Committee

I oppose BCHD's current plan to privatize public land and BCHD's
scheming-in-the-shadows to deny the public the right to participate in its
new, revised 2025 campus demolition and redesign project.

BCHD's lack of public disclosure has allowed BCHD to lie about the
existing FACTS of the campus. That is unacceptable.

BCHD lied about the height of the existing 4-story hospital that is clearly
marked as 51.5-feet tall in BCHD's own consultant drawings. CEO Bakaly
claimed it is 60-feet tall. That is false.

BCHD concealed the details of the request for proposals from the public
when it solicited plans for up to 65-foot tall private development on the
District resident-taxpayer owned campus.

According to the CEO's memo, the 3 short-listed private developers
propose 5-story, 65-feet tall; 5-story, 60-feet tall; and 4-story, 60-feet tall.
The projects must be limited to the current 51.5-foot height of the 4-story
hospital.

99.7% of the campus building square footage is currently 51.5-feet or
lower.

BCHD is privatizing half the campus to raise about \$1M per year. BCHD
can easily cut \$1M out of its operating budget and another \$1M out of its
executive pay instead of giving away 5 acres of public bought, paid for,
and owned land to a private developer.

5 Generations of neighbors and resident-taxpayers have had no voice in
this clandestine BCHD process. The process must STOP. It must come
out of the shadows and seek public input and approval.

Sincerely,
Monika Olmos
Central RB Resident and Homeowner

From: [Rosann Taylor](#)
To: [CityClerk](#); [cityclerk@hermosabeach.gov](#); [CityCouncil@hermosabeach.gov](#); [cityclerk@manhattanbeach.gov](#); [CityCouncil@manhattanbeach.gov](#); [communications@bchd.org](#)
Subject: OPPOSE BCHD LAND PRIVATIZATION PLAN! (Public Comment All Agencies)
Date: Monday, November 17, 2025 9:05:01 AM

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

Public Comment: Redondo Beach, Manhattan Beach, Hermosa Beach Mayors and Councils; BCHD Board Meeting; BCHD Board Study Session; BCHD Properties Committee

Do not give up our public land. Do not build tall buildings or residential care facilities on this land. Explore other alternatives.

All three choices you're considering involve of massive development for residential care facilities of one flavor or another. The community features/benefits offered in the proposals are a sugar coating and a distraction on these tremendous for-profit enterprises.

Please consider other choices that maintain the public land.

We have already contested the previous proposals. This is just another iteration of the same thing.

Sincerely,

Rosann Taylor

Further comment below:

I oppose BCHD's current plan to privatize public land and BCHD's scheming-in-the-shadows to deny the public the right to participate in its new, revised 2025 campus demolition and redesign project.

BCHD's lack of public disclosure has allowed BCHD to lie about the existing FACTS of the campus. That is unacceptable.

BCHD lied about the height of the existing 4-story hospital that is clearly marked as 51.5-feet tall in BCHD's own consultant drawings. CEO Bakaly claimed it is 60-feet tall. That is false.

BCHD concealed the details of the request for proposals from the public when it solicited plans for up to 65-foot tall private development on the District resident-taxpayer owned campus.

According to the CEO's memo, the 3 short-listed private developers propose 5-story,

65-feet tall; 5-story, 60-feet tall; and 4-story, 60-feet tall. The projects must be limited to the current 51.5-foot height of the 4-story hospital.

99.7% of the campus building square footage is currently 51.5-feet or lower.

BCHD is privatizing half the campus to raise about \$1M per year. BCHD can easily cut \$1M out of its operating budget and another \$1M out of its executive pay instead of giving away 5 acres of public bought, paid for, and owned land to a private developer.

5 Generations of neighbors and resident-taxpayers have had no voice in this clandestine BCHD process. The process must STOP. It must come out of the shadows and seek public input and approval.

Sincerely,

Rosann Taylor

Aloha! ♀

From: [Darryl Boyd](#)
To: [CityClerk](#); [CityClerk@hermosabeach.gov](#); [CityCouncil](#); [CityCouncil@hermosabeach.gov](#); [CityClerk](#); [CityClerk@manhattanbeach.gov](#); [CityCouncil](#); [CityCouncil@manhattanbeach.gov](#); [Communications](#); [James Light](#); [Paige Kaluderovic](#); [Tom Bakaly](#)
Subject: OPPOSE BCHD LAND PRIVATIZATION PLAN! (Public Comment All Agencies)
Date: Monday, November 17, 2025 8:29:51 AM

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Public Comment: Redondo Beach, Manhattan Beach, Hermosa Beach Mayors and Councils; BCHD Board Meeting; BCHD Board Study Session; BCHD Properties Committee

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Sincerely,

Darryl Boyd

--

Darryl Boyd - Broker/Owner, MRP, SFR, CPTS

Specialized Court Services:
Expert Witness - Probate & Trust Valuation Disputes
Substitute Administration - Probate Cases

DARRYL B. BOYD, BROKER

811 N. Catalina Ave. Suite #2016

Redondo Beach, CA 90277

(310) 490-0139 Direct cellular

darrylkhr@gmail.com

DarrylBoydBroker.com

CA DRE #01178871



From: [Nancy Orchard](#)
To: [communications@bchd.org](#); [CityClerk](#); [CityClerk@hermosabeach.gov](#); [CityCouncil@hermosabeach.gov](#); [CityClerk@manhattanbeach.gov](#); [CityCouncil@manhattanbeach.gov](#)
Subject: OPPOSE BCHD LAND PRIVATIZATION PLAN! (Public Comment All Agencies)
Date: Monday, November 17, 2025 10:41:21 AM

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Public Comment: Redondo Beach, Manhattan Beach, Hermosa Beach Mayors and Councils; BCHD Board Meeting; BCHD Board Study Session; BCHD Properties Committee

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Sincerely,

Nancy Orchard

[REDACTED]

From: [Tom McGarry](#)
To: communications@bchd.org; CityClerk@hermosabeach.gov; CityCouncil@hermosabeach.gov; CityClerk@manhattanbeach.gov; CityCouncil@manhattanbeach.gov
Subject: OPPOSE BCHD LAND PRIVATIZATION PLAN! (Public Comment All Agencies)
Date: Monday, November 17, 2025 11:54:14 AM

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Public Comment: Redondo Beach, Manhattan Beach, Hermosa Beach Mayors and Councils; BCHD Board Meeting; BCHD Board Study Session; BCHD Properties Committee

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Sincerely,

Tom McGarry

From: [Hamant and Robin Patel](#)
To: communications@bchd.org; [CityClerk](#); CityClerk@hermosabeach.gov; CityCouncil@hermosabeach.gov; CityClerk@manhattanbeach.gov; CityCouncil@manhattanbeach.gov
Subject: OPPOSE BCHD LAND PRIVATIZATION PLAN! (Public Comment All Agencies)
Date: Monday, November 17, 2025 7:51:19 PM

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

Public Comment: Redondo Beach, Manhattan Beach, Hermosa Beach Mayors and Councils; BCHD Board Meeting; BCHD Board Study Session; BCHD Properties Committee

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Sincerely,
Robin Patel

From: [M. Nava](#)
To: Communications; [CityClerk](#); [cityclerk@hermosabeach.gov](#); [CityCouncil@hermosabeach.gov](#); [cityclerk@manhattanbeach.gov](#); [CityCouncil@manhattanbeach.gov](#)
Subject: OPPOSE BCHD LAND PRIVATIZATION PLAN! (Public Comment All Agencies)
Date: Monday, November 17, 2025 10:36:54 AM

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Public Comment: Redondo Beach, Manhattan Beach, Hermosa Beach Mayors and Councils; BCHD Board Meeting; BCHD Board Study Session; BCHD Properties Committee

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Sincerely,

Marcio

From: jeff.earnest1@gmail.com
To: communications@bchd.org; CityClerk@hermosabeach.gov; CityCouncil@hermosabeach.gov; CityClerk@manhattanbeach.gov; CityCouncil@manhattanbeach.gov
Subject: OPPOSE BCHD LAND PRIVATIZATION PLAN! (Public Comment All Agencies)
Date: Sunday, November 16, 2025 6:35:35 PM

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Public Comment: Redondo Beach, Manhattan Beach, Hermosa Beach Mayors and Councils; BCHD Board Meeting; BCHD Board Study Session; BCHD Properties Committee

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BCHD concealed the details of the request for proposals from the public when it solicited plans for up to 65-foot-tall private development on the District resident-taxpayer owned campus.

According to the CEO's memo, the 3 short-listed private developers propose 5-story, 65-feet tall; 5-story, 60-feet tall; and 4-story, 60-feet tall. The projects must be limited to the current 51.5-foot height of the 4-story hospital.

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Sincerely,
JD Earnest

+++++

From: [D. Dangelo](#)
To: [CityClerk](#)
Subject: OPPOSE BCHD LAND PRIVATIZATION PLAN!
Date: Sunday, November 16, 2025 6:48:04 PM

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RE: Public Comment: Redondo Beach, Manhattan Beach, Hermosa Beach Mayors and Councils; BCHD Board Meeting; BCHD Board Study Session; BCHD Properties Committee

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Sincerely,

Denise Dangelo

From: [Mark Nelson \(Home Gmail\)](#)
To: [Communications](#)
Cc: [Marc Wiener; CityClerk](#)
Subject: Public Comment - BCHD Board meeting and Redondo Beach Mayor and Council
Date: Monday, November 17, 2025 7:34:55 PM

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I am very concerned that BCHD, BCHD consultants, and BCHD bidders were all unaware of the FAR of a C-2 lot of 0.5. 2 of the 3 bidders in BCHD's EIEIO assumed construction well above 0.5 FAR for the Flagler parcel.

No wonder BCHD didn't recover the \$12.7M in pre-development costs. It has no attention to detail or command of development, even with the \$12.7M in consultants and other costs borne by taxpayers.

From: Mark Nelson (Home Gmail)
To: Communications; James Light; CityClerk; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; City Council; citycouncil@manhattanbeach.gov; Chadwick B. Castle; Brad Waller; Scott Behrendt; Zein Obagi; Paige Kaluderovic; Kevin Cody; info; executiveoffice@bos.lacounty.gov
Cc: Michelle Bholat; Noel Chun; Martha Koo; Jane Diehl
Subject: Public Comment - BCHD's FINANCE COMMITTEE'S ABSURD LIES
Date: Tuesday, November 4, 2025 10:06:33 PM
Attachments: image.png

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

The following statement occurs in the BCHD Finance Committee report (see 2025_11_05_Finance_Committee_Meeting_Presentation.pdf) on BCHD.org:



A. BCHD claims that it provides a "return on each \$1 Property Taxes Received" of 350%

1) If BCHD were TRULY providing a return on property taxes (IT IS NOT), then if we doubled property tax payments to \$2, BCHD would provide \$5 in "returns". But that is not true, and has never been true. Because the "returns" are UNRELATED TO PROPERTY TAX asset returns from Resident-Taxpayer-owned assets and investments. THAT'S RIGHT THEY ARE UNRELATED TO PROPERTY TAX REVENUES. Further, they are the fruits of RESIDENT-TAXPAYER ASSETS. We resident-taxpayers' assets generate the fictitious BCHD "return". BCHD does not turn water into wine, nor property taxes in "returns". This is SNAKE OIL! Bernie Madoff would be proud if BCHD's made up claim!

THE TRUTH: BCHD uses the FREE land, FREE buildings, FREE bond revenues, etc. that taxpayers have provided over the past 70 years to harvest investment returns, lease payments and interest. These returns are the result of TAXPAYER ASSETS, not property tax revenues. In fact, they have NO RELATIONSHIP to the property tax revenues.

THIS IS A BCHD LIE - THERE IS NO PRETTY WORD FOR IT. BCHD IS WILLFULLY MISLEADING THE PUBLIC.

B. BCHD claims it saved the District residents \$21M on health costs in the period 2010-18

- 1) According to public records, the District residents spent an estimated \$9.5B on health care during that period of time. That translates into a "BCHD impact" of 0.2% across the period. That is clearly in the noise of anyone's ability to measure health costs.
- 2) During the period 2010-18, BCHD would have spent about \$100M and taken in property tax revenues of \$30M.

THE TRUTH: For each \$1 of health care benefits, BCHD spent roughly \$5 and taxpayers provided roughly \$1.25 in property taxes.

Perhaps the most distressing issue is that BCHD is incapable of assessing its own financial claims.

Year CA per capita Adjusted per capita 131,300 people → Total

2010	\$6,975	\$6,814	\$894 M
2011	\$7,205	\$7,038	\$924 M
2012	\$7,541	\$7,368	\$967 M
2013	\$7,653	\$7,477	\$982 M
2014	\$8,052	\$7,866	\$1,033 M
2015	\$8,667	\$8,468	\$1,112 M
2016	\$8,916	\$8,712	\$1,144 M
2017	\$9,299	\$9,085	\$1,193 M
2018	\$9,851	\$9,624	\$1,264 M

Final answer

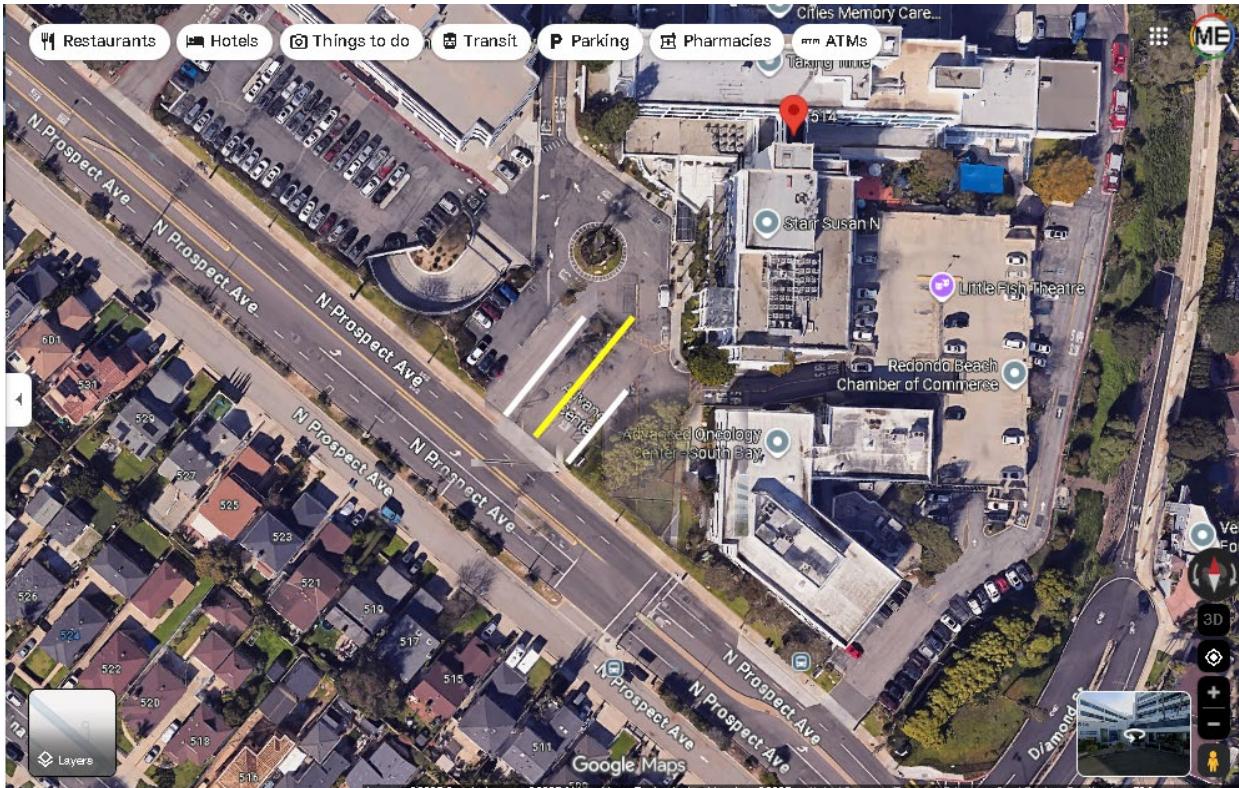
Total healthcare expenditures for the four ZIP codes, 2010–2018:

\$9.51 billion (rounded; exact = \$9,513,000,000)

From: Mark Nelson (Home_Gmail)
To: James Light; CityClerk; Brad Waller; Chadwick B. Castle; Scott Behrendt; Zein Obagi; Paige Kaluderovic; mike.witzanzky@redondo.org; Andrew Winje
Cc: Kevin Cody; Darryl Boyd; MEN
Subject: Public Comment - In light of the ongoing issue of BCHD traffic refusing to yield the Right-of-Way, relocating the driveway to 90-degrees is prudent
Date: Tuesday, November 4, 2025 9:17:22 PM
Attachments: [image.png](#)
[BCHD Driver Refuses to Stop at Red Light \(1\).mp4](#)

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

The light can remain at the Prospect frontage intersection. BCHD can become a northbound only ingress/egress onto Prospect. BCHD traffic would no longer pose a continued threat to students, walkers, vehicles, etc.. BCHD could deed our public property to the City to add turn and merge lanes into northbound Prospect as needed. BCHD can add greenery in place of the former driveway. This is a simple, low-cost solution that corrects a long non-standard, defective driveway design and hazard.



From: [Mark Nelson \(Home Gmail\)](#)
To: [Communications](#)
Cc: [Noel Chun](#); [Michelle Bholat](#); [Martha Koo](#); [Jane Diehl](#); [CityClerk](#); cyclerk@manhattanbeach.gov; cyclerk@hermosabeach.gov; [info](#); [executiveoffice@bos.lacounty.gov](#)
Subject: Public Comment - Untrue statements by BCHD regarding NON-RESIDENT OBLIGATION TO SERVE - BCHD CAN LIMIT SERVICES TO RESIDENTS
Date: Wednesday, November 5, 2025 8:06:48 PM

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

Public Comment - BCHD, HB/RB/MB Mayors and Council, LALAFCO, LACo Board

A BCHD employee during the Finance Committee meeting incorrectly stated that BCHD has an obligation to serve non-residents. It does not. Nor did South Bay Hospital with the exception of emergency room services that was the result of Hill-Burton obligations based on South Bay Hospital federal funding for construction. When the public hospital ceased to operate in 1984 and the building was leased, the obligation to Hill-Burton ended as well.

Specifically at the BCHD LALAFCO MSR, the LALAFCO Commissions and Executive Director agreed that BCHD CAN RESTRICT SERVICES TO RESIDENTS-ONLY.

Below is timestamped transcript result from the BCHD MSR meeting at LALAFCO.

it (BCHD)

1:09:48
could impose residency requirements

1:09:42
of Beverly Hills there's often not residency tests although I believe it would be up to the district itself it

1:09:48
could impose residency requirements I know that there are certain libraries in certain cities that have residency

1:09:55
requirements that's not our jurisdiction that again would be the up to the district correct to decide if they

1:10:01
wanted to impose any kinds of residency requirements

1:10:06
is that correct Paul that is correct okay thank you

From: [Mark Nelson \(Home Gmail\)](#)
To: [Communications](#); [CityClerk](#)
Cc: [Kevin Cody](#); [info](#)
Subject: Public Comment (BCHD, LALAFCO, City of Redondo Beach Next Meetings, Non-Agenda Item) - BCHD contractors not using PPE with chainsaws in buckets
Date: Thursday, November 13, 2025 10:49:12 AM

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

As a health district, one would expect BCHD to have an effective contractor safety program. That would include a BCHD safety manual that contractors are required to adopt as a minimum safety condition while operating on the facility. We have previously requested to see such a BCHD document with no response from BCHD.

Today, we shot a series of photos of your contractor cutting with a chainsaw from a bucket truck with no apparent personal protective equipment beyond gloves, long sleeves and long pants. No hearing, eye, or particulate protection.

BCHD needs to do better in its commitment to the health and safety of all workers.

Photos to follow.

From: [Mark Nelson \(Home Gmail\)](#)
To: [Communications](#); [Martha Koo](#); [CityClerk](#); [Jane Diehl](#); [Michelle Bholat](#); [Noel Chun](#); [cityclerk@manhattanbeach.gov](#); [cityclerk@hermosabeach.gov](#); [executiveoffice@bos.lacounty.gov](#); [info](#); [City Council](#); [citycouncil@manhattanbeach.gov](#); [James Light](#); [Paige Kaluderovic](#); [Chadwick B. Castle](#); [Brad Waller](#); [Scott Behrendt](#); [Zein Obagi](#)
Cc: [Kevin Cody](#); [rmiller@hooperlundy.com](#); [Robert W. Lundy](#); [Monica.Suua](#)
Subject: Public Comment ALL AGENCIES - BCHD Properties Comm & Board - BCHD has NO OBLIGATION to serve non-residents
Date: Monday, November 17, 2025 3:56:23 PM

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Public Comment - All Agencies

BCHD has no obligation to service non-residents
BCHD therefore has no obligation to SUBSIDIZE non-resident services with resident-taxpayer funds

Public Comment - BCHD, HB/RB/MB Mayors and Council, LALAFCO, LACo Board

A BCHD employee during the Finance Committee meeting incorrectly stated that BCHD has an obligation to serve non-residents. It does not. Nor did South Bay Hospital with the exception of emergency room services that was the result of Hill-Burton obligations based on South Bay Hospital federal funding for construction. When the public hospital ceased to operate in 1984 and the building was leased, the obligation to Hill-Burton ended as well.

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From: [Mark Nelson \(Home Gmail\)](#)
To: [Communications](#); [Martha Koo](#); [CityClerk](#); [Jane Diehl](#); [Michelle Bholat](#); [Noel Chun](#); [cityclerk@manhattanbeach.gov](#); [cityclerk@hermosabeach.gov](#); [executiveoffice@bos.lacounty.gov](#); [info](#); [City Council](#); [citycouncil@manhattanbeach.gov](#); [James Light](#); [Paige Kaluderovic](#); [Chadwick B. Castle](#); [Brad Waller](#); [Scott Behrendt](#); [Zein Obagi](#)
Cc: [Kevin Cody](#); [Robert W. Lundy](#); [rmiller@hooperlundy.com](#); [Monica.Suua](#)
Subject: Public Comment All Agencies: BCHD November Board Meeting and BCHD November Properties Committee Meeting - BCHD Must Only Consider BENEFITS to RESIDENTS
Date: Monday, November 17, 2025 2:39:54 PM
Attachments: [image.png](#)

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AS BCHD PLANS TO PRIVATIZE HALF THE CAMPUS - THE TIME HAS COME TO LIMIT SERVICES TO RESIDENT-TAXPAYERS AND REQUIRE FULLY-LOADED REIMBURSEMENT FROM NON-RESIDENTS DUE TO BCHD EXCESSIVE NON-RESIDENT SPENDING AND BCHD EXCESSIVE OVERHEAD COSTS THAT MUST BE RECOVERED FOR EVERY NON-RESIDENT SERVICE

BCHD SUBSIDIZED BETWEEN \$1M AND \$1.9M IN DISTRICT TAXPAYER FUNDING TO NON-RESIDENTS IN THE COVID RESPONSE

In the CEO's own report, he demonstrates that BCHD spent \$5.2M on Covid response yet only recovered 56% or \$2.9M from FEMA, state, etc. That leaves a RESIDENT-TAXPAYER burden of \$2.3M for what BCHD also stated were 84% non-resident Covid testing and 45% non-resident vaccinations. With between 45% and 84% of services going to non-residents of the District, and district resident-taxpayers paying \$2.3M in Covid response costs, that translates to an out of District tax burden on resident-taxpayers between 45% and 84% of \$2.3M, or a "donation" to non-residents between \$1M and \$1.9M. (January 2023 Page 18 states QUOTE total District COVID-19 emergency response expenditures are \$5,209,000 with estimated total reimbursement of 56% or \$2,900,000 UNQUOTE)

BCHD HAS OBSCENELY HIGH OVERHEADS - EXECUTIVE PAYROLL

During a recent Finance Committee meeting, BCHD noted that of the District's \$1.1M in taxpayer subsidy funding for the CHF (i.e. costs-revenues for the program) that only \$250K were hard costs and the rest were overheads. That begs the question should we fund ANY BCHD ACTIVITY if the overheads are \$850K out of \$1.1M for a program? **Doesn't 80% overheads seem ... well ... outrageous?**

One reason is that BCHD is wildly excessive in its number of executives (Directors and above) compared the Cities it services.

	Executive Pay	Total Budget	% Exec	# Exec
Redondo Beach	\$ 4,224,596	\$ 204,260,000	2.1%	15
Manhattan Beach	\$ 3,104,006	\$ 163,760,000	1.9%	10
Hermosa Beach	\$ 2,236,855	\$ 63,870,000	3.5%	7
Beach Cities Health District	\$ 2,485,282	\$ 15,628,000	15.9%	13

Data from TransparentCalifornia, State of California, BCHD 2024-25 budget

BCHD HAS FULL AUTHORITY FROM LALAFCO AS CONFIRMED BY EXECUTIVE DIRECTOR PAUL NOVAK TO RESTRICT ALL SERVICES TO RESIDENTS ONLY - AND BCHD NEEDS TO USE THAT AUTHORITY TO ONLY OFFER SERVICES THAT ARE FULLY REIMBURSED - INCLUDING BCHD'S EXCESSIVE OVERHEADS.

From: [Mark Nelson \(Home Gmail\)](#)
To: [Communications](#); [Martha Koo](#); [CityClerk](#); [Jane Diehl](#); [Michelle Bholat](#); [Noel Chun](#); [cityclerk@manhattanbeach.gov](#); [cityclerk@hermosabeach.gov](#); [executiveoffice@bos.lacounty.gov](#); [info](#); [City Council](#); [citycouncil@manhattanbeach.gov](#); [James Light](#); [Paige Kaluderovic](#); [Chadwick B. Castle](#); [Brad Waller](#); [Scott Behrendt](#); [Zein Obagi](#)
Cc: [Kevin Cody](#); [Robert W. Lundy](#); [rmiller@hooperlundy.com](#); [Monica.Suua](#)
Subject: Public Comment All Agencies: BCHD November Board Meeting and BCHD November Properties Committee Meeting
Date: Monday, November 17, 2025 1:11:47 PM

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District Taxpayer Concerns specifically noted to BCHD Outside Counsel by cc

SPENDING ON THE ALLCOVE BUILDING PROJECT MUST CEASE PENDING A REVISED, FUNDED BUDGET BY THE BOARD

BCHD must cease all spending on the ALLCOVE building until it formally adopts a realistic budget complete with funding sources. At present, BCHD is spending taxpayer funds on pre-development, similar to the fiscal error made by BCHD on the HLC where the District spent \$12,708,121. BCHD failed to write a fiduciarily protective contract with the developer and as a result, taxpayers were forced to fund pre-development. The nearly \$13M that BCHD spent on pre-development with taxpayer funds is nearly enough to pay for an entire year's operation at BCHD.

Once BCHD has established a realistic budget for the ALLCOVE building, unlike it's initial low-ball attempt, AND BCHD has fully funded that budget, then it can move forward with spending. In the meantime, the funds are at risk with only resident-taxpayers as a backstop. If the building is not built, then the grant funds must be repatriated to the State and as with the HLC pre-development funding - RESIDENT-TAXPAYERS ARE AT RISK FROM BCHD'S DEVELOPMENT INEXPERIENCE. Another failed project attempt would be a costly negligent act by the Board and Executives.

UNLIKE THE PMB LLC FIASCO, ANY FUTURE PRE-DEVELOPMENT COSTS MUST BE EXPLICITLY THE RESPONSIBILITY OF THE DEVELOPER

Unlike traditional pre-development, BCHD forced its resident-taxpayers to foot the pre-development cost burden. Whether an oversight or negligence, the nearly \$13M in pre-development costs results in LOST SERVICES TO THE DISTRICT RESIDENTS. We cannot allow another loss of nearly one year of District funding due to inadequate commercial experience and contract terms by the District with the developer.

BCHD MUST CEASE ITS FALSE CLAIM THAT THE 4-STORY HOSPITAL IS 60-FEET TALL - IT IS NOT. IT IS 51.5-FEET TALL

BCHD spent \$1,877,289 of resident-taxpayer funding on architect consultants for the HLC project. That in itself is an excessive pre-development spend by an inexperienced District Board and Executive team without adequate contracts in place. Nearly \$2M in design and architecture is far in excess of the required cost to prepare a document used to conduct an EIR analysis and represents substantial waste by the Board and Executives.

In any event, one of the FACTS from taxpayers' \$1,877,289 expense is in the BCHD HLC Drawing Set that is incorporated both into the CERTIFIED EIR and the BCHD Pre-CUP

Development Filing. The 2-2-2022 Drawing Set by primary recipient of the nearly \$2M is Murdoch. Murdoch demonstrates that the 4-story hospital (ROOF PARAPET) is 51 feet, 6 inches. See page 13/35 of the Drawing Set. The total height of the building, which represents the less than 1,000 square foot penthouse (ROOF PROJECTION), is 76 feet, 2 inches. BCHD MUST STOP LYING.

As Senator Daniel Patrick Moynihan wrote in a Washington Post Op-Ed famously quoted by former President Obama, **"everyone is entitled to his own opinion, but not his own facts."** (1983 January 18, The Washington Post, More Than Social Security Was at Stake by Daniel P. Moynihan, Quote Page A17, Column 5, Washington, D.C.)

BCHD spent nearly \$2M of TAXPAYER FUNDS and the Board certified an EIR based on FACTS. BCHD used the same information in its filing with the City of Redondo Beach. The FACTS show the 4-story hospital (along with 99.7% of the campus square footage) is 51.5-feet or shorter.

From: [ashley mills monaghan](#)
To: [communications@bchd.org](#)
Cc: [CityClerk](#); [CityClerk@hermosabeach.gov](#); [CityCouncil@hermosabeach.gov](#); [CityClerk@manhattanbeach.gov](#); [CityCouncil@manhattanbeach.gov](#)
Subject: Public comment opposing BCHD plan
Date: Monday, November 17, 2025 3:37:26 PM

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Public Comment: Redondo Beach, Manhattan Beach, Hermosa Beach Mayors and Councils; BCHD Board Meeting; BCHD Board Study Session; BCHD Properties Committee

I oppose BCHD's current plan to privatize public land and BCHD's scheming-in-the-shadows to deny the public the right to participate in its new, revised 2025 campus demolition and redesign project.

BCHD's lack of public disclosure has allowed BCHD to lie about the existing FACTS of the campus. That is unacceptable.

BCHD lied about the height of the existing 4-story hospital that is clearly marked as 51.5-feet tall in BCHD's own consultant drawings. CEO Bakaly claimed it is 60-feet tall. That is false.

BCHD concealed the details of the request for proposals from the public when it solicited plans for up to 65-foot tall private development on the District resident-taxpayer owned campus.

According to the CEO's memo, the 3 short-listed private developers propose 5-story, 65-feet tall; 5-story, 60-feet tall; and 4-story, 60-feet tall. The projects must be limited to the current 51.5-foot height of the 4-story hospital.

99.7% of the campus building square footage is currently 51.5-feet or lower.

BCHD is privatizing half the campus to raise about \$1M per year. BCHD can easily cut \$1M out of its operating budget and another \$1M out of its executive pay instead of giving away 5 acres of public bought, paid for, and owned land to a private developer.

5 Generations of neighbors and resident-taxpayers have had no voice in this clandestine BCHD process. The process must STOP. It must come out of the shadows and seek public input and approval.

Sincerely,
Prospect resident and homeowner
Sent from my iPhone

From: [Skye](#)
To: [communications@bchd.org](#)
Cc: [CityClerk](#); [cityclerk@hermosabeach.gov](#); [CityCouncil@hermosabeach.gov](#); [cityclerk@manhattanbeach.gov](#); [CityCouncil@manhattanbeach.gov](#)
Subject: Re: OPPOSE BCHD LAND PRIVATIZATION PLAN! (Public Comment All Agencies)
Date: Monday, November 17, 2025 7:34:03 AM

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

Public Comment: Redondo Beach, Manhattan Beach, Hermosa Beach Mayors and Councils; BCHD Board Meeting; BCHD Board Study Session; BCHD Properties Committee

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BCHD's lack of public disclosure has allowed BCHD to lie about the existing FACTS of the campus. That is unacceptable.

BCHD lied about the height of the existing 4-story hospital that is clearly marked as 51.5-feet tall in BCHD's own consultant drawings. CEO Bakaly claimed it is 60-feet tall. That is false.

BCHD concealed the details of the request for proposals from the public when it solicited plans for up to 65-foot-tall private development on the District resident-taxpayer owned campus.

According to the CEO's memo, the 3 short-listed private developers propose 5-story, 65-feet tall; 5-story, 60-feet tall; and 4-story, 60-feet tall. The projects must be limited to the current 51.5-foot height of the 4-story hospital.

99.7% of the campus building square footage is currently 51.5-feet or lower.

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5 Generations of neighbors and resident-taxpayers have had no voice in this clandestine BCHD process. The process must STOP. It must come out of the shadows and seek public input and approval.

Sincerely,
Skye E.

From: [REDACTED]
To: communications@bchd.org; CityClerk; CityClerk@hermosabeach.gov; CityCouncil@hermosabeach.gov; CityClerk@manhattanbeach.gov; CityCouncil@manhattanbeach.gov
Subject: Stop going behind our backs
Date: Monday, November 17, 2025 8:42:54 AM

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

Redondo Beach, Manhattan Beach, Hermosa Beach Mayors and Councils; BCHD Board Meeting; BCHD Board Study Session; BCHD Properties Committee

I oppose BCHD's current plan to privatize public land and BCHD's scheming-in-the-shadows to deny the public the right to participate in its new, revised 2025 campus demolition and redesign project. You are taking away our property values, our neighborhood, and our lives as you do what you want, for your gain, and you don't live in the backyard of this abomination.

BCHD's lack of public disclosure has allowed BCHD to lie about the existing FACTS of the campus. That is unacceptable.

BCHD lied about the height of the existing 4-story hospital that is clearly marked as 51.5-feet tall in BCHD's own consultant drawings. CEO Bakaly claimed it is 60-feet tall. That is false.

BCHD concealed the details of the request for proposals from the public when it solicited plans for up to 65-foot tall private development on the District resident-taxpayer owned campus.

According to the CEO's memo, the 3 short-listed private developers propose 5-story, 65-feet tall; 5-story, 60-feet tall; and 4-story, 60-feet tall. The projects must be limited to the current 51.5-foot height of the 4-story hospital.

99.7% of the campus building square footage is currently 51.5-feet or lower.

BCHD is privatizing half the campus to raise about \$1M per year. BCHD can easily cut \$1M out of its operating budget and another \$1M out of its executive pay instead of giving away 5 acres of public bought, paid for, and owned land to a private developer.

5 Generations of neighbors and resident-taxpayers have had no voice in this clandestine BCHD process. The process must STOP. It must come out of the shadows and seek public input and approval.

Sincerely,

Jennifer Sams

From: [Marcie Guillermo](#)
To: communications@bchd.org; CityClerk@hermosabeach.gov; CityCouncil@hermosabeach.gov;
cityclerk@manhattanbeach.gov; CityCouncil@manhattanbeach.gov
Subject: OPPOSE BCHD LAND PRIVATIZATION PLAN! (Public Comment All Agencies)
Date: Tuesday, November 18, 2025 1:56:53 PM

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

Good Afternoon, Madam and Sir,

I oppose BCHD's current plan to privatize public land and BCHD's scheming-in-the-shadows to DENY the public the right to participate in its new, revised 2025 campus demolition and redesign project.

BCHD's lack of public disclosure has allowed BCHD to LIE about the existing FACTS of the campus. That is unacceptable.

BCHD lied about the height of the existing 4-story hospital that is clearly marked as 51.5-feet tall in BCHD's own consultant drawings. CEO Bakaly claimed it is 60-feet tall. That is false.

BCHD concealed the details of the request for proposals from the public when it solicited plans for up to 65-foot tall private development on the District resident-taxpayer owned campus.

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99.7% of the campus building square footage is currently 51.5-feet or lower.

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Has BCHD studied the health and financial impacts of their proposed monstrosity? Redondo Beach deserves better.

Respectfully,

Marcie Guillermo
Redondo Beach Resident

From: [William Shanney](#)
To: communications@bchd.org; [CityClerk](#); CityClerk@hermosabeach.gov; CityClerk@manhattanbeach.gov; CityCouncil@hermosabeach.gov; citycouncil@manhattanbeach.gov
Subject: OPPOSE BCHD LAND PRIVATIZATION PLAN! (Public Comment All Agencies)
Date: Tuesday, November 18, 2025 1:48:03 PM

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

Public Comment: Redondo Beach, Manhattan Beach, Hermosa Beach Mayors and Councils; BCHD Board Meeting; BCHD Board Study Session; BCHD Properties Committee

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Sincerely,
William and Vivian Shanney

From: [REDACTED]
To: Communications@bchd.org
Cc: CityClerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; citycouncil@hermosabeach.gov; citycouncil@manhattanbeach.gov; CouncilMeetingPublicComment@TorranceCA.Gov
Subject: Public Comments to Nov. 19, 2025 BCHD Board Agenda item X.A
Date: Tuesday, November 18, 2025 1:58:27 PM

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To whom it may concern,

We oppose BCHD's rush to move forward with a 99-year private development project to build a completely new and different massive, high-density and invasive project on public land. The process has been largely conducted in the dark. BCHD claims transparency but is doing everything to avoid public input and comment. This project will negatively impact all of our lives for a century. Once it's done it's almost unchangeable. It should take more than just a few weeks to decide about a century of harm.

Best regards,
George & Pam Afremow
Long time residents