

# **BLUE FOLDER ITEM**

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

## **CITY COUNCIL MEETING APRIL 23, 2024**

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

- **PUBLIC COMMUNICATIONS**

**From:** [Erica Davis](#)  
**To:** [Scott Behrendt](#)  
**Cc:** [CityClerk](#)  
**Subject:** KEEP Rbfd LOCAL!!!  
**Date:** Thursday, April 18, 2024 6:52:18 AM

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Some people who received this message 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.***

Hello Scott - It is my understanding that outsourcing Redondo Beach Fire Department to Los Angeles County was discussed at the City Council meeting on April 16, 2024. As residents of Redondo Beach - we want to keep our fire department local. We would vote to keep Redondo Beach Fire Department instead of outsourcing to Los Angeles County. I was born and raised in Beverly Hills, a city like ours that prides itself on its own services and small town feel. That's a core reason why we moved here and chose not to live anywhere else in the greater LA area.

Thank you, Erica Davis

**From:** [Stop BCHD](#)  
**To:** [Communications](#)  
**Cc:** [CityClerk](#); [cityclerk@manhattanbeach.gov](mailto:cityclerk@manhattanbeach.gov); [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov)  
**Subject:** Public Comment - BCHD Properties, Strategic Planning Committees (w/CCs)  
**Date:** Saturday, April 20, 2024 10:25:27 AM  
**Attachments:** [image.png](#)

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allcove's LA County service area has a population of 1.4M, of which only 120,000 are District Residents. That is 8.5% District Residents and 91.5% Non-Residents.

**9% MAXIMUM COST BURDEN OF RESIDENT TAXPAYERS**

*LA County SPA8 service area contract by BCHD should limit the costs paid by District resident-taxpayers to 9%.*

**9% MAXIMUM RISK BURDEN OF RESIDENT TAXPAYERS**

allcove operating costs are unfunded.

allcove building costs for the obligated 30 year period are unfunded.

allcove is receiving free land use of the \$4M Flagler & Beryl parcel.

*allcove future costs and risks should not be borne by District resident-taxpayers in excess of the 9% service area share.*

**BCHD FAILURE TO PUBLISH THE FULL COST AND RISK BURDEN OF ALLCOVE TO RESIDENT-TAXPAYERS**

BCHD appears to be concealing the full risk burden of allcove from resident-taxpayers. A full accounting of the 30 year burden should be subjected to full audit in the FY 2024-25 public audit.

**allcove Beach Cities Youth Wellness Center Project Budget**

**BASE COST - \$7,370,000**

<b>PREMIUMS IMPROVEMENTS</b>	<b>COST IMPACT</b>
Hillside Ramp / Stairs	\$ 900,000
Custom Roof / Enhanced Architecture	700,000
Premiums Site Elements (retaining wall)	300,000
HCAI3 – Clinic Licensing	600,000
LEED Platinum Elements	1,000,000
<b>TOTAL</b>	<b>\$3,500,000</b>
<b>TOTAL PREMIUMS IMPROVEMENTS</b>	<b>\$10,870,000</b>

cc: City Councils, three District Cities

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StopBCHD.com ([StopBCHD@gmail.com](mailto:StopBCHD@gmail.com)) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot

above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

**From:** [Stop BCHD](#)  
**To:** [Communications](#)  
**Cc:** [CityClerk](#); [cityclerk@manhattanbeach.gov](mailto:cityclerk@manhattanbeach.gov); [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov)  
**Subject:** Public Comment - OPPOSE Properties Committee Recommendation (Item VIII misc)  
**Date:** Saturday, April 20, 2024 11:06:03 AM  
**Attachments:** [image.png](#)

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BCHD appears to be deliberately withholding/obfuscating both the risk and obligation profile of allcove from District Resident-Taxpayers.

As such, until full disclosure is completed, no further action can be taken on allcove.

1. allcove Service Area of SPA8 is 91% non-District residents.
2. allcove projected building cost requires approximately 40% District funding
3. allcove building is subject to a minimum operating term of 30 years based on funding agreement for \$6M (60%) funding grant
4. allcove building operations will have unknown costs up to \$1M annually for 30 years (\$30M Resident-Taxpayer obligation)
5. BCHD refuses to publish building operations obligation to Resident-Taxpayers
6. allcove building must be operated for a minimum of 30 years as a mental health facility and will have unknown costs such as allcove program costs currently budgeted at \$2M+ annually.
7. BCHD refuses to publish a consolidated Resident-Taxpayer exposure for all costs related to the 9% District, 91% Non-Resident allcove

Properties Committee  
(Dr. Noel Chun)

Discussion and Potential Action Item:  
Approval to authorize the BCHD CEO to negotiate and prepare an agreement with Menemsha + Aedis Architects (Design-Builder) as the most qualified proposer providing the best value to BCHD for design and pre-construction services for the allcove Beach Cities project, located at 1272 Beryl Street, Redondo Beach pending feedback and recommendation from the Properties Committee  
[BCHD BOD Staff Memo allcove Progressive Design Build Firm Selection\\_04192024.pdf](#)  
[allcove Design-Build Selection\\_BOD Meeting 04242024.pdf](#)

cc: City Councils, District Cities

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StopBCHD.com ([StopBCHD@gmail.com](mailto:StopBCHD@gmail.com)) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

**From:** [Stop BCHD Communications](#)  
**To:** [CityClerk](#); [cityclerk@manhattanbeach.gov](mailto:cityclerk@manhattanbeach.gov); [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov)  
**Cc:** [CityClerk](#); [cityclerk@manhattanbeach.gov](mailto:cityclerk@manhattanbeach.gov); [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov)  
**Subject:** Public Comment - Strategic Planning Committee - Vision Statement  
**Date:** Saturday, April 20, 2024 10:13:28 AM

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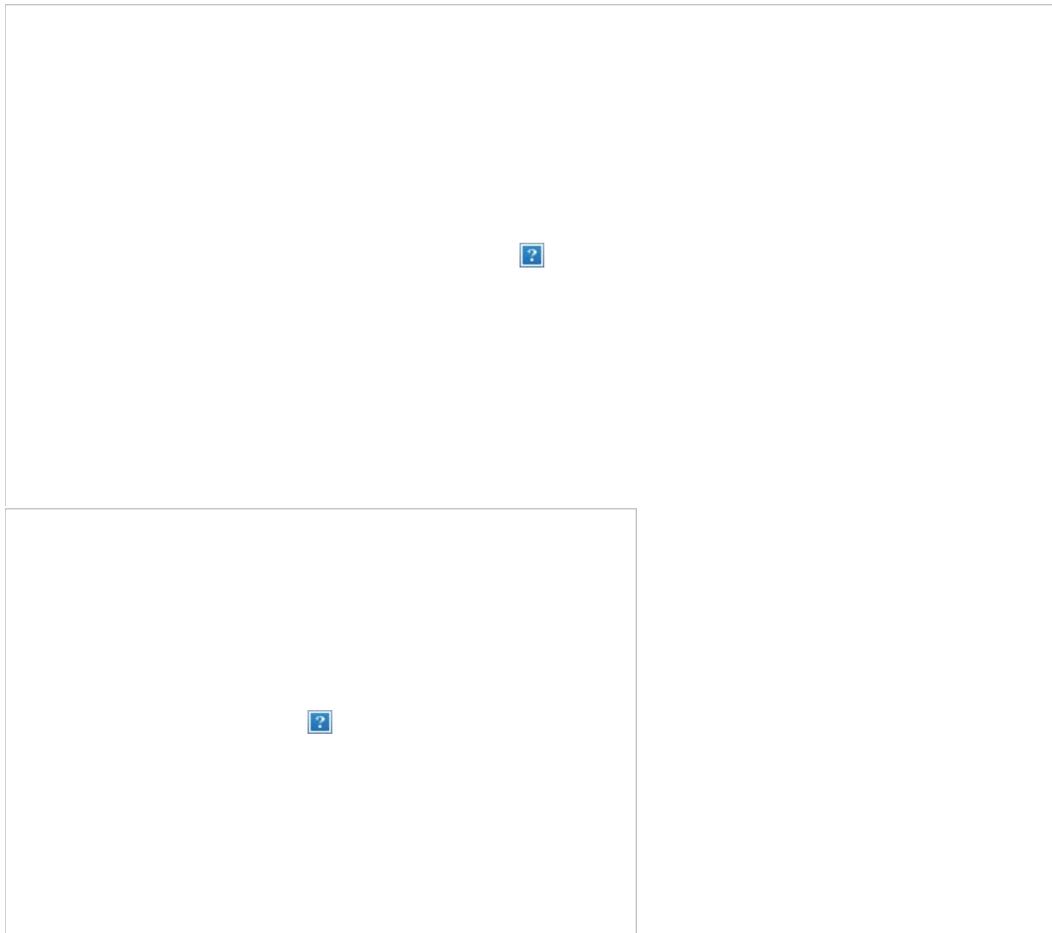
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## **BCHD & the "Health" Beach Community**

The District told the Superior Court it was formed for the purpose of servicing the "residents who reside" within the "District". (see legal pleading below)

**BCHD needs to be clear -**

## **Healthy Residents of Hermosa, Manhattan & Redondo Beach**



cc: City Councils of the District Cities

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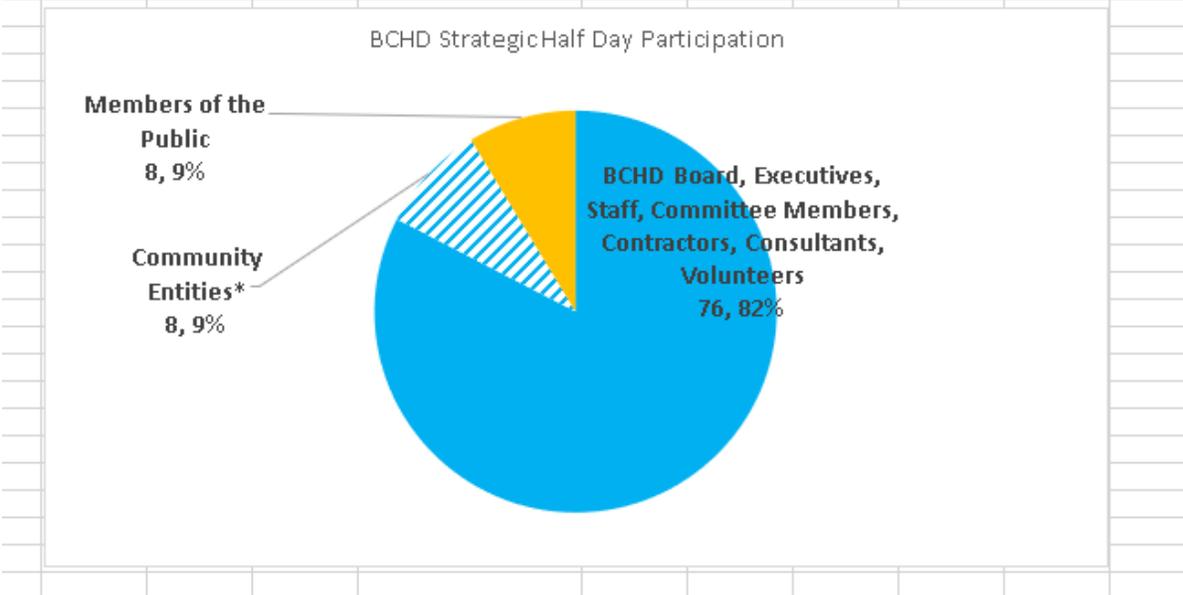
**From:** [Stop BCHD](#)  
**To:** [Communications](#)  
**Cc:** [CityClerk](#); [cityclerk@manhattanbeach.gov](mailto:cityclerk@manhattanbeach.gov); [citycouncil@hermosabeach.gov](mailto:citycouncil@hermosabeach.gov); [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov)  
**Subject:** Public Comment - Strategic Planning Committee (w/CC)  
**Date:** Saturday, April 20, 2024 10:49:24 AM  
**Attachments:** [image.png](#)

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BCHD's planning and programming processes continue to be overwhelming dominated by BCHD funded persons and entities, including:

- Board
- Executives
- Staff
- Consultants
- Contractors
- Funding Recipients, etc.

<b>BCHD Half-Day Strategic Development Meeting is Dominated with BCHD PAID/FUNDED Attendees</b>	
<b>Half Day Attendance</b>	
BCHD Affiliated	76
Community Entities*	8
Members of the Public	8
*Many of the Community Entities receive BCHD Funding	



cc: City Councils, District Cities

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 StopBCHD.com ([StopBCHD@gmail.com](mailto:StopBCHD@gmail.com)) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of

the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

**From:** [Communications](#)  
**To:** [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov); [CityClerk](#); [cityclerk@manhattanbeach.gov](mailto:cityclerk@manhattanbeach.gov)  
**Subject:** Re: Public Comment: BCHD's 91% non-resident/non-taxpayer allcove impacts on Resident-Taxpayers of the District Cities  
**Date:** Tuesday, April 23, 2024 12:01:23 PM

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This information was included in our most recent FAQ email to elected officials:

Los Angeles County's Service Planning Area 8 (SPA 8), which stretches from Avalon to its west, Long Beach to its east and south, and Inglewood to the north, is an area with 1.4 million residents, a statistic cited repeatedly by one opponent of BCHD.

What doesn't get mentioned is that the City of Long Beach – the largest city in SPA 8 with 451,000 residents, or 32% of the area – has its own Health Department. Long Beach also has numerous mental health resources within its city limits available to its citizens young and old (see [Long Beach Mental Health Resource Guide](#)). Combined with its distance from allcove Beach Cities, very few young people from Long Beach have visited the allcove center.

What's it all mean? The "91% non-resident" claim about allcove that has been circulated in emails and social media posts means very little. Long Beach accounts for approximately 1% of all visits and 0.5% of enrolled participants at the allcove Beach Cities. More than half of enrolled participants (55.6%) and visitors (52.5%) at allcove Beach Cities hail from the Beach Cities, it is clear that young people in Hermosa Beach, Manhattan Beach and Redondo Beach are benefitting from having allcove Beach Cities on the BCHD Campus.

Further, state and federal grants to allcove Beach Cities currently total \$10.8 million for capital and operating expenses (more than Mr. Nelson listed). BCHD continues to research and pursue other grant opportunities to keep allcove Beach Cities operating in a financially responsible manner.

Dan Smith  
Director of Communications  
Beach Cites Health District

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**From:** Mark Nelson (Home Gmail) [REDACTED]  
**Sent:** Tuesday, April 23, 2024 11:25 AM  
**To:** [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov) <[cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov)>; Eleanor Manzano <[cityclerk@redondo.org](mailto:cityclerk@redondo.org)>; [cityclerk@manhattanbeach.gov](mailto:cityclerk@manhattanbeach.gov) <[cityclerk@manhattanbeach.gov](mailto:cityclerk@manhattanbeach.gov)>  
**Cc:** [Communications](mailto:Communications@bchd.org) <[Communications@bchd.org](mailto:Communications@bchd.org)>  
**Subject:** Public Comment: BCHD's 91% non-resident/non-taxpayer allcove impacts on Resident-Taxpayers of the District Cities

**EXTERNAL EMAIL - CAUTION**

Public Comment to City Councils of the District Cities:

allcove Beach Cities is a 9% District Resident/91% Non-Resident service area (SPA8 of LA County). BCHD plans to provide a \$4M land parcel to allcove Beach Cities and obligate District taxpayers to any building costs that exceed the \$6M grant, 30 years of building operation as required by the grant, and any excess costs of the allcove Beach Cities program operations.

**All that potential debt and risk (estimated at \$60M to 90M) is the result of BCHD electing to provide a 91% non-resident/non-taxpayer service area program.**

**The District Cities have an obligation to taxpayers to assure that the voter-approved District services the "residents who reside within the District" (Superior Court INGL C-1594 Legal Pleading) and not a supermajority of non-residents using the assets, land, and financial backstop of the District residents.**

The following public comment was provided to BCHD's properties committee that is recommended the project move forward with a contractor:

"To be more clear, the proposal is for two Board members to vote regarding the 91% non-resident/non-taxpayer allcove Beach Cities service area to:

- 1) dedicate the Flagler & Beryl \$4M parcel to allcove without resident-taxpayers receiving the \$250,000 per year market lease
- 2) force resident-taxpayers to shoulder the 30 year minimum obligation of the building's operation per the state funding contract
- 3) force resident-taxpayers to pay for any non-recovered allcove operating expenses, such as the \$500,000 per year unfunded operating costs in the proposed budget
- 4) force resident-taxpayers to cover any building construction and development costs beyond the funding from the \$6M grant."

THE PRECEDING E-MAIL, INCLUDING ANY ATTACHMENTS, CONTAINS INFORMATION THAT MAY BE CONFIDENTIAL, BE PROTECTED BY ATTORNEY CLIENT OR OTHER APPLICABLE PRIVILEGES, OR CONSTITUTE NON-PUBLIC INFORMATION. IT IS INTENDED TO BE CONVEYED ONLY TO THE DESIGNATED RECIPIENT. IF YOU ARE NOT THE INTENDED RECIPIENT OF THIS MESSAGE, PLEASE NOTIFY THE SENDER BY REPLYING TO THIS MESSAGE AND THEN DELETE IT FROM YOUR SYSTEM. USE, DISSEMINATION, DISTRIBUTION, OR REPRODUCTION OF THIS MESSAGE BY UNINTENDED RECIPIENTS IS NOT AUTHORIZED AND MAY BE UNLAWFUL. PLEASE NOTE THAT CORRESPONDENCE WITH THE BEACH CITIES HEALTH DISTRICT, ALONG WITH ALL ATTACHMENTS OR OTHER ITEMS, MAY BE SUBJECT TO DISCLOSURE IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RECORDS ACT. THE BEACH CITIES HEALTH DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS, LOSSES OR DAMAGES RESULTING FROM THE DISCLOSURE OR USE OF ANY INFORMATION, DATA OR OTHER ITEMS THAT MAY BE CONTAINED IN ANY CORRESPONDENCE.

**From:** [Mark Nelson \(Home Gmail\)](#)  
**To:** [CityClerk](#)  
**Cc:** [Communications](#); [Holly J. Mitchell](#); [executiveoffice@bos.lacounty.gov](#); [BoardClerk@metro.net](#); [Kevin Cody](#)  
**Subject:** Re: Public Comment: BCHD's lack of health protection of Redondo Beach residents in the Green Line ROW expansion  
**Date:** Tuesday, April 16, 2024 6:44:20 PM

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Because BCHD noted repeatedly in its EIR that any research that did not specifically contain the beach cities was not relevant to the beach cities, I am providing citations from NIH regarding rail, noise and vibration impacts for the City. BCHD has failed us regarding the Green Line extension as BCHD encourages the ROW route. One has to wonder if Metro's \$1.7M, 400-foot bike path funding was little more than a purchase of silence from BCHD.

Articles regarding health damages from rail.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5965006/>  
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6404319/>  
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6878772/>  
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3657678/>  
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5707942/>  
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7114011/>  
<https://www.nationalgeographic.com/science/article/health-risks-living-near-railroads-east-palestine-trains>

On Sun, Apr 14, 2024 at 9:57 PM Mark Nelson (Home Gmail) 

wrote:

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

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

Mark Nelson  
Redondo Beach Property Owner

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

# Case Details

[Print](#) [Close](#)

Case Number: 45487

Status: Resolved

Tags:

Request Type: Council Referral

Customer: LUKIN, FRED  
 e ternal customer  
 REDONDO BEACH CA  
 90278

Location of Request:   
 Facility: N/A

Preferred Contact Method: Email

Submitted By: LUKIN, FRED  
 customer

Submission Channel: Citizen portal

Topic: Fire Services>Public  
 Records Request (City  
 Clerk's Office)

Date/Time Created: 04/22/2024 11:49

Date/Time Closed: 04/23/2024 14:53

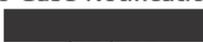
### Custom Fields

- \* Requester Name : (empty)
- \* Requester E mail : (empty)
- \* Requester Company: (empty)
- \* Department Due Date: (empty)
- \* City Clerk Due Date: (empty)
- \* internal custom field

### Original Request

Keep Redondo Beach Fire Services in Redondo Beach Consolidating these services into LA will only degrade our services while increasing our cost. Our tax dollars will be reapportioned to LA for their discretion, providing services to illegal aliens in LA's sanctuary city, with no accountability. We should serve legal Redondo Beach citizens before those who have already broken existing federal laws.

### Customer Communications \*

From	Text	Date
auto notification	Auto Case Notification Resolved TO:  Date: 04/23/2024 Subject: City of Redondo Beach: Request #(45487) has been resolved	04/23/2024 14:53

[Collapse](#)

Dear FRED LUKIN,

Request received on 04/23/2024 concerning Fire Services>Public Records Request has been resolved. If there are any further questions please feel free to contact us again via the link below and reference the Request# in the subject line. Thank you.

Kevin Mitchell  
Redondo Beach District 3 Resident  
Re: Metro

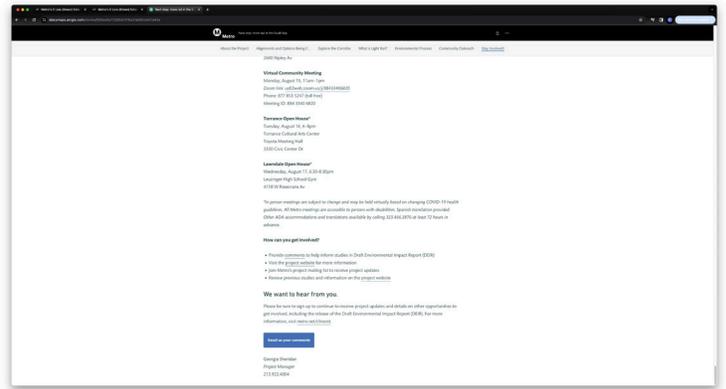
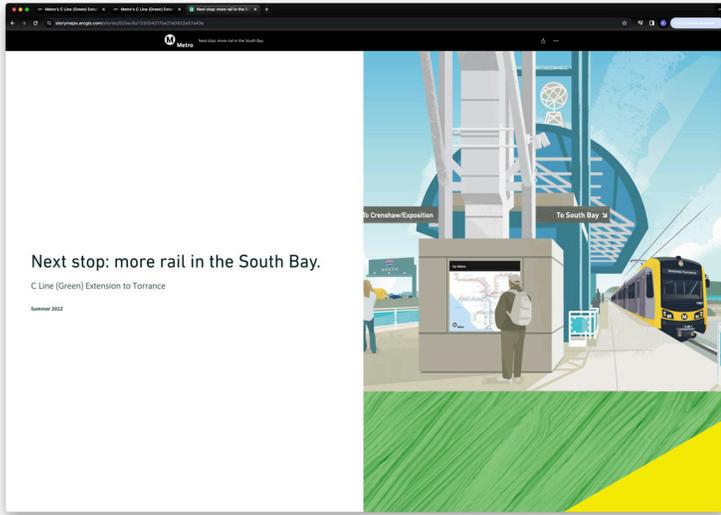
Questions I'd like to see the Board ask Metro regarding their LPA.

- 1)** Why was Liquid Petroleum Gas freight not discussed in the DEIR?  
Nor addressed in public discussion?
- 2)** Has the design team considered catenary<sup>1</sup> breakage? Or an electrical flashover<sup>2</sup> event in the presence of an LPG train? Ever heard of a BLEVE<sup>3</sup> event?
- 3)** Is a random phone poll asking if you support 'light-rail to the South Bay' really the same thing as choosing the ROW over Hawthorne Blvd.? Why use Torrance's automated QR code email as proof of anything?
- 4)** Where in LA Metro universe does an LPG freight line exist side-by-side with Metro trains?  
With burried Petroleum Gas lines? Through neighborhood corridors?
- 5)** Why ignore ridership gains and economic infra-structure advancement?
- 6)** Qui bono for the ROW? It certainly isn't the South Bay.

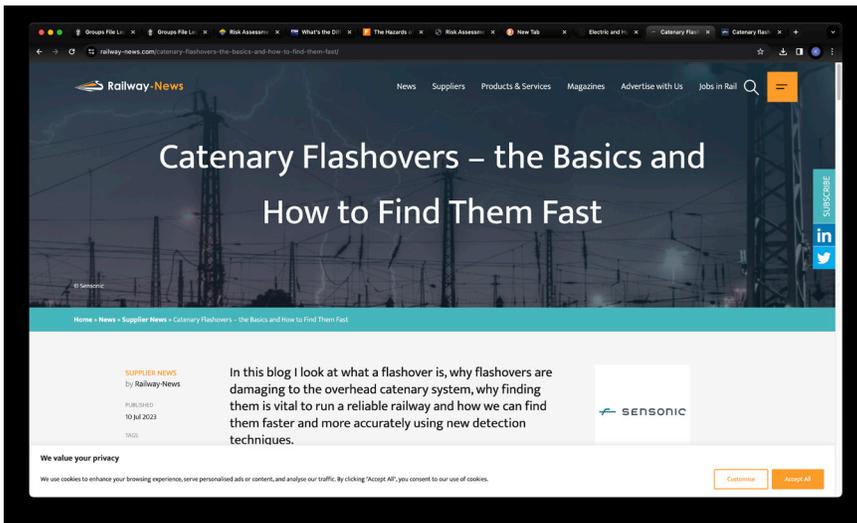
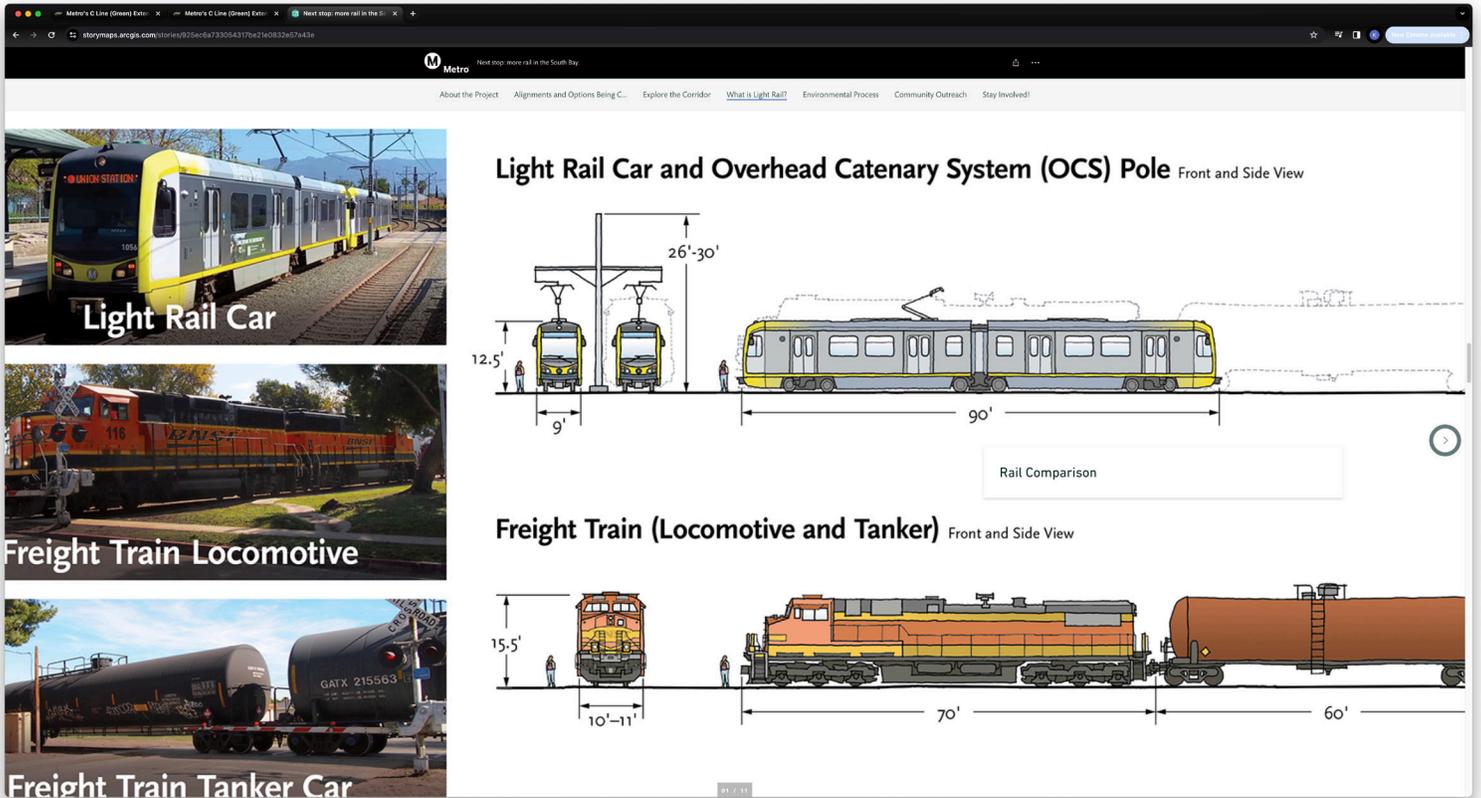
1. In reference to the Overhead Catenary System, the power source for train operation.

2. An electrical flashover is a high energy electrical discharge that occurs when an energized conductor comes into contact or close enough to another conductor to generate a spark. If this spark contains enough power to generate a plasma, a flashover occurs. Plasma is a state of matter that is ionized, meaning that it has lost some or all its electrons. When a flashover occurs, the high-voltage discharge ionizes the air, creating a plasma. Plasma is a very good conductor of electricity and carries electrical current from the energized conductor typically to ground or another conductor. (Railway-News.com)

3. BLEVE is an acronym for tank explosions involving hazardous gases. BLEVE stands for "boiling liquid expanding vapor explosion." During a BLEVE, pressurized liquid explodes both chemically and physically (simultaneously vaporizing and combusting) creating three primary dangers: a blast wave, projections of the container fragments and in the case of flammable vapors, a fireball.



<https://storymaps.arcgis.com/stories/925ec6a-733054317be21e0832e57a43e>



<https://railway-news.com/catenary-flashovers-the-basics-and-how-to-find-them-fast/>



<https://www.electricandhybridrail.com/content/news/broken-catenary-causes-prorail-freight-train-fire-new-report-finds>