

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 4, 2025

J.1 PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

- **PUBLIC COMMUNICATION**

From: [Holly Osborne](#)
To: [CityClerk](#)
Subject: Non Agenda, Nov 4, Blue folder on gun safety
Date: Tuesday, November 4, 2025 2:50:02 PM

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

Dear city clerk:

Please put the link to this article on indoor gun ranges in blue folder.

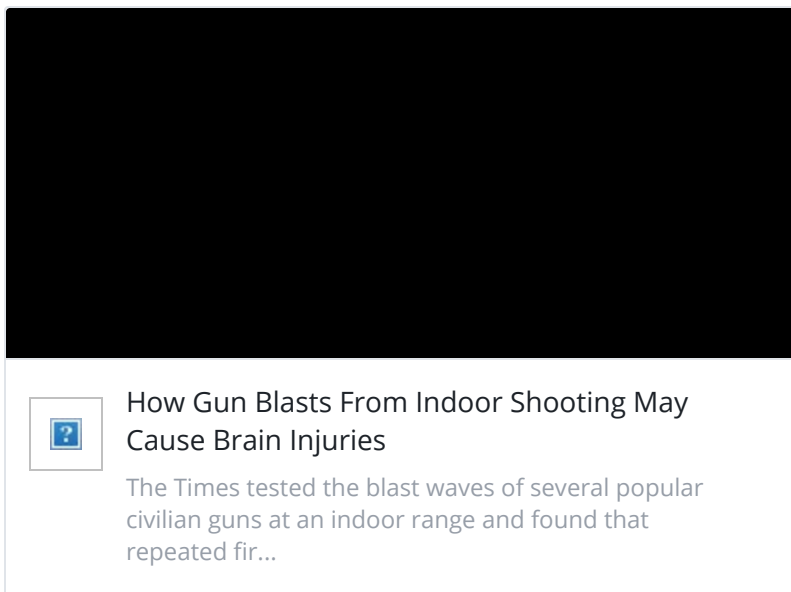
Good evening Mr Mayor and city council.

I discovered this article from the New York times this morning, about how firing guns **indoors** at test ranges can cause brain injuries.

Here is a quote

"The data showed that smaller-caliber guns can pose a danger pretty quickly, and that large-caliber civilian rifles delivered a blast wave that exceeds what the military says is safe for the brain. **Indoor ranges, designed to make shooting safe, can worsen blast exposure, they discovered.**"

[How Gun Blasts From Indoor Shooting May Cause Brain Injuries](#)



I am sure that our police department wants to do everything to protect its officers, and the Air Force wants to protect its airmen. Please check this out before proceeding with an indoor test range.

Thank you

Holly Osborne

From: [Holly Osborne](#)
To: [CityClerk](#)
Subject: Remarks for Redondo City Council on Nov 4, 2025, Non agenda
Date: Tuesday, November 4, 2025 2:13:47 PM

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

Dear City Clerk:

I gave remarks very similar to these at the last Redondo city council **but they were not mailed in.**

I also gave these remarks at the Nov 3 Transportation COG Committee, and at Lawndale.

Please put them in the blue folder.

Thank you.

Good evening.

Dr. Osborne, retired engineer, Redondo Beach.

These remarks have to do with the narrow width of the ROW in Lawndale. Recall, the width in the narrow part is only 75 ft, although Metro claimed 81 ft initially because they could not make everything fit. All their initial sketches presented at community meetings in **August 2022** had this erroneous width. (Interestingly, in 2018, their surveyors had correctly measured 75 ft) Metro was called out on that, and so they changed their **sketches** to 75 ft, for the DEIR released in **Jan 2023**, **but they did not change the detailed drawings in the DEIR Appendix.** Those erroneous drawings still showed 80 or 81ft, a fact that I presented at numerous Metro Construction meetings.

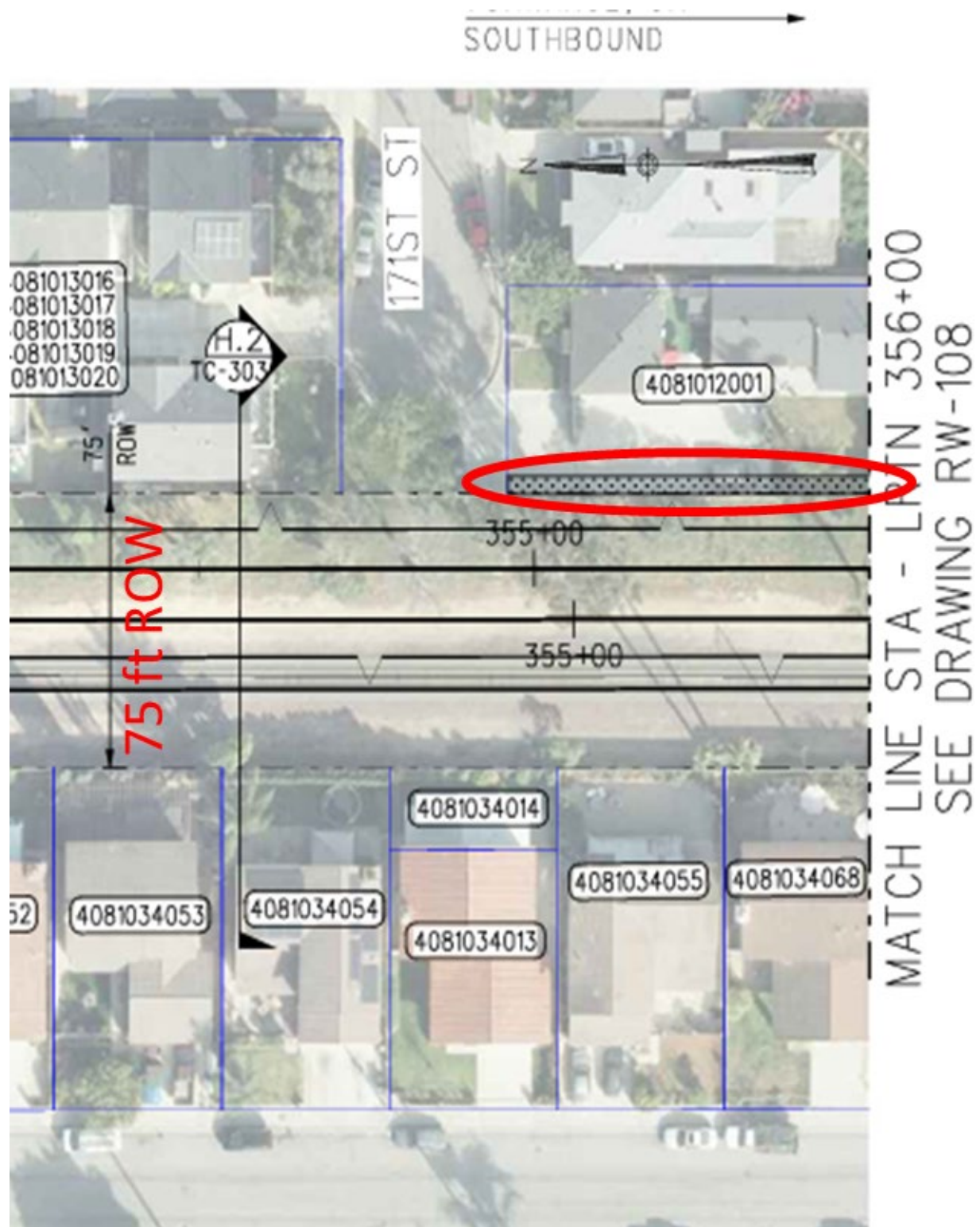
Note: Metro claiming that "wide width" of ROW enabled them to say they were not "taking" properties, because Metro already "owned" the ROW.

This talk is on how they "corrected" the drawings in the **FEIR Appendix released Sept 2025..** Those are the drawings I passed out, and I have given this talk at Lawndale and Redondo city councils.

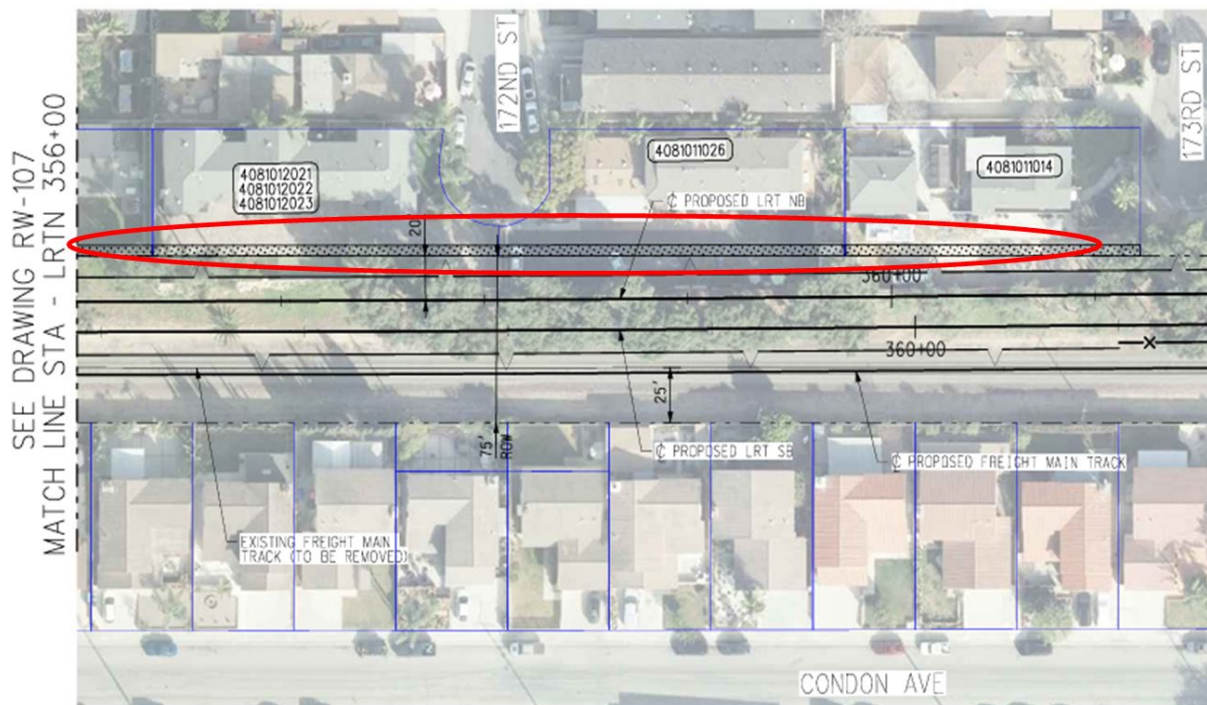
Again, Metro had the width of the ROW at 81 ft in their DEIR Appendix A drawings. (The width of the ROW inexplicably jumped from 75 ft to 81 ft, **just south of 171st,**)

For the FEIR, they now show the ROW width at 75 ft the whole way. BUT, they effectively widened the ROW just **south of 171st, this time** by claiming it as a "construction easement" In other words, the "width" of ROW plus construction easement = **81 ft!**

The hashtag area, below, encircled in RED, is "temporary construction easement."



Here is a continuation of the above drawing. Notice the lengthy section of easement.



You cannot see it from these drawings, but those properties where the easement is are actually on a top of a steep embankment. The construction "easement" will cut away at the embankment.

Enough said. I would like to know how their expert teams of surveyors made that mistake.

"Mistakes" like this are "fixed" by eminent domain. That is why this is such a serious issue.

(Actually, they had surveyors out there in Dec 2023, who measured this correctly, but Metro would not let me talk to them.)

Note: In the FEIR package, Metro mentions the 75 ft vs 80-81ft issue in Section 4.23, page 4-157. (They do NOT mention their "construction easement" fix to "regain" their width!)

This FEIR package should not be approved. There are other dubious maneuvers elsewhere.

Holly Osborne

From: [Mike and Jill](#)
To: communications@bchd.org; [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; info@lalafo.org
Subject: BCHD it's time to be fully transparent to the citizens in the health district
Date: Thursday, October 30, 2025 6:27:51 AM

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

To the leadership of Beach Cities Health District,

As a citizen and taxpayer in the BCHD, I have watched BCHD attempt to sell their Healthy Living Campus concept to the citizens of the health district. I have read the many BCHD mailers and been to many meetings.

I no longer trust anything the BCHD management team says about their plans for the old South Bay Hospital.

To regain my trust, the BCHD needs to become fully transparent to the community about the plans for the South Bay Hospital going forward.

I look forward to engaging with BCHD and having you rebuild my trust in your agency. Without that trust, my opinion of BCHD will remain that it is a public agency that is creating negative stress on the citizens who live nearby, and that BCHD continues not to care.

Mike Jamgochian
Redondo Beach

From: [William Shanney](#)
To: cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; info@lalafo.org; [CityClerk](#); communications@bchd.org
Subject: BCHD Leasing Plans
Date: Wednesday, October 29, 2025 5:28:17 PM

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BCHD has been hiding in the shadows, after sending requests for proposals to over 100 private developers to use OUR PUBLIC LAND. BCHD refused to release the names of the developers to the TAXPAYER-OWNERS of the District. BCHD refused to release the proposals made by the three private developers that have already been short-listed. BCHD has had **at least 6 meetings that have locked out the TAXPAYER-OWNERS and the general public.**

This BCHD LAND LEASING process has been conducted IN THE SHADOWS AND THAT IS UNACCEPTABLE!

BCHD'S MEASURE BC FAILED - THE PUBLIC DOESN'T WANT AN ALLCOVE BUILDING, OR 2 ACRES OF EXPENSIVE OPEN SPACE, OR 2 EXPENSIVE BCHD ACRES OF OPEN SPACE. VOTERS AUTHORIZED \$600M IN BONDS FOR PROJECTS THEY WANTED! \$0 FOR BCHD PROJECTS!

BCHD MUST STOP THE PRIVATE DEVELOPMENT PROJECT UNTIL THE PUBLIC IS PROVIDED ALL DEVELOPER PROPOSALS

I oppose BCHD's current rush-to-judgement on the future use of the publicly owned campus land. BCHD must provide the public with all private developer presentations for review and stop the process while the public becomes informed. **BCHD has HIDDEN THE INFORMATION FROM THE PUBLIC!**

THE EXPECTED \$1M PER YEAR LAND RENT DOES NOT JUSTIFY A 100-YEAR LOSS OF PUBLIC LAND

BCHD wants to take the land from five generations for only \$1M/year. Future generations cannot be stripped of their rights.

BCHD CAN EASILY CUT \$1M FROM COSTS – SAVING OUR PUBLIC LAND FOR THE FUTURE

BCHD has many options to continue to provide service to the resident-taxpayers of the District. Cut down on excessive Executives, excessive Executive Payroll and bloated Overheads.

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Executive payroll is approaching \$3M per year. That 50% of our property tax payments to BCHD and 20% of the OVERALL BUDGET.

BCHD CAN REQUIRE CITIES OUTSIDE THE DISTRICT TO FULLY FUND THEIR OWN ALLCOVE COSTS

ALLCOVE services an area of 1.4M population while the District is only 120,000. There is

no reason that BCHD residents should be responsible for \$6-10M in ALLCOVE building costs and \$1-2M per year in outside-the-District costs.

THE PUBLIC CANNOT AFFORD ANY MORE \$12 MILLION DEVELOPMENT MISTAKES BY BCHD

In the past 7 years, BCHD has spent over \$12 million of taxpayer funding on consultants and lawyers for pre-development and taxpayers. We cannot suffer another mistake by BCHD that allows another developer to walk away with a free-ride.

BCHD'S PLAN TO LEASE OUR PUBLIC LAND TO PRIVATE COMPANIES FOR 5 GENERATIONS IS FLAWED

The land was purchased by the public for a long defunct hospital. BCHD's plan will very likely put 4-1/2 acres of our public land in the hands of a private developer for up to 100 years. Five generations of the public will lose control of our precious land asset. Our grandchildren's grandchildren will still have no voice in the use of land that BCHD has privatized.

99.7% OF THE CURRENT CAMPUS IS 51-1/2 FEET TALL OR SHORTER

CEO Bakaly claims the 4-story hospital is 60-feet tall. IT IS NOT ACCORDING TO BCHD \$12M IN CONSULTANTS. BCHD's Certified Environmental Impact Report and pre-Conditional Use Permit filing clearly state that the 4-story hospital is 51-1/2 feet tall.

BCHD CANNOT BE ALLOWED TO LET PRIVATE DEVELOPERS BUILD AT 65-FEET TALL

BCHD's current proposals exceed 51-1/2 feet tall (existing campus) by 30%. BCHD misled the public, the Easy Reader, and the developers to defraud the public. No construction taller than 4-stories and 51-1/2 feet can be allowed.

PROPERTY VALUES WITHIN ONE-HALF MILE OF BCHD ARE ALREADY \$200M REDUCED

Statistical models like those used by Zillow, Redfin, and other real estate sites show that property inside of 1/2-mile of BCHD has suffered a roughly \$200M loss of value compared to what property values otherwise would be. That damage has occurred with the existing BCHD campus that's 300,000 square-feet and 99.7% below 51.5-feet tall. Increased size or height is expected to increase the property value loss.

BCHD refuses to be transparent – instead – it's actively hiding the private developer process from the public.

BCHD MUST SHARE ALL MATERIALS AND HALT ALL ACTIVITY UNTIL THE PUBLIC IS FULLY INCORPORATED IN THE CURRENT PROCESS.

BCHD'S FAILED PMB LLC PROJECT COST TAXPAYERS \$12 MILLION. WE CANNOT ALLOW BCHD TO FAIL AGAIN WITH OUT PRECIOUS TAXPAYER FUNDING!

William and Vivian Shanney

From: [Stop BCHD](#)
To: citycouncil@manhattanbeach.gov; [CityClerk](#); [City Council](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; [Paige Kaluderovic](#); [Scott Behrendt](#); [Zein Obagi](#); [James Light](#); [Brad Waller](#); [Chadwick B. Castle](#); [Kevin Cody](#)
Subject: BCHD Public Meeting on Commercial Campus Development - Friday 10/31 8AM to NOON
Date: Friday, October 24, 2025 11:10:43 PM

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

In an apparent effort to minimize opposing views to BCHD's current land commercialization (also privatization) scheme, BCHD is denying remote participation for its strategic half-day meeting on Halloween Friday the 31st from 8-noon.

BCHD half-day meetings are typically 90% affiliated participants of BCHD, that is, Board, Executives, Employees, Consultants, Contractors, and Volunteers. Only a literal handful (5 to 10) participants are non-affiliated general public.

BCHD requires in person attendance for participation. All others will have a view-only option and can submit comments but not participate or comment in real time.

THIS IS YET ANOTHER EXAMPLE OF BCHD ACTIVELY THWARTING PUBLIC INPUT.

Clearly a half-day, workday meeting is a detriment to public participation. It targets the NON-PARTICIPATION of the disabled and low income who either have mobility issues or must work for income.

Consider attending in person. The facility is at:

8:00am – 12:00pm
AdventurePlex
1701 Marine Ave., Manhattan Beach, CA 90266

According to Google, the meeting facility is **roughly a one hour bus ride from the BCHD facility** to arrive by 8AM on 10/31.

According to Uber, the meeting facility is **roughly \$20 to \$36 Uber ride** and 15-25 minutes of travel time.

The meeting agenda can be found at:

https://bchd.granicusideas.com/meetings/372-strategic-development-half-day/agenda_items

The meeting presentation can be found at:

https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3696581/2025_10_31_Half_Day_FINAL_1_.pdf

We will provide more guidance to the local community over the weekend.

Thank you.

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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](#)
To: [CityClerk](#)
Subject: Council comment illegal U turns and bchd sirens
Date: Wednesday, October 29, 2025 11:53:30 AM
Attachments: [80482C28B2AC20251029114247_album_local_cache.MP4](#)

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So this gets the award for October a full semi flipping an illegal you onto the 500 block of North Prospect going the wrong way in one way. And as a bonus, we have one of six sirens from today at Beach city health District. I've come to the conclusion of the cities's records regarding the number of calls at 510 512 514 520 North Prospect are completely erroneous. I've been working in the garage. The last few days 3 to 6 a day is far more accurate for call numbers of emergency vehicles than whatever the garbage is. We got from the city.

Sent from my iPhone

From: [Mark Nelson \(Home Gmail\)](#)
To: [PRR](#)
Cc: [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; rmiller@hooperlundy.com
Subject: CPRA - Creating Genuine Transparency on the RFEOI (Public Comment HB/RB/MB Councils)
Date: Thursday, October 23, 2025 11:03:49 AM

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

We have to know the following because of BCHD's non-transparent private development process since June of 2025

Provide documents:

- 1) the total mailing/delivery/email list for the initial RFEOI
- 2) the list of all respondents to the solicitation
- 3) the full submissions of all short listed "proposals" (approximately 10)
- 4) the minutes of the 6 meetings that Martha Koo stated that she attended without public noticing to discuss the submissions
- 5) all documents available at each of the 6 meetings declared by Martha Koo
- 6) the contracts for all firms that are contracted by BCHD to assist/consult/evaluate or otherwise participate as "hired help" in the RFEOI

From: [Mark Nelson \(Home Gmail\)](#)
To: rmiller@hooperlundy.com; [Robert W. Lundy](#); [info](#); [Jane Diehl](#); [Michelle Bholat](#); [PRR](#); [Noel Chun](#); [Martha Koo](#); [Kevin Cody](#); [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov
Subject: FORMAL COMPLAINT (PUBLIC COMMENT OTHER AGENCIES) - Bakaly Plainly LIED during the Board Meeting on 10-22-25/////LIE BCHD WAS NOT FULLY REIMBURSED - WE TAXPAYERS ATE \$2.3M - Fwd: CPRA
Date: Wednesday, October 22, 2025 8:02:07 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)

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

Bad news. FACTS ARE FACTS - the Bakaly CEO report states:

Covid expenses - \$5.195M

Since March of 2020, total District COVID-19 emergency response expenditures are \$5,195,000 \

Covid reimbursements STATE AND FEDERAL - \$2.9M

	ESTIMATED TOTAL Relief
0	\$987,000
0	1,081,000
10	\$2,068,000
	\$832,000
10	\$2,900,000

Math says - we had \$2.3M in NON-REIMBURSED COSTS

Bakaly either lied today or he lied in his CEO report - either is termination offense in a public meeting before the public and the board.

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

From: Mark Nelson (Home Gmail) [REDACTED]
Date: Sat, Mar 2, 2024 at 1:18 AM
Subject: Re: CPRA
To: PRR <PRR@bchd.org>, <rmiller@hooperlundy.com>, Robert W. Lundy <rlundy@health-law.com>

Public Comment to all agencies by bcc:

BCHD's response is flawed and misrepresents the facts.

BCHD's CEO report has stated that BCHD spent \$5.2M on Covid response and only recovered 56% or \$2.9M As such, BCHD failed to recover \$2.3M of Covid expenses.

BCHD's words state Covid expenditures were \$5.195,000 in the CEO report.

BCHD's words state Covid reimbursement was \$2,900,000 in the CEO report. Simple arithmetic demonstrates that BCHD used \$2.3M of taxpayer funds on Covid expenditures, including but not limited to, the testing of 84% non-residents per LA County Health Department.

BCHD's response is flatly false.

The Federal Government changed its Policy to revert back to 75% reimbursement rather than 100% of eligible direct COVID-19 emergency expenses effective as of June 2022. The District is submitting requests for reimbursement as long as eligible expenditures are being incurred.

COVID-19 Direct Costs Mar '20 - Aug '22	FEMA Funds Awarded					District Schools	ACHD / CSDA	TOTAL	FEMA	ESTIMATED
	District Operations Center	Meal & Help Line	Testing	Vaccination	TOTAL	Testing Funds	CalVax Funds	Funds Received	Remaining Estimated	TOTAL Relief
Labor	\$9,000	\$135,000	\$425,000	\$25,000	\$594,000	\$133,000	\$190,000	\$917,000	\$70,000	\$987,000
Expenses	287,000	36,000	142,000	25,000	590,000	43,000	129,000	672,000	409,000	1,081,000
	\$296,000	\$171,000	\$567,000	\$60,000	\$1,094,000	\$176,000	\$319,000	\$1,589,000	\$479,000	\$2,068,000
Revenue Loss							\$832,000	\$832,000	\$0	\$832,000
Total	\$296,000	\$171,000	\$567,000	\$60,000	\$1,094,000	\$176,000	\$1,151,000	\$2,421,000	\$479,000	\$2,900,000

Since March of 2020, total District COVID-19 emergency response expenditures are \$5,195,000 with estimated total reimbursement of 56% or \$2,900,000. Costs reimbursed are direct emergency costs noted above, fixed costs, like fixed staff and pivoted program costs addressing preventative health issues during the Pandemic, like on-line classes, virtual events, "Safe in South Bay" programming, etc. are not reimbursable expenditures.

In summary, the District Net Operating Loss incurred due to the COVID-19 Pandemic in FY20-21 (prior year) has been offset by reimbursements received from the State of California and FEMA.

On Fri, Mar 1, 2024 at 1:47 PM PRR <PRR@bchd.org> wrote:

Dear Mr. Nelson,

Please see below (in red) for the District's response to your public records request received 2/18/24 that reads:

PRR: Provide documents demonstrating that the value of District Residents receiving (Covid testing from BCHD instead of other vendors + Covid vaccines from BCHD instead of other vendors) exceeds the \$2.3M operating loss and net district taxpayer expenditure.

There are no responsive documents. Please note the District has not experienced a \$2.3 million operating loss due to COVID-19. In the below presentation to the District Board, slide 4, illustrates 4-years of Operating surplus/deficit from FY18-19 through FY21-22.

[FY23-24 Budget Presentation - June 2023](#)

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

If you believe we have not correctly interpreted your request, please resubmit your request with a description of the identifiable record or records that you are seeking. Please note that the District may not respond to questions or comments included with your request that are not themselves requests for identifiable public records under the California Public Records Act. The lack of response by the District to any such questions or comments, including follow-up questions and comments, is not an indication of the District's position on any topic or item, and should not be presented as such to any person.

Thank you.

From: Mark Nelson (Home Gmail) [REDACTED]

Sent: Sunday, February 18, 2024 5:54 PM

To: PRR <PRR@bchd.org>; Martha Koo <Martha.Koo@bchd.org>; Jane Diehl <Jane.Diehl@bchd.org>; Michelle Bholat <Michelle.Bholat@bchd.org>; Noel Chun <Noel.Chun@bchd.org>; Vanessa I. Poster <Vanessa.Poster@bchd.org>; Robert W. Lundy <rlundy@health-law.com>; rmiller@hooperlundy.com <rmiller@hooperlundy.com>

Subject: CPRA

EXTERNAL EMAIL - CAUTION

According to BCHD's CEO report, BCHD had \$2.3M of non-reimbursed Covid expenses. According to LA County Health, BCHD tested 84% non-residents of the District. According to BCHD press releases, BCHD vaccinated 45% non-residents. In the recent SDHD, BCHD asserted that "regional" services provided net benefits to District residents.

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If BCHD cannot provide documents demonstrating that benefits of BCHD providing regional services outweighs all fully loaded costs of provision, then BCHD must promptly cease its unsupported accusations.

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: [p.Yee](mailto:p.Yee@bchd.org)
To: communications@bchd.org; [CityClerk](mailto:CityClerk@hermosabeach.gov); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; info@lalafo.org
Subject: Fw: PLEASE SEND TO BCHD AND CITY COUNCILS ASAP - PUBLIC COMMENT: BCHD AND ITS PRIVATE DEVELOPERS MUST COME OUT OF THE SHADOWS!
Date: Wednesday, October 29, 2025 3:50:51 PM

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Public Comment to BCHD, Manhattan Beach, Hermosa Beach, Redondo Beach

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From: [Mark Nelson \(Home Gmail\)](#)
To: [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; [City Council](#); citycouncil@manhattanbeach.gov; [Paige Kaluderovic](#); [Zein Obagi](#); [Chadwick B. Castle](#); [Brad Waller](#); [Scott Behrendt](#)
Subject: Fwd: LTE - BCHD's Not So Public Process
Date: Saturday, November 1, 2025 12:41:15 PM

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

Public Comment to Mayors and Councils:

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

From: Mark Nelson (Home Gmail) [REDACTED]
Date: Sat, Nov 1, 2025 at 12:39 PM
Subject: LTE - BCHD's Not So Public Process
To: Judy Rae <easyreader@easyreadernews.com>

Last summer, BCHD paid a consultant to send out hundreds of requests for interest to use the publicly owned Prospect Avenue campus for commercial development. BCHD refused to disclose the developers' names to the public when asked. BCHD then received developer responses that it also refused to disclose. BCHD then had six secretive, non-public meetings where it picked its three favorite proposals. It also refused to release those to the public. At its November meeting, the BCHD Board is expected to authorize the CEO to negotiate a land lease agreement with the Board's favorite commercial developer based on the proposals. Throughout this entire process, the public has been banned from seeing any proposals, any site plans, any drawings, or any proposed commercial terms. All this after BCHD failed to get to a deal with commercial developer PMB LLC while BCHD spent \$12M of District taxpayer funding on pre-development costs. BCHD then let PMB walk away without paying a penny. BCHD has demonstrated its lack of success and experience with commercial real estate development. And despite taxpayer's \$12M loss on the PMB deal, we are denied all access to the current process.

BCHD is proposing to take 4-1/2 acres of public funded and owned land away from the next five generations of residents in return for a mere \$1 million per year lease to a commercial developer. That's only one-third of what BCHD pays its executives each year. That's less than BCHD spends subsidizing non-resident use of District taxpayer funded facilities and programs. District voters said no to Measure BC, a \$30 million bond proposal to provide more facilities for non-resident use. And at the same time, those voters approved \$600 million in other bond measures. It's obvious that voters knew where the yes-button was, and in BCHD's case they voted their opposition to BCHD commercialization and accelerated non-resident programs and services. BCHD needs to immediately halt its current commercial development solicitation, provide all materials to the District taxpayer-owners, and we'll organize a proper public review and recommendation for the Board. We cannot afford to lost any more of our precious taxpayer funding to BCHD's commercial deal failures.

Mark Nelson

From: [MONIKA OLMOS](#)
To: communications@bchd.org; [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; info@lalafco.org
Subject: Fwd: PLEASE SEND TO BCHD AND CITY COUNCILS ASAP - PUBLIC COMMENT: BCHD AND ITS PRIVATE DEVELOPERS MUST COME OUT OF THE SHADOWS!
Date: Wednesday, October 29, 2025 11:13:13 PM

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Sent from my iPhone

Begin forwarded message:

From: Stop BCHD <stop.bchd@gmail.com>
Date: October 29, 2025 at 15:34:04 PDT
To: Stop BCHD <stop.bchd@gmail.com>
Subject: PLEASE SEND TO BCHD AND CITY COUNCILS ASAP - PUBLIC COMMENT: BCHD AND ITS PRIVATE DEVELOPERS MUST COME OUT OF THE SHADOWS!

BCHD is planning another 100 year lease and a 65-foot tall PRIVATE DEVELOPER BUILDING! - Forward this email to communications@bchd.org, cityclerk@redondo.org, cityclerk@hermosabeach.gov, cityclerk@manhattanbeach.gov, info@lalafco.org

Public Comment to BCHD, Manhattan Beach, Hermosa Beach, Redondo Beach

BCHD has been hiding in the shadows, after sending requests for proposals to over 100 private developers to use OUR PUBLIC LAND. BCHD refused to release the names of the developers to the TAXPAYER-OWNERS of the District. BCHD refused to release the proposals made by the three private developers that have already been short-listed. BCHD has had **at least 6 meetings that have locked out the TAXPAYER-OWNERS and the general public.**

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BCHD'S MEASURE BC FAILED - THE PUBLIC DOESN'T WANT AN ALLCOVE BUILDING, OR 2 ACRES OF EXPENSIVE OPEN SPACE, OR 2 EXPENSIVE BCHD ACRES OF OPEN SPACE. VOTERS AUTHORIZED

\$600M IN BONDS FOR PROJECTS THEY WANTED! \$0 FOR BCHD PROJECTS!

BCHD MUST STOP THE PRIVATE DEVELOPMENT PROJECT UNTIL THE PUBLIC IS PROVIDED ALL DEVELOPER PROPOSALS

I oppose BCHD's current rush-to-judgement on the future use of the publicly owned campus land. BCHD must provide the public with all private developer presentations for review and stop the process while the public becomes informed. **BCHD has HIDDEN THE INFORMATION FROM THE PUBLIC!**

THE EXPECTED \$1M PER YEAR LAND RENT DOES NOT JUSTIFY A 100-YEAR LOSS OF PUBLIC LAND

BCHD wants to take the land from five generations for only \$1M/year. Future generations cannot be stripped of their rights.

BCHD CAN EASILY CUT \$1M FROM COSTS – SAVING OUR PUBLIC LAND FOR THE FUTURE

BCHD has many options to continue to provide service to the resident-taxpayers of the District. Cut down on excessive Executives, excessive Executive Payroll and bloated Overheads.

BCHD CAN CUT EXECUTIVE PAYROLL by \$1M WITH NO IMPACT ON SERVICES

Executive payroll is approaching \$3M per year. That 50% of our property tax payments to BCHD and 20% of the OVERALL BUDGET.

BCHD CAN REQUIRE CITIES OUTSIDE THE DISTRICT TO FULLY FUND THEIR OWN ALLCOVE COSTS

ALLCOVE services an area of 1.4M population while the District is only 120,000. There is no reason that BCHD residents should be responsible for \$6-10M in ALLCOVE building costs and \$1-2M per year in outside-the-District costs.

THE PUBLIC CANNOT AFFORD ANY MORE \$12 MILLION DEVELOPMENT MISTAKES BY BCHD

In the past 7 years, BCHD has spent over \$12 million of taxpayer funding on consultants and lawyers for pre-development and taxpayers. We cannot suffer another mistake by BCHD that allows another developer to walk away with a free-ride.

BCHD'S PLAN TO LEASE OUR PUBLIC LAND TO PRIVATE COMPANIES FOR 5 GENERATIONS IS FLAWED

The land was purchased by the public for a long defunct hospital. BCHD's plan will very likely put 4-1/2 acres of our public land in the hands of a private developer for up to 100 years. Five generations of the public will lose control of our precious land asset. Our grandchildren's grandchildren will still have no voice in the use of land that BCHD has privatized.

99.7% OF THE CURRENT CAMPUS IS 51-1/2 FEET TALL OR SHORTER
CEO Bakaly claims the 4-story hospital is 60-feet tall. IT IS NOT ACCORDING TO BCHD \$12M IN CONSULTANTS. BCHD's Certified Environmental Impact

Report and pre-Conditional Use Permit filing clearly state that the 4-story hospital is 51-1/2 feet tall.

BCHD CANNOT BE ALLOWED TO LET PRIVATE DEVELOPERS BUILD AT 65-FEET TALL

BCHD's current proposals exceed 51-1/2 feet tall (existing campus) by 30%. BCHD misled the public, the Easy Reader, and the developers to defraud the public. No construction taller than 4-stories and 51-1/2 feet can be allowed.

PROPERTY VALUES WITHIN ONE-HALF MILE OF BCHD ARE ALREADY \$200M REDUCED

Statistical models like those used by Zillow, Redfin, and other real estate sites show that property inside of 1/2-mile of BCHD has suffered a roughly \$200M loss of value compared to what property values otherwise would be. That damage has occurred with the existing BCHD campus that's 300,000 square-feet and 99.7% below 51.5-feet tall. Increased size or height is expected to increase the property value loss.

BCHD refuses to be transparent – instead – it's actively hiding the private developer process from the public.

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From: [Darryl Boyd](#)
To: communications@bchd.org; [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; info@lalafo.org; [James Light](#); [Paige Kaluderovic](#); [Mike Witzansky](#); [Joy Ford](#); [Zein Obagi](#); [Chadwick B. Castle](#); [Brad Waller](#); [Scott Behrendt](#)
Subject: Fwd: PLEASE SEND TO BCHD AND CITY COUNCILS ASAP - PUBLIC COMMENT: BCHD AND ITS PRIVATE DEVELOPERS MUST COME OUT OF THE SHADOWS!
Date: Thursday, October 30, 2025 9:52:53 AM

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--

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: [Yahoo](#)
To: [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; info@lalafco.org
Subject: Fwd: PLEASE SEND TO BCHD AND CITY COUNCILS ASAP - PUBLIC COMMENT: BCHD AND ITS PRIVATE DEVELOPERS MUST COME OUT OF THE SHADOWS!
Date: Thursday, October 30, 2025 12:13:08 PM

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Begin forwarded message:

From: Stop BCHD <stop.bchd@gmail.com>
Date: October 29, 2025 at 3:34:01 PM PDT
To: Stop BCHD <stop.bchd@gmail.com>
Subject: PLEASE SEND TO BCHD AND CITY COUNCILS ASAP -
PUBLIC COMMENT: BCHD AND ITS PRIVATE DEVELOPERS MUST
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Forward this email to communications@bchd.org, cityclerk@redondo.org,
cityclerk@hermosabeach.gov, cityclerk@manhattanbeach.gov, info@lalafco.org

From: [Stop BCHD](#)
To: [Communications](#); [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; info@executiveoffice@bos.lacounty.gov; [Holly J. Mitchell](#); [Kevin Cody](#)
Subject: Fwd: PLEASE SEND TO BCHD AND CITY COUNCILS ASAP - PUBLIC COMMENT: BCHD AND ITS PRIVATE DEVELOPERS MUST COME OUT OF THE SHADOWS!
Date: Wednesday, October 29, 2025 9:42:27 PM

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We object to BCHD's large structure, long term land leases, and taking of PUBLIC LAND for PRIVATE USE. Five generations will lose 4.5 acres and that is unacceptable.

BCHD is planning another 100 year lease and a 65-foot tall PRIVATE DEVELOPER BUILDING! - Forward this email to communications@bchd.org, cityclerk@redondo.org, cityclerk@hermosabeach.gov, cityclerk@manhattanbeach.gov, info@lalafco.org

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From: [Carl Paquette](#)
To: Communications@bchd.org; CityClerk@manhattanbeach.gov; CityClerk@hermosabeach.gov; CityCouncil@hermosabeach.gov; CityCouncil@manhattanbeach.gov
Subject: Fwd: Public Comment All Agencies - BCHD Finance Committee Must Reduce BCHD Costs
Date: Monday, November 3, 2025 12:38:21 PM

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Begin forwarded message:

From: Stop BCHD <stop.bchd@gmail.com>
Subject: **Public Comment All Agencies - BCHD Finance Committee Must Reduce BCHD Costs**
Date: November 3, 2025 at 11:11:00 AM PST
To: Stop BCHD <stop.bchd@gmail.com>

Public Comment to Communications@bchd.org, CityClerk@redondo.org, CityClerk@manhattanbeach.gov, CityClerk@hermosabeach.gov, CityCouncil@hermosabeach.gov, CityCouncil@manhattanbeach.gov

As of Monday Morning, BCHD Finance Committee still has no agenda packet to review. Resident-taxpayers, and neighboring communities are now required to file comments in advance of the agenda. BCHD should be more prompt in providing public communication on meetings.

BCHD wants to lease 4-1/2 acres of publicly bought and owned land in return for \$1.2M per year in lease revenue. The land lease will be up to 95-years long based on the BCHD failed PMB LLC deal's terms. This will steal public land from 5 generations after BCHD's privatization lease to a private commercial developer.

If BCHD needs funding, it should look internally at its high cost structure and reallocate funding AWAY from internal BCHD costs and toward programs. BCHD's overheads and executive costs are excessive for the small size of the agency and must be cut.

- **BCHD has the highest executive payroll of any of the three Beach Cities by a factor of MORE THAN 4-TIMES.**
-
- **BCHD spends more on executives than Hermosa Beach.**
-
- **BCHD spends more than 8-TIMES as large a portion of its taxpayer budget on executives than Manhattan Beach does.**

If BCHD needs \$1.2M in revenue, it can cut executive pay and other overheads instead of stealing 4-1/2 acres from the public that purchased the land for a public emergency hospital that failed in 1984 and was converted to a building rental.

	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	\$ 2,236,655	\$ 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

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From: [v.minami](#)
To: Communications@bchd.org; CityClerk@manhattanbeach.gov; CityClerk@hermosabeach.gov; CityCouncil@hermosabeach.gov; CityCouncil@manhattanbeach.gov
Subject: Fwd: Public Comment All Agencies - BCHD Finance Committee Must Reduce BCHD Costs
Date: Monday, November 3, 2025 11:41:05 PM

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Begin forwarded message:

From: Stop BCHD <stop.bchd@gmail.com>
Date: November 3, 2025 at 11:12:58 AM PST
To: Stop BCHD <stop.bchd@gmail.com>
Subject: Public Comment All Agencies - BCHD Finance Committee Must Reduce BCHD Costs

Public Comment to Communications@bchd.org, CityClerk@redondo.org, CityClerk@manhattanbeach.gov, CityClerk@hermosabeach.gov, CityCouncil@hermosabeach.gov, CityCouncil@manhattanbeach.gov

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From: [Stop BCHD](#)
To: [Communications](#); [CityClerk](#); [CityClerk@manhattanbeach.gov](#); [CityClerk@hermosabeach.gov](#); [City Council](#); [CityCouncil@manhattanbeach.gov](#); [Brad Waller](#); [Chadwick B. Castle](#); [Paige Kaluderovic](#); [Scott Behrendt](#); [Zein Obagi](#); [executiveoffice@bos.lacounty.gov](#)
Subject: Fwd: Public Comment All Agencies - BCHD Finance Committee Must Reduce BCHD Costs
Date: Monday, November 3, 2025 12:28:57 PM

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We are very disappointed in BCHD hiding its recent RFP-equivalent from the public. At every step in the process, BCHD has shocked the public and its own working group with never before seen actions with very short notice. BCHD thwarts public input and participation, even when BCHD has requested it.

This is a Public Comment to Communications@bchd.org, CityClerk@redondo.org, CityClerk@manhattanbeach.gov, CityClerk@hermosabeach.gov, CityCouncil@hermosabeach.gov, CityCouncil@manhattanbeach.gov

As of Monday Morning (11/3), BCHD Finance Committee still has no agenda packet to review for the 11/5 meeting. Resident-taxpayers, and neighboring communities are now required to file comments in advance of the agenda. BCHD should be more prompt and forthcoming in providing public communication on meetings.

BCHD wants to lease 4-1/2 acres of publicly bought and owned land in return for \$1.2M per year in lease revenue. The land lease will be up to 95-years long based on the BCHD failed PMB LLC deal's terms. This will steal public land from 5 generations after BCHD's privatization lease to a private commercial developer.

If BCHD needs funding, it should look internally at its high cost structure and reallocate funding AWAY from internal BCHD costs and toward programs. BCHD's overheads and executive costs are excessive for the small size of the agency and must be cut.

- **BCHD has the highest executive payroll of any of the three Beach Cities by a factor of MORE THAN 4-TIMES.**
-
- **BCHD spends more on executives than Hermosa Beach.**
-
- **BCHD spends more than 8-TIMES as large a portion of its taxpayer budget on executives than Manhattan Beach does.**

If BCHD needs \$1.2M in revenue, it can cut executive pay and other overheads instead of stealing 4-1/2 acres from the public that purchased the land for a public emergency hospital that failed in 1984 and was converted to a building rental.

	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	\$ 2,236,655	\$ 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

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From: [Darryl Boyd](#)
To: [Communications](#); [CityClerk](#); CityClerk@manhattanbeach.gov; CityClerk@hermosabeach.gov; CityCouncil@hermosabeach.gov; CityCouncil@manhattanbeach.gov
Subject: Fwd: Public Comment All Agencies - BCHD Finance Committee Must Reduce BCHD Costs
Date: Monday, November 3, 2025 11:25:14 AM

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

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BCHD wants to lease 4-1/2 acres of publicly bought and owned land in return for \$1.2M per year in lease revenue. The land lease will be up to 95-years long based on the BCHD failed PMB LLC deal's terms. This will steal public land from 5 generations after BCHD's privatization lease to a private commercial developer.

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-
- **BCHD spends more on executives than Hermosa Beach.**
-
- **BCHD spends more than 8-TIMES as large a portion of its taxpayer budget on executives than Manhattan Beach does.**

If BCHD needs \$1.2M in revenue, it can cut executive pay and other overheads instead of stealing 4-1/2 acres from the public that purchased the land for a public emergency hospital that failed in 1984 and was converted to a building rental.

	Executive Pay	Total Budget	% Exec	# Exec
Redondo Beach	\$ 4,224,596	\$ 204,260,000	2.1%	15
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Data from TransparentCalifornia, State of California, BCHD 2024-25 budget

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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.

--

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: [Mark Nelson \(Home Gmail\)](#)
To: [Kevin Cody](#)
Subject: LTE - BCHD Chooses Spending on Non-Residents or the Health of Surrounding Neighbors
Date: Wednesday, October 22, 2025 4:15:15 PM

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

In a July, 2025 ER News article (BCHD seeks “Expressions of Interest” for campus site”) BCHD CEO Bakaly reported that the 4-story hospital building on Prospect Ave was 60-feet tall. He had previously filed legal documents with the State and City, supported by \$12M of taxpayer-paid pre-development consultant work, that the 4-story hospital was only 51.5-feet tall. Let's be generous and assume Bakaly had a "senior moment" or just isn't a detail-oriented guy in his ER interview.

So now, after hiding the details of the bidders in the shadows, hidden from public records requests, BCHD reveals that the 3 "finalists" are proposing heights up to 65-feet tall with projects beginning in Q4 2025 or Q1 2026. The surrounding neighborhoods suffer the constant sirens, traffic, and \$200M loss of property values from being within one-half mile of BCHD.

Without ANY INPUT OR DISCUSSION WITH SURROUNDING NEIGHBORS, BCHD now plans to lease our 100% Public land to a 100% Private developer for up to 100 years. Noise will worsen, pollution will worsen, traffic will worsen, and property values will diminish further. All because BCHD refuses to cut its rich Executive Payroll by \$1M or its spending on non-resident, non-taxpayers by \$1M.

BCHD would rather destroy the health of surrounding neighborhoods than learn how to manage its budget. That's a sad sad indictment of the flawed decision making of the Board and \$3M in Executive salaries.

Mark Nelson
RB

From: [Joan Davidson](#)
To: communications@bchd.org; [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; info@lalafo.org
Subject: No Private Development on Beach Cities Health District Land- Period
Date: Wednesday, October 29, 2025 7:37:23 PM

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

Dear All,

You are exceeding your rights to sit on a Board and voting to give away public land to a Private Developer.
What are you thinking?

This is way beyond your sworn responsibility as Board Members.
This land belongs to the public.
You need to enlist and include the public on the decisions in this regard.

Yours truly,
Joan Davidson



Redondo Beach 90277

From: [REDACTED]
To: communications@gmail.com; [CityClerk](#)
Subject: OPPOSE BCHD LEASE TO PRIVATE DEVELOPER - Public Comment All Agencies
Date: Wednesday, October 29, 2025 1:51:37 PM

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

I OPPOSE BCHD'S SCHEME TO TAKE 4.5-ACRES OF PUBLIC LAND AWAY FROM ITS TAXPAYER-OWNERS AND LEASE IT TO PRIVATE DEVELOPERS.

The land that BCHD sits on was purchased and maintained with taxpayer funds for the emergency care South Bay Hospital. It is unacceptable for BCHD to give the land to private developers for FIVE GENERATIONS in exchange for only \$1M/year.

CUT EXECUTIVE PAYROLL BY ONLY 33% TO SAVE \$1M/YR

-or - CUT THE OVERALL BUDGET BY LESS THAN 7% TO SAVE \$1M/YR

-or- REDUCE SUBSIDIZED SERVICES BY \$1M/YR AND CHARGE RECIPIENTS

The world will be VERY DIFFERENT in 25 years or 50 years or 100 years and BCHD's lust for \$1M/year should not steal our children's ability to make better decisions next year, or next decade, or at any time in the future.

I oppose BCHD's scheme and urge the District to cut its costs instead of stealing from future generations.

Best regards,
George & Pam Afremow
Long time resident

From: [REDACTED]
To: communications@gmail.com; [CityClerk](#)
Subject: OPPOSE BCHD LEASE TO PRIVATE DEVELOPER – Public Comment All Agencies
Date: Wednesday, October 22, 2025 4:29:28 PM

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

Good Afternoon BCHD Board Members,

It's deeply disappointing that a health district funded primarily by taxpayers is failing to listen to the concerns of its residents.

I OPPOSE BCHD'S PLAN TO TAKE 4.5 ACRES OF PUBLIC LAND FROM ITS TAXPAYER OWNERS AND LEASE IT TO PRIVATE DEVELOPERS.

The land on which BCHD sits was purchased and maintained with taxpayer funds for the purpose of providing emergency care through South Bay Hospital. **It is unacceptable for BCHD to hand this land over to private developers for five generations in exchange for only \$1 million per year.**

There are better options to save \$1 million annually:

- Cut executive payroll by just **33%**
- Cut the overall budget by **less than 7%**
- Reduce subsidized services by **\$1 million** and charge recipients instead

The world will look very different in **25, 50, or 100 years**, and BCHD's short-sighted pursuit of \$1 million per year **should not rob future generations** of their ability to make better decisions—next year, next decade, or beyond.

I strongly urge BCHD to cut its costs rather than sacrifice public land that belongs to the community and future generations.

Respectfully,

Marcie Guillermo
Redondo Beach Resident

From: [Laura Zahn](#)
To: [CityClerk](#)
Cc: [Stop BCHD](#)
Subject: Oppose BCHD Lease to Private Developer
Date: Tuesday, October 21, 2025 5:42:30 PM
Attachments: [IMG_1012.PNG](#)

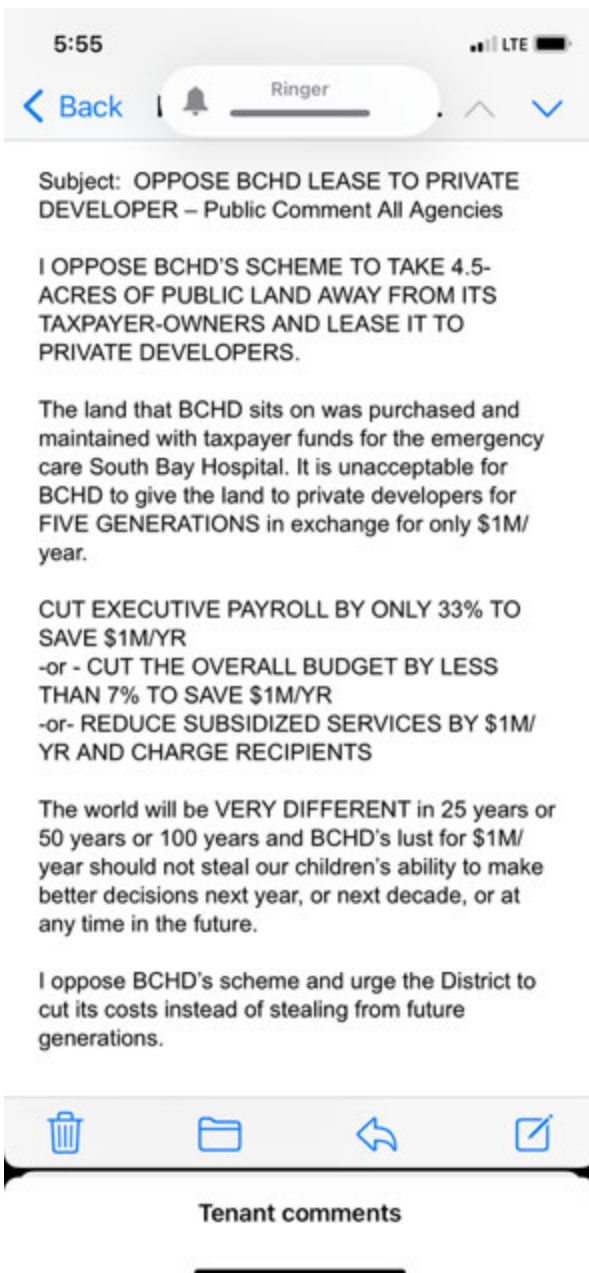
CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Laura Zahn. ANY Design or “Use/Services” ANY Development Company comes up with... HAS been rejected before by the tax paying citizens of the only 3- “Beach Cities” in the entirety of the BEACH... City Health District!!! No one wants or needs another _____
(fill in the blank space) Aquatic Centers do not generate enough income to operate, Senior Residential Housing does NOT belong ON Public Land, a Teen Mental Health Center does NOT belong on Public Land, PACE or PACE programs do NOT belong on Public Land. WE are all growing weary of all the PIE-IN-THE-SKY ideas that Tom Bakaly KEEPS throwing at us...

Every few years the SAME ideas from different Development Companies keep being presented... (head-smack, head-smack) this is costing the Beach Cities Tax Payers Millions of dollars for BCHD to advertise/market their redundant ideas, do research, produce materials, wine and dine prospective Developers etc. etc. It is wasting Finances, Resources, and City Staff time...to read over the same ideas rejected a few years prior, or to conduct voting on Amendments to restrict what can be built on Public Land...protecting IT from over Zealous Marketing and Development uses that are not PUBLIC-FACING but PRIVATE DEVELOPER REWARDING IF nothing is NEW... then WE citizens NEED nothing from YOU Tom or your BCHD Board!!!

I have a NEW IDEA... why not build an Intergalactic Extraterrestrial Transport HUB... where UFO's and other flying objects and their crews can land and take off from...IF you build it they will come...This way WE in the South Bay can be ahead of the curve on welcoming those “beings” from another galaxy....

Remember folks you heard it first here...Laura Zahn [REDACTED]



Sent from my iPhone

From: [Marianne Teola](#)
To: communications@bchd.org; [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; info@lalafco.org
Subject: oppose BCHD's future use of the publicly-owned land
Date: Thursday, October 30, 2025 10:45:23 AM

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

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Good Evening,

I am in opposition to these proposals. At what point, does someone in authority put a stop to this nonsense. This is costing BCHD money that could be better spent on the residents of the three Beach Cities communities. The bond failed! This should be a signal that the community is not in agreement with the BCHD expansion.

I oppose BCHD's current rush-to-judgement on the future use of the publicly owned campus land. The land was purchased by the public for a long defunct hospital. BCHD's plan will very likely put 4-1/2 acres of our public land in the hands of a private developer for up to 100 years. Five generations of the public will lose control of our precious land asset. Our grandchildren's grandchildren will still have no voice in the use of land that BCHD has privatized.

PLEASE, as elected officials, listen to the residents who put you in office. Find a resolution to this issue so that a decision can be made.

Marianne Teola, Resident of Redondo Beach

From: [Barbara Kiyokane](#)
To: communications@bchd.org; [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; info@lalafo.org
Subject: Opposition to BCHD Overdevelopment
Date: Wednesday, October 29, 2025 4:52:38 PM

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

We oppose BCHD's current rush-to-judgement on the future use of the publicly owned campus land. BCHD must provide the public with all private developer presentations for review and stop the process while the public becomes informed. **BCHD MUST SHARE ALL MATERIALS AND HALT ALL ACTIVITY UNTIL THE PUBLIC IS FULLY INCORPORATED IN THE CURRENT PROCESS.**

Phil and Barbara Kiyokane
West Torrance Home Owners

From: [Mark Nelson \(Home Gmail\)](#)
To: [Robert W. Lundy](#); rmiller@hooperlundy.com; [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; [City Council](#); citycouncil@manhattanbeach.gov; [Kevin Cody](#); [Garth Meyer](#); [info](#); executiveoffice@bos.lacounty.gov
Cc: [Noel Chun](#); [Martha Koo](#); [Michelle Bholat](#); [Jane Diehl](#)
Subject: Public Comment - ALL AGENCIES - BCHD Taxpayers were forced to pay \$2.3M for Unreimbursed Covid Activities and CEO BAKALY DECRIES IT AS A LIE
Date: Thursday, October 23, 2025 6:05:40 PM
Attachments: [96aabd78-d3ee-40e7-a953-8d6d5c7a8872.png](#)
[image.png](#)

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THE FOLLOWING CONTAINS CEO BAKALY'S DECLARATION THAT A PUBLIC COMMENT WAS A LIE.

IT ALSO DEMONSTRATES THAT ALL DATA IN THE PUBLIC COMMENT ALLEGED TO BE A LIE WAS TAKEN FROM CEO BAKALY'S OWN MONTHLY CEO REPORTS TO THE BOARD. ALL DATA IS SOURCED AND PROVIDED BELOW.

The BCHD Board must take action regarding the CEOs conduct and lack of knowledge of the information in the CEO Reports that he provides to the Board.

During the 10-22-25 BCHD Board Meeting, CEO Bakaly made the FALSE CLAIM that BCHD was 100% reimbursed for COVID expenditures by the federal government. Clearly, the CEO has little command of the data in his own CEO Reports. He, and only he, is 100% responsible for the factual accuracy in his CEO reports, notwithstanding the source of his data. He is informing the elected decision making body.

CEO Bakaly's action is likely a termination level action in most business situations for malfeasance in front of a Board of Directors

Bakaly stated: "So, first of all, with COVID, um, the comment you just heard was just a lie. We we were reimbursed by FEMA and the federal government for our COVID expenses, so, I don't know uh where those numbers are coming from.

They're certainly not facts. And we're happy to uh discuss that and show audits that show that our expenses related to COVD were reimbursed by the federal government."

Bakaly Video: <https://youtu.be/YfyYuQzke98>

The data that Bakaly was responding to was specifically "BCHD spent \$2.3M more on Covid than it recovered"

Apparently the CEO has no command of his own reporting to the Board:

From BCHD CEO Report January 2023 FINAL - Total BCHD expenditures on COVID = \$5.2M

Total BCHD expenditures on COVID for residents and non-residents was \$5,209,000.

The Federal Government changed its Policy to revert back to 75% reimbursement rather than 100% of eligible direct COVID-19 emergency expenses effective as of June 2022. The District is submitting requests for reimbursement as long as eligible expenditures are being incurred.

COVID-19 Direct Costs Mar '20 - Dec '22	FEMA Funds Received					Other Funds Received		TOTAL ACTUAL	FEMA	TOTAL
	District Operations Center (DOC)	Meal & Help Line	Testing	Vaccination	TOTAL FEMA	District School Testing	ACHD / CSDA CalVax	FEMA & Other Funds Received	Remaining Funds Estimate	COVID-19 Funds Received
Labor	\$9,000	\$135,000	\$473,000	\$25,000	\$642,000	\$133,000	\$190,000	\$965,000	\$57,000	\$1,022,000
Expenses	287,000	36,000	181,000	35,000	\$399,000	43,000	129,000	711,000	375,024	1,086,024
	\$296,000	\$171,000	\$654,000	\$60,000	\$1,181,000	\$176,000	\$319,000	\$1,676,000	\$432,024	\$2,108,024
Revenue Loss Recovery							\$832,000	\$832,000	\$0	\$832,000
Total	\$296,000	\$171,000	\$654,000	\$60,000	\$1,181,000	\$176,000	\$1,151,000	\$2,508,000	\$432,024	\$2,940,024

Since March of 2020, total District COVID-19 emergency response expenditures are \$5,209,000 with estimated total reimbursement of 56% or \$2,900,000 through FY22-23. Costs reimbursed are direct emergency costs, fixed costs, fixed staff, and pivoted program costs addressing preventative health issues during the Pandemic. On-line classes, virtual events, "Safe in South Bay" programming, "normal" fixed expenditures, like exempt payroll, etc. are not reimbursable expenditures.

Source Document: https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/1752218/CEO_Report_-_January_2023_Final.pdf

From BCHD CEO Report November 2024 FINAL - Total reimbursement of Covid expenses = \$2.9M

Total recovery of COVID expenses was \$2,889,106 with a potential recovery up to \$3,006,756.

COVID-19 Funding summary:

Direct emergency response expenditures from testing, vaccinations, public health outreach, etc. for all residents during COVID-19 are eligible for FEMA reimbursement. At the time of a national emergency, government entities at all levels provide a unified, national response that required the District to disseminate its emergency response equitably to the local community, including people who work or live in the District and others who needed emergency assistance coming to the District facilities.

In total, the District has received \$2,889,106 in reimbursements for COVID's response as shown in the table below. The District did not receive any reimbursements in FY23-24. The District estimates to be reimbursed \$80,000 for Administrative expenses and a 10% retention remaining from FEMA reimbursements for the vaccine combined totaling \$117,650.

	FY20-21	FY21-22	FY22-23	FY23-24	Total Received	FY24-25 Est.	Total Projected
DOC/Admin	232,678	63,507	101,531		397,717	80,000	477,717
Meals	16,340	154,382	-		170,722		170,722
Testing		566,883	88,195		654,877	-	654,877
Vaccinations	59,500	-	279,353		338,853	37,650	376,503
Total FEMA	308,518	784,572	469,079	-	1,562,169	117,650	1,679,819
Schools		176,000			176,000		176,000
ACHD		1,130,937			1,130,937		1,130,937
CalVax		20,000			20,000		20,000
Total	-	1,326,937	-	-	1,326,937	-	1,326,937
					-		-
Grand Total	308,518	2,111,509	469,079	-	2,889,106	117,650	3,006,756

Starting January 1st, 2023, the District has not recognized anymore expenditures as emergency expenditures in nature.

Source Document: <https://legistarweb->

To complete the math for CEO Bakaly - the claim in public comments that Tom Bakaly DENIED and DECLARED A LIE was that BCHD Spent \$2.3M more on Covid than it recovered. FROM BAKALY REPORTS TO THE BCHD BOARD: COVID EXPENDITURE \$5.2M; COVID RECOVERY \$2.9M; THEREFORE NET COVID COST TO RESIDENT-TAXPAYERS \$2.3M. UNDER NO CIRCUMSTANCES IS BAKALY'S STATEMENT THAT ALL EXPENSES WERE RECOVERED EVEN PLAUSIBLE.

Further, we know that the majority of the expenditures were on NON-RESIDENT services based on CPRA responses and BCHD Press Releases

BCHD and LA County provided public records responses that 84% of measured Covid tests (per LA County) at BCHD were non-residents of the three beach cities that own the District. Further, BCHD reported that roughly 50% of vaccines for Covid were provided to non-residents.

As a result, resident-taxpayers were forced to pay a \$2.3M shortfall as BCHD spent \$5.2M on Covid for residents and non-residents and BCHD only recovered \$2.9M.

For the roughly 120,000 residents of the district, the non-reimbursed expenditure was \$24 per resident. Since we know that roughly 50% of all vaccinations were for NON-RESIDENTS and roughly 85% of all testing was for NON-RESIDENTS - the \$24 per resident was ample for the taxpayer-resident needs, since it was compensatory for between 50% and 85% NON-RESIDENT costs as well.

From: [Stop BCHD](#)
To: [Communications; citycouncil@manhattanbeach.gov; cityclerk@hermosabeach.gov; CityClerk; cityclerk@manhattanbeach.gov; City Council; James Light; Brad Waller; Chadwick B. Castle; Scott Behrendt; Zein Obagi; Paige Kaluderovic](#)
Subject: Public Comment - BCHD Giveaway of Public-owned Land
Date: Wednesday, October 22, 2025 12:28:59 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)

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HOW LONG SHOULD A DECISION TO PRIVATIZE PUBLIC LAND FOR 100 YEARS TAKE? BCHD SEEMS TO CLAIM A COUPLE MONTHS WITH NO PUBLIC CONTACT TO THE SURROUNDING NEIGHBORHOODS.

THAT'S NONSENSE!

StopBCHD.com OPPOSES BCHD's RUSH TO CONSTRUCTION. ALL PROJECTS BEGIN Q4 2025 or Q1 2026. THAT IS UNACCEPTABLE PUBLIC REVIEW AND INPUT FOR A 5 GENERATION DECISION TO TAKE AWAY PUBLIC LAND!

BCHD has a Board meeting on October 22nd at 530PM. **At stake is a lease from BCHD to a private developer for up to 100-years use of 4-1/2 acres of our Public-Owned land that was purchased and maintained by taxpayers for the past 70-years.**

IF BCHD BOARD AND EXECUTIVES HAVE THEIR WAY – THEY WILL TRADE FIVE GENERATIONS USE OF OUR LAND FOR ABOUT \$1M/YEAR IN RENT.

\$1M a year is less than 7% of BCHD's annual expenditures.

\$1M a year is about one-third of the BCHD EXECUTIVE PAYROLL BUDGET.

WE WILL ALL BE DEAD BEFORE THE NEXT GENERATIONS ARE ABLE TO CONTROL OUR LAND AGAIN! THIS IS WRONG! IT IS PUBLIC – NOT PRIVATE – LAND!

NOW IS THE TIME TO LET BCHD KNOW THAT YOU OPPOSE GIVING PUBLIC LAND TO PRIVATE COMPANIES FOR 100-YEARS.

You will find a Suggested Comment below that you can cut and paste into an email and send.

There is also information on how to attend the meeting in person or virtually.

And last, there's a summary of the agenda that BCHD hid from the public until late Friday afternoon. BCHD only has 10 Board meetings a year. Why must they operate in the shadows and hide information from the general public?

ATTEND THE BCHD BOARD MEETING IN PERSON OR ONLINE (see agenda, make eComments and get Zoom info at <https://bchd.org/public-information/board-meetings-agenda/>. You can also EMAIL COMMENTS.

Suggested Comment

Email to: communications@gmail.com, cityclerk@redondo.org

Subject: OPPOSE BCHD LEASE TO PRIVATE DEVELOPER – Public Comment All Agencies

I OPPOSE BCHD'S SCHEME TO TAKE 4.5-ACRES OF PUBLIC LAND AWAY FROM ITS TAXPAYER-OWNERS AND LEASE IT TO PRIVATE DEVELOPERS.

The land that BCHD sits on was purchased and maintained with taxpayer funds for the emergency care South Bay Hospital. It is unacceptable for BCHD to give the land to private developers for FIVE GENERATIONS in exchange for only \$1M/year.

CUT EXECUTIVE PAYROLL BY ONLY 33% TO SAVE \$1M/YR

-or - CUT THE OVERALL BUDGET BY LESS THAN 7% TO SAVE \$1M/YR

-or- REDUCE SUBSIDIZED SERVICES BY \$1M/YR AND CHARGE RECIPIENTS

The world will be VERY DIFFERENT in 25 years or 50 years or 100 years and BCHD's lust for \$1M/year should not steal our children's ability to make better decisions next year, or next decade, or at any time in the future.

I oppose BCHD's scheme and urge the District to cut its costs instead of stealing from future generations.

End of Suggested Comment

SUMMARY OF AGENDA

From BCHD Presentation at <https://d3n9y02raazwpg.cloudfront.net/bchd/3b409c7b-a976-11f0-8df7-005056a89546-3b5dbc96-df7c-454b-921a-39e0032ed5ab-1760743093.pdf>

Overview of BCHD 100% Commercial Development Plan

BCHD Board will discuss on Wednesday, 10/22 starting at 530PM. See Agenda and make eComments at <https://bchd.org/public-information/board-meetings-agenda/>

Initial Assessment: Private Developer Project will damage surrounding neighborhoods with traffic, noise, and pollution from over 5-years of heavy construction and long-term operations.

BCHD will lease **public** land to **private** developers for up to 95-years for **ONLY \$1M/yr**
District Taxpayers lose public land use for 5 generations!

SAVE OUR TAXPAYER-OWNED LAND!

CUT THE BCHD BUDGET

\$1M per year lease fee is less than 7% of BCHD's TOTAL ANNUAL BUDGET

CUT THE BCHD EXECUTIVES

\$1M per year lease fee is about one-third of ANNUAL EXECUTIVE PAY at BCHD

CHARGE 100% OF NON-RESIDENT COSTS TO NON-RESIDENTS

Cities outside of the District pay \$0 in District tax support, yet BCHD only requires residency for 2 programs (Blue Zones restaurant advertising and Care Management). Non-resident fees pay only a tiny portion of fully loaded program costs!

ALL OTHER PROGRAMS are DISTRICT TAXPAYER SUBSIDIZED!

Property Values within ½-mile of BCHD are already \$200M lower than expected!
How much more property value should BCHD be allowed to destroy?

From BCHD Presentation at <https://d3n9y02raazwpg.cloudfront.net/bchd/3b409c7b-a976-11f0-8df7-005056a89546-3b5dbe96-df7c-454b-921a-39e0032ed5ab-1760743093.pdf>

Plans all represent significant reduction in MEMORY CARE from current Silverado offering (120 beds of Mem Care @ Silverado)

#1 is 2/3rd apartments

#2 is 100% assisted living and memory care

#3 is 60% apartments with about 75% less memory care than Silverado

Summary Matrix

	1	2	3
	MarVentures/Continental	ESL/NexCore	Sunrise
RCFE Unit Count	350 Units:	170 – 200 Units:	217 Units:
Residential Type Mix	250 IL (Apartments) 100 AL/MC/SNF (Full continuum of care) (Assisted living, memory care, nursing home)	151– 157 AL (Assisted Living) 24–43 MC (Memory Care)	130 IL (Apartments) 56 AL (Assisted Living) 31 MC (Memory Care)
Medical Office Building	✓ 30K SF	✓ 10K SF	
Campus Floor Area Ratio	0.93	0.83	0.73
Max Building height	65' (Current 4-story hospital is 51.5 feet tall.) (Less than 1000 sqft of the current 312,000 sqft of BCHD is taller than 51.5-feet.)	52'- 60' Current campus is 99.7% 51.5-feet or shorter	52'- 60'
Base Ground Lease	\$1.2MM+	\$850K-\$1.2MM	\$1.25MM
Profit-sharing (✓)	✓	✓	✓
EIR Conformance (✓)	Under Review	Under Review	Under Review
Project Start	January 2026	December 2025	Q1 2026
Project Finish	March 2032 (Residential by Sep. 2030)	January 2030	Q1 2030
Project Duration	75 Months	50 Months	52 Months

© 2025 Award Daniels Architecture

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ARCHITECTURE

Acronym Glossary: RCFE: Residential Care Facility for the Elderly | IL: Independent Living | AL: Assisted Living

6+ years **4+ years** **4+ years**
WILL POSE SIGNIFICANT NOISE, POLLUTION, AND TRAFFIC IMPACTS

13

Surrounding property values are already about \$200M lower than expected within ½-mile radius of the failed South Bay Hospital (now BCHD) site.

“Community Benefits” result in more damage to surrounding neighborhood health and safety from Private Developer traffic, noise, and pollution.

Community Benefits Summary			
	1	2	3
	MarVentures/Continental	ESL/NexCore	Sunrise
Full Public Access Traffic, Noise Outdoor events must be limited to 8am to 6pm only to avoid noise and traffic impacts on neighborhoods.	Medical Office Building Outdoor Theater – Shakespeare by the Sea Traffic, Noise Community Garden Walking / Exercise Path Farmers Market Traffic, Noise Art Gallery Outdoor Gathering Space Traffic, Noise Outdoor Yoga	Medical Office Building	Green space and pocket park
Limited Public Access Traffic, Noise “Ball sports” must be limited noise enclosure spaces to avoid impacts.	Pool Dining areas Ball sports (pickle ball etc.) Game rooms Beach Bus Coffee Shop	Memberships & day passes for access to fitness facilities & classes Demo kitchen for fee-based classes and nutrition workshops Multipurpose spaces are available to rent	Aquatic Senior Classes available to members of Center for Health & Fitness Select fitness classes available to community seniors Salon access by appointment Multi-use room available to public by reservation

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From: [Stop BCHD](#)
To: citycouncil@manhattanbeach.gov; [City Council](#); [City Clerk](#)
Subject: Public Comment - BCHD Must Engage the neighborhood that has lost \$200M in value already
Date: Wednesday, October 22, 2025 12:23:34 PM
Attachments: [image.png](#)
[image.png](#)

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

BCHD's presentation states that the 3 finalists will start their projects in Q4 2025 or Q1 2026. The local neighborhoods have not seen any meaningful materials about the locations, sizes, or styles of these likely NON-RESIDENT area projects.

Those of us close to the proposed project have been completely shut out by BCHD. In a few short months with no neighborhood input, BCHD has selected 3 PRIVATE DEVELOPERS for a 100% private, commercial compound up to 65-feet tall.

WHAT WILL IT LOOK LIKE? WHERE WILL IT BE?

WE DON'T KNOW BECAUSE BCHD IS AGAIN WORKING IN THE SHADOWS AND CONCEALING THE PROJECT FROM NEIGHBORS!

To illustrate, we put a 65-foot tall building in place of the footprint of the hospital, SINCE WE HAVE NO INFORMATION! LOOK AT THE HORRIFIC IMPACT IT COULD HAVE ON HEALTH, TRAFFIC, AND PROPERTY VALUES!

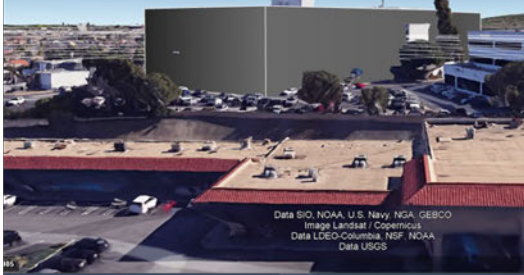
BCHD MUST COME OUT OF THE SHADOWS!

BCHD's Board of Directors Presentation shows construction starting as early as Dec. 2025!

**WE HAVE NO PROJECT INFORMATION OTHER THAN THE
PROJECT WILL BE ON 4.5 ACRES AND UP TO 65-FEET TALL
CURRENT CAMPUS IS 99.7% UNDER 52-FEET TALL!**



From Vons Plaza



From Diamond Street



From Flagler Street



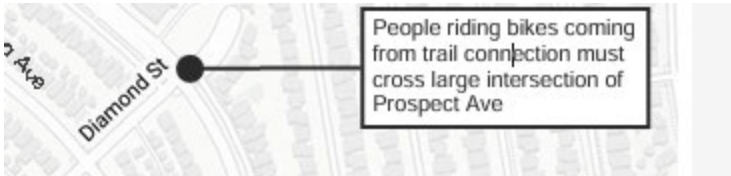
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From: [Mark Nelson \(Home Gmail\)](#)
To: [CityClerk](#); [Andrew Winje](#); [Candace Naffissi](#); [Paige Kaluderovic](#); [Chadwick B. Castle](#)
Subject: Public Comment (Council and PWSC) - Diamond and Prospect Intersection eBike Traffic
Date: Friday, October 24, 2025 6:19:46 PM
Attachments: [image.png](#)

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

The following is in the current Agenda Package for PWSC:



While the statement above is true, the issue is a general lack of eBike adherence to traffic laws traveling up and down Diamond at nearly every intersection. The most dangerous of intersections is at Prospect where eBikes routinely run the red light (eastbound) on Diamond (while Prospect has the right-of-way) endangering themselves and traffic. Sometimes it's one, sometimes it's 10 eBikes at once crossing Prospect against a red light. An additional problem is eastbound eBikes merging onto southbound Prospect while facing a red light without a stop. Again, this action endangers both the eBike and traffic. Generally speaking, southbound speeds after dark are higher on Prospect, and the downhill from the Prospect crest across from BCHD toward Diamond can see VERY FAST traffic. eBikes operate, with and without marker lights, well after dark in lesser numbers.

From: [MONIKA OLMOS](#)
To: communications@bchd.org; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; CityClerk@CityCouncil@manhattanbeach.gov; CityCouncil@hermosabeach.gov
Subject: Public Comment
Date: Monday, November 3, 2025 1:40:18 PM

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

Public Comment:

As of Monday Morning, BCHD Finance Committee still has no agenda packet to review. Resident-taxpayers, and neighboring communities are now required to file comments in advance of the agenda. BCHD should be more prompt is providing public communication on meetings.

BCHD wants to lease 4-1/2 acres of publicly bought and owned land in return for \$1.2M per year in lease revenue. The land lease will be up to 95-years long based on the BCHD failed PMB LLC deal's terms. This will steal public land from 5 generations after BCHD's privatization lease to a private commercial developer.

If BCHD needs funding, it should look internally at its high cost structure and reallocate funding AWAY from internal BCHD costs and toward programs. BCHD's overheads and executive costs are excessive for the small size of the agency and must be cut.

- **BCHD has the highest executive payroll of any of the three Beach Cities by a factor of MORE THAN 4-TIMES.**
-
- **BCHD spends more on executives than Hermosa Beach.**
-
- **BCHD spends more than 8-TIMES as large a portion of its taxpayer budget on executives than Manhattan Beach does.**

If BCHD needs \$1.2M in revenue, it can cut executive pay and other overheads instead of stealing 4-1/2 acres from the public that purchased the land for a public emergency hospital that failed in 1984 and was converted to a building rental.

	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
Data from TransparentCalifornia, State of California, BCHD 2024-25 budget				
	\$			
Hermosa Beach	2,236,655	\$ 63,870,000	3.5%	7
--	\$			
Beach Cities Health District	2,485,262	\$ 45,628,000	15.9%	13

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Thank You
Monika Olmos
RB Resident
Sent from my iPhone

From: [REDACTED]
To: Communications@bchd.org; [CityClerk](mailto:CityClerk@manhattanbeach.gov); CityClerk@manhattanbeach.gov; CityClerk@hermosabeach.gov; CityCouncil@hermosabeach.gov; CityCouncil@manhattanbeach.gov
Subject: Public Comment All Agencies - BCHD Finance Committee Must Reduce BCHD Costs
Date: Monday, November 3, 2025 4:36:41 PM

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Beach Cities Health District	\$ 2,485,282	\$ 15,628,000	15.9%	13

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

From: [Tom McGarry](#)
To: communications@bchd.org; [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; info@lalafo.org; [James Light](#); [Paige Kaluderovic](#); [Mike Witzansky](#); [Joy Ford](#); [Zein Obagi](#); [Chadwick B. Castle](#); [Brad Waller](#); [Scott Behrendt](#)
Subject: Public Comment to BCHD, Manhattan Beach, Hermosa Beach, Redondo Beach
Date: Thursday, October 30, 2025 11:09:38 AM

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

BCHD has been hiding in the shadows, after sending requests for proposals to over 100 private developers to use OUR PUBLIC LAND. BCHD refused to release the names of the developers to the TAXPAYER-OWNERS of the District. BCHD refused to release the proposals made by the three private developers that have already been short-listed. BCHD has had **at least 6 meetings that have locked out the TAXPAYER-OWNERS and the general public.**

This BCHD LAND LEASING process has been conducted IN THE SHADOWS AND THAT IS UNACCEPTABLE!

BCHD'S MEASURE BC FAILED - THE PUBLIC DOESN'T WANT AN ALLCOVE BUILDING, OR 2 ACRES OF EXPENSIVE OPEN SPACE, OR 2 EXPENSIVE BCHD ACRES OF OPEN SPACE. VOTERS AUTHORIZED \$600M IN BONDS FOR PROJECTS THEY WANTED! \$0 FOR BCHD PROJECTS!

BCHD MUST STOP THE PRIVATE DEVELOPMENT PROJECT UNTIL THE PUBLIC IS PROVIDED ALL DEVELOPER PROPOSALS

I oppose BCHD's current rush-to-judgement on the future use of the publicly owned campus land. BCHD must provide the public with all private developer presentations for review and stop the process while the public becomes informed. **BCHD has HIDDEN THE INFORMATION FROM THE PUBLIC!**

THE EXPECTED \$1M PER YEAR LAND RENT DOES NOT JUSTIFY A 100-YEAR LOSS OF PUBLIC LAND

BCHD wants to take the land from five generations for only \$1M/year. Future generations cannot be stripped of their rights.

BCHD CAN EASILY CUT \$1M FROM COSTS – SAVING OUR PUBLIC LAND FOR THE FUTURE

BCHD has many options to continue to provide service to the resident-taxpayers of the District. Cut down on excessive Executives, excessive Executive Payroll and bloated Overheads.

BCHD CAN CUT EXECUTIVE PAYROLL by \$1M WITH NO IMPACT ON SERVICES

Executive payroll is approaching \$3M per year. That 50% of our property tax payments to BCHD and 20% of the OVERALL BUDGET.

BCHD CAN REQUIRE CITIES OUTSIDE THE DISTRICT TO FULLY FUND THEIR OWN ALLCOVE COSTS

ALLCOVE services an area of 1.4M population while the District is only 120,000. There is no reason that BCHD residents should be responsible for \$6-10M in ALLCOVE building costs and \$1-2M per year in outside-the-District costs.

THE PUBLIC CANNOT AFFORD ANY MORE \$12 MILLION DEVELOPMENT MISTAKES BY BCHD

In the past 7 years, BCHD has spent over \$12 million of taxpayer funding on consultants and lawyers for pre-development and taxpayers. We cannot suffer another mistake by BCHD that allows another developer to walk away with a free-ride.

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The land was purchased by the public for a long defunct hospital. BCHD's plan will very likely put 4-1/2 acres of our public land in the hands of a private developer for up to 100 years. Five generations of the public will lose control of our precious land asset. Our grandchildren's grandchildren will still have no voice in the use of land that BCHD has privatized.

99.7% OF THE CURRENT CAMPUS IS 51-1/2 FEET TALL OR SHORTER

CEO Bakaly claims the 4-story hospital is 60-feet tall. IT IS NOT ACCORDING TO BCHD \$12M IN CONSULTANTS. BCHD's Certified Environmental Impact Report and pre-Conditional Use Permit filing clearly state that the 4-story hospital is 51-1/2 feet tall.

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Statistical models like those used by Zillow, Redfin, and other real estate sites show that property inside of 1/2-mile of BCHD has suffered a roughly \$200M loss of value compared to what property values otherwise would be. That damage has occurred with the existing BCHD campus that's 300,000 square-feet and 99.7% below 51.5-feet tall. Increased size or height is expected to increase the property value loss.

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--

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From: [Skye](#)
To: communications@bchd.org; [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; info@lalafo.org
Subject: PUBLIC COMMENT: BCHD AND ITS PRIVATE DEVELOPERS MUST COME OUT OF THE SHADOWS!
Date: Wednesday, October 29, 2025 6:20:22 PM

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

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Regards,
SKY

From: [GEORGE AFREMOW](#)
To: communications@bchd.org; [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; info@lalafo.org
Subject: PUBLIC COMMENT: BCHD AND ITS PRIVATE DEVELOPERS MUST COME OUT OF THE SHADOWS!
Date: Wednesday, October 29, 2025 4:44:45 PM

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TAXPAYER FUNDING!**

Best regards,
George & Pam Afremow
Long time resident

From: [Mark Nelson \(Home Gmail\)](#)
To: [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; [City Council](#); citycouncil@manhattanbeach.gov; [Chadwick B. Castle](#); [Brad Waller](#); [Scott Behrendt](#); [Paige Kaluderovic](#); [Zein Obagi](#); [James Light](#); [info](#); executiveoffice@bos.lacounty.gov
Cc: [Kevin Cody](#)
Subject: Public Comment: HELP! BCHD is willfully suppressing public input and spending District resident-taxpayer funds on non-resident program participation
Date: Monday, November 3, 2025 1:29:39 PM

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Just as BCHD did for the Halloween Friday 8-noon meeting strategic planning meeting, BCHD does the legally required minimum public notice and relies on free articles or visits to its website for more exposure. BCHD's excuse that residents can take time off work to Zoom in, or watch later and file written comments, is a **BCHD-admitted scheme to reduce active participation.**

As of Monday 11/3, BCHD still had no agenda packet for its Wednesday 11/5 Finance Committee meeting posted. Residents cannot stand by waiting for BCHD to provide information. Resident-taxpayers own and fund BCHD. They deserve better.

The BCHD half-day meetings are on a weekday, making them deliberately inaccessible to lower income, statistically more diverse District residents who must work and perhaps require BCHD services the most. They are also costly and difficult for employed residents to attend. Based on BCHD attendance data, BCHD is very effectively excluding the public from meetings. A typical Board meeting will have roughly 5 non-BCHD affiliated attending maximum, but with typically from zero to 3 however. The half day meeting has 20-30 paid attendees (BCHD Board, Executives, Managers, Staff, Consultants, Contractors) along with BCHD Board-selected committee members, vendors, and affiliated volunteers. Fewer than 5 members of the public are typical at a meeting of 60-100 at the half day offsite. In the most recent case, it appeared to have 3 non-affiliated general public and 65 to 70 BCHD paid and/or affiliated attendees packing the room.

That is clearly suppressed public input by BCHD.

District Taxpayers subsidize the BCHD Gym by \$1.1M a year, the BCHD AdventurePlex by \$900,000 a year, and ALLCOVE by \$800,000 according to BCHD's own Priority Based Budget data from its 2024-25 budget. (Note, BCHD published it data as a graphic instead of a text table, so the data must all be REKEYED for public participation - another DELIBERATE act by BCHD to suppress public participation.) It's one thing for BCHD to subsidize activities, but one-third of gym use is by non-residents, with 50% of AdventurePlex being non-residents and 50% of ALLCOVE being non-residents in use (with a 91% non-resident service area). There's no excuse for BCHD to subsidize NON-RESIDENT services. All non-resident services should be required to collect FULLY LOADED REIMBURSEMENT COST. That means that non-residents need to pay about \$350,000 a year for the gym, \$450,000 a year for AdventurePlex and \$400,000 a year for ALLCOVE use. **That's \$1.2M per year being exported in services to NON-RESIDENTS. BCHD refuses to even track total non-resident expenditures.**

According to the January 2023 CEO report, BCHD spend \$5.2M on Covid and recovered less

than 60%, or \$2.9M. That left \$2.3M for resident-taxpayers to pay. Yet, according to LA County, BCHD tested 84% non-residents and according to BCHD it vaccinated 45% non-residents. **That translates to between 45% and 84% non-resident services for our taxpayer-funded \$2.3M Covid response net funding.** Why were taxpayers required to pay from \$900K to \$1.7M to fund non-resident Covid services?

No matter what tales the BCHD CEO spins, BCHD ignored that 95% of the over 1000 pages of comments on EIR were opposed and concerned about BCHD's damages to local health, environment and values. BCHD never acknowledges opposition.

BCHD refuses to accept that \$600M in bond measures PASSED on the day that BCHD \$30M Measure BC was shot down by nearly 20%. **Residents did not want their funding being used on nonresidents for ALLCOVE, they did not want the hospital demolished, they didn't want money spent on TAXPAYER-OWNED land to build a BCHD park, and they didn't want BCHD to spend any more funding on development consultants.** Yet BCHD is beyond tone deaf. It is disingenuous.

Residents need our City Councils to step in and steer this rogue agency back on path to service the RESIDENTS WHO RESIDE WITHIN THE DISTRICT.

FROM BCHD:

At BCHD, we have publicly announced our upcoming Strategic Development Half-Day meeting on October 31 just as we do all our public meetings, with postings on our website, in BCHD newsletters and through our social media channels (primarily on Facebook and Instagram). Our public postings about our meetings are all done in accordance with the Brown Act. For this Friday's event, we also received news coverage about the Strategic Development Half-day Meeting in the Easy Reader: <https://easyreadernews.com/about-town-redondo-fifth-knob-hill-tourney-skate-the-coast-bchd-strategy/>

The public has an opportunity to comment at all BCHD Board meetings, on agenda items and issues that are not on the agenda, also in accordance with the Brown Act. The best way to get information about BCHD is by joining our mailing lists, which you can do here: <https://bchd.org/newsletter-sign-up/>

I also encourage you to follow us on social media, where we can be found @BeachCitiesHealth.

As for your concerns about the scheduling of the meetings, our Strategic Development Half-day meetings typically take place in the mornings, on a date that is agreed upon by the BCHD Board of Directors. For residents who have conflicts with these events, the meetings are available on Zoom, are recorded and posted on our website at bchd.org, and citizens can submit public comments in advance of or during these meetings by emailing communications@bchd.org.

After our Half-Day meeting Friday, the next BCHD Board of Directors' meeting will be Wednesday, November 19. The evening will begin with a 5:30 p.m. study session to give the Board a mid-year review of BCHD's budget, followed by their regular meeting at 6:30 p.m. where they will take public input and rank the proposals for the 514 building site redevelopment.

Regarding your traffic concerns, I suggest you take that up directly with the City of Redondo Beach. As a public health agency, BCHD does not dictate traffic patterns in the Beach Cities, including Prospect Avenue. Our Environmental Impact Report (EIR) for the Healthy Living Campus Master Plan addressed project traffic impacts and found no significant impacts.

Finally, suggesting that I, as the Chief Executive of BCHD, ignore the fact that we are funded by Beach Cities taxpayers, is simply incorrect **(NOT QUITE THE TRUTH - TOM DEMONSTRATES DOESN'T CARE THAT DISTRICT TAXPAYERS SPEND COUNTLESS MILLIONS SUBSIDIZING NON RESIDENTS BY USING SEVERAL MILLION ANNUALLY TO SUBSIDIZE NON-RESIDENT SERVICES)**. Our work at the Health District is dedicated to improving the health of Hermosa Beach, Manhattan Beach and Redondo Beach residents, as evidenced by: **(RED ARE CORRECTIONS TO BCHD PROPAGANDA)**

- **ALLCOVE (50% NONRESIDENT USE, 91% NONRESIDENT SERVICE AREA) IS HEAVILY SUBSIDIZED FOR NON-RESIDENTS BY BCHD TAXPAYERS WITHOUT FULLY LOADED NON-RESIDENT REIMBURSEMENT** 950 Beach Cities young people have enrolled in mental health and wellness services at allcove Beach Cities;
- **THIS IS ONE OF ONLY TWO BCHD PROGRAMS THAT REQUIRES RESIDENCY! RESIDENCY SHOULD BE A REQUIREMENT FOR ANY PROGRAM WITH DISTRICT TAXPAYER FUNDING** - 450 older adults and adults with disabilities are served by our Community Services team of social workers;
- **THIS IS A LIE - LA COUNTY CLEARLY STATED THAT NO EVALUATION CAN BE CONDUCTED OF LIVEWELL KIDS BECAUSE BCHD DELIBERATELY CHOSE NOT TO USE A RESEARCH DESIGN WITH A CONTROL GROUP - THIS IS MAGICAL THINKING --** Thousands of elementary schoolchildren receive important nutrition, garden and physical education lessons through our LiveWell Kids program, which has resulted in a 75% drop in child obesity among Redondo Beach Unified School District students;
- To combat the fentanyl crisis, BCHD held assemblies teaching students about the dangers of fentanyl during the last fiscal year, and has distributed more than 1,100 overdose prevention kits in our community; **DEFINE COMMUNITY - THAT ORWELLIAN DOUBLESPEAK**
- Assisting 587 unduplicated callers to our Assistance and Information line, where callers received personalized guidance in navigating medical care, mental health support, caregiving services, and transportation to medical appointments. This program helps residents access the care and support needed to address their health and wellness needs;
- **CHF IS HEAVILY SUBSIDIZED BY DISTRICT TAXPAYERS AND ONE-THIRD NON-RESIDENT USED WITHOUT FULLY LOADED NON-RESIDENT REIMBURSEMENT** - The Center for Health & Fitness has more than 2,900 members who go to CHF for physical health training and classes, as

well as it being a social hub for members;

This is just a sampling of the ways we positively impact the residents of the Beach Cities. I welcome the opportunity to meet with you to further discuss your concerns and the work of BCHD. Tom.Bakaly@bchd.org.

Mark Nelson

Redondo Beach

comment on a communication from Tom Bakaly to a leader in the surrounding BCHD area

From: [Stop BCHD](#)
To: [Stop BCHD](#); [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov
Subject: Quick Update on BCHD Half-Day Meeting on Development - BCHD Threatens 85-foot buildings and still HIDES commercial developer proposals (SIMULATION VIEWS INCLUDED)
Date: Saturday, November 1, 2025 12:03:41 PM
Attachments: [image.png](#)
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ANY SURVEY RESULTS OR OTHER INFORMATION FROM THE MEETING CANNOT BE CONSIDERED PUBLIC INPUT. PERIOD.

BCHD THREATENING TO LET PRIVATE DEVELOPERS BUILD TO 85-FEET

BCHD has apparently hired VERY PRO-DEVELOPMENT consultants. **They made a point of claiming that BCHD can allow the private developers to go up to 85-feet**, which would be about 15-feet taller than the tallest height on the campus right now. By the way - what do you suppose BCHD does in the 950 square foot "PENTHOUSE" above the 51-foot tall, 4-story hospital?

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BCHD'S AGGRESSIVE CONSULTANT STAND ON BUILDING TO 85-FEET IS AN INCREASED THREAT TO NEIGHBORHOOD CHARACTER, HEALTH, AND PROPERTY VALUES.

GOOGLE EARTH SIMULATIONS OF THE BCHD CONSULTANT'S 85-FOOT TALL HEIGHT THREAT

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At the BCHD Friday 10-31-25 Meeting from 8-noon in Manhattan Beach, BCHD sent its latest PRO-COMMERCIAL DEVELOPMENT CONSULTANT to the front of the room to claim that BCHD CAN BUILD TO 85-FEET TALL.

We have seen NONE OF THE CURRENT DEVELOPMENT plans. BCHD continues to LIE ABOUT PROPOSED HEIGHTS.

FACT: The 4-story hospital is 51.5-feet tall.

FACT: 99.7% of the campus is at or below 51.5-feet-tall.

BCHD's consultant was clear – BCHD CLAIMS IT CAN BUILD TO 85-FEET

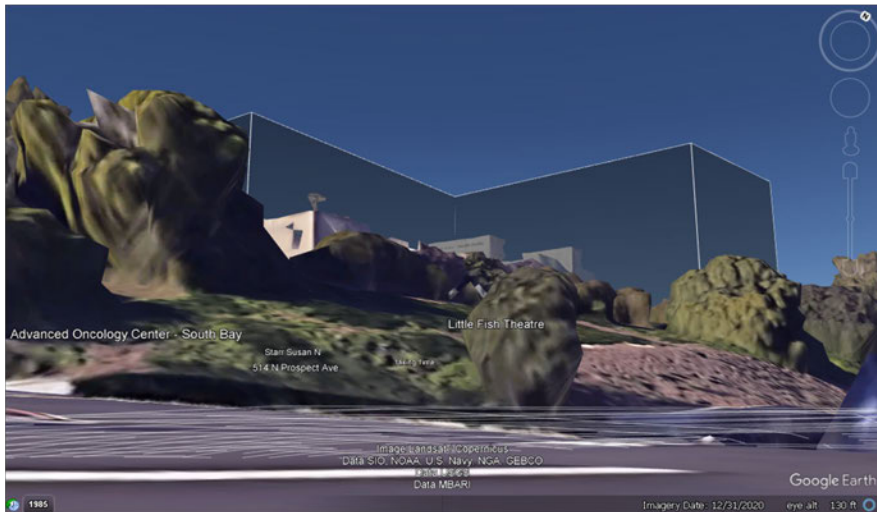
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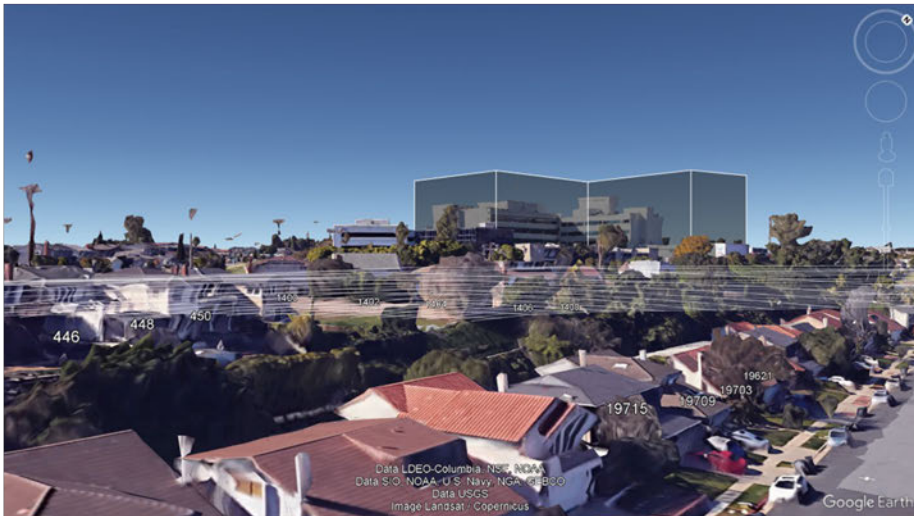
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CC: Hermosa, Manhattan, Redondo Beach Mayors and City Councils, Redondo Beach Planning Commission

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From: [Patty](#)
To: communications@bchd.org; [CityClerk](#); cityclerk@hermosbeach.gov; cityclerk@manhattanbeach.gov; info@lalafco.org
Subject: Re: PLEASE SEND TO BCHD AND CITY COUNCILS ASAP - PUBLIC COMMENT: BCHD AND ITS PRIVATE DEVELOPERS MUST COME OUT OF THE SHADOWS!
Date: Wednesday, October 29, 2025 4:34:58 PM

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

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We would like to get rid of the BCHD. Their purpose no longer exists. Out property tax payments are not being used for the hospital, it is paying a Board of Directors that we don't need. End this mockery. Do not allow outsiders to use the property that we as taxpayers bought to be used for a hospital, nothing else.

Patricia and Winfred Mintun
Redondo Beach

On Wednesday, October 29, 2025 at 03:34:01 PM PDT, Stop BCHD <stop.bchd@gmail.com> wrote:

BCHD is planning another 100 year lease and a 65-foot tall PRIVATE DEVELOPER BUILDING! - Forward this email to
communications@bchd.org, cityclerk@redondo.org,
cityclerk@hermosabeach.gov, cityclerk@manhattanbeach.gov,
info@lalafco.org

Public Comment to BCHD, Manhattan Beach, Hermosa Beach, Redondo Beach

BCHD has been hiding in the shadows, after sending requests for proposals to over 100 private developers to use OUR PUBLIC LAND. BCHD refused to release the names of the developers to the TAXPAYER-OWNERS of the District. BCHD refused to release the proposals made by the three private developers that have already been short-listed. BCHD has had at least 6 meetings that have locked out the TAXPAYER-OWNERS and the general public.

This BCHD LAND LEASING process has been conducted IN THE SHADOWS AND THAT IS UNACCEPTABLE!

BCHD'S MEASURE BC FAILED - THE PUBLIC DOESN'T WANT AN ALLCOVE BUILDING, OR 2 ACRES OF EXPENSIVE OPEN SPACE, OR 2 EXPENSIVE BCHD ACRES OF OPEN SPACE. VOTERS AUTHORIZED \$600M IN BONDS FOR PROJECTS THEY WANTED! \$0 FOR BCHD PROJECTS!

BCHD MUST STOP THE PRIVATE DEVELOPMENT PROJECT UNTIL THE PUBLIC IS PROVIDED ALL DEVELOPER PROPOSALS

I oppose BCHD's current rush-to-judgement on the future use of the publicly owned campus land. BCHD must provide the public with all private developer presentations for review and stop the process while the public becomes informed. **BCHD has HIDDEN THE INFORMATION FROM THE PUBLIC!**

THE EXPECTED \$1M PER YEAR LAND RENT DOES NOT JUSTIFY A 100-YEAR LOSS OF PUBLIC LAND

BCHD wants to take the land from five generations for only \$1M/year. Future generations cannot be stripped of their rights.

BCHD CAN EASILY CUT \$1M FROM COSTS – SAVING OUR PUBLIC LAND FOR THE FUTURE

BCHD has many options to continue to provide service to the resident-taxpayers of the District. Cut down on excessive Executives, excessive Executive Payroll and bloated Overheads.

BCHD CAN CUT EXECUTIVE PAYROLL by \$1M WITH NO IMPACT ON SERVICES

Executive payroll is approaching \$3M per year. That 50% of our property tax payments to BCHD and 20% of the OVERALL BUDGET.

BCHD CAN REQUIRE CITIES OUTSIDE THE DISTRICT TO FULLY FUND THEIR OWN ALLCOVE COSTS

ALLCOVE services an area of 1.4M population while the District is only 120,000. There is no reason that BCHD residents should be responsible for \$6-10M in ALLCOVE building costs and \$1-2M per year in outside-the-District costs.

THE PUBLIC CANNOT AFFORD ANY MORE \$12 MILLION DEVELOPMENT MISTAKES BY BCHD

In the past 7 years, BCHD has spent over \$12 million of taxpayer funding on consultants and lawyers for pre-development and taxpayers. We cannot suffer another mistake by BCHD that allows another developer to walk away with a free-ride.

BCHD'S PLAN TO LEASE OUR PUBLIC LAND TO PRIVATE COMPANIES FOR 5 GENERATIONS IS FLAWED

The land was purchased by the public for a long defunct hospital. BCHD's plan will very likely put 4-1/2 acres of our public land in the hands of a private developer for up to 100 years. Five generations of the public will lose control of our precious land asset. Our grandchildren's grandchildren will still have no voice in the use of land that BCHD has privatized.

99.7% OF THE CURRENT CAMPUS IS 51-1/2 FEET TALL OR SHORTER

CEO Bakaly claims the 4-story hospital is 60-feet tall. IT IS NOT ACCORDING TO BCHD \$12M IN CONSULTANTS. BCHD's Certified Environmental Impact Report and pre-Conditional Use Permit filing clearly state that the 4-story hospital is 51-1/2 feet tall.

BCHD CANNOT BE ALLOWED TO LET PRIVATE DEVELOPERS BUILD AT 65-FEET TALL

BCHD's current proposals exceed 51-1/2 feet tall (existing campus) by 30%. BCHD misled the public, the Easy Reader, and the developers to defraud the public. No construction taller than 4-stories and 51-1/2 feet can be allowed.

PROPERTY VALUES WITHIN ONE-HALF MILE OF BCHD ARE ALREADY \$200M REDUCED

Statistical models like those used by Zillow, Redfin, and other real estate sites show that property inside of ½-mile of BCHD has suffered a roughly \$200M loss of value compared to what property values otherwise would be. That damage has occurred with the existing BCHD campus that's 300,000 square-feet and 99.7% below 51.5-feet tall. Increased size or height is expected to increase the property value loss.

BCHD refuses to be transparent – instead – it's actively hiding the private developer process from the public.

BCHD MUST SHARE ALL MATERIALS AND HALT ALL ACTIVITY UNTIL THE PUBLIC IS FULLY INCORPORATED IN THE CURRENT PROCESS.

BCHD's FAILED PMB LLC PROJECT COST TAXPAYERS \$12 MILLION. WE CANNOT ALLOW BCHD TO FAIL AGAIN WITH OUT PRECIOUS TAXPAYER FUNDING!

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From: [William Shanney](#)
To: Communications@bchd.org; CityClerk@redondo.org; CityClerk@manhattanbeach.gov; CityClerk@hermosabeach.gov; CityCouncil@hermosabeach.gov; CityCouncil@manhattanbeach.gov
Subject: Re: Public Comment All Agencies - BCHD Finance Committee Must Reduce BCHD Costs
Date: Monday, November 3, 2025 1:36:43 PM

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Comment to Communications@bchd.org, CityClerk@redondo.org, CityClerk@manhattanbeach.gov, CityClerk@hermosabeach.gov, CityCouncil@hermosabeach.gov, CityCouncil@manhattanbeach.gov

As of Monday Morning, BCHD Finance Committee still has no agenda packet to review. Resident-taxpayers, and neighboring communities are now required to file comments in advance of the agenda. BCHD should be more prompt is providing public communication on meetings.

BCHD wants to lease 4-1/2 acres of publicly bought and owned land in return for \$1.2M per year in lease revenue. The land lease will be up to 95-years long based on the BCHD failed PMB LLC deal's terms. This will steal public land from 5 generations after BCHD's privatization lease to a private commercial developer.

If BCHD needs funding, it should look internally at its high cost structure and reallocate funding AWAY from internal BCHD costs and toward programs. BCHD's overheads and executive costs are excessive for the small size of the agency and must be cut.

- **BCHD has the highest executive payroll of any of the three Beach Cities by a factor of MORE THAN 4-TIMES.**
-
- **BCHD spends more on executives than Hermosa Beach.**
-
- **BCHD spends more than 8-TIMES as large a portion of its taxpayer budget on executives than Manhattan Beach does.**

If BCHD needs \$1.2M in revenue, it can cut executive pay and other overheads instead of stealing 4-1/2 acres from the public that purchased the land for a public emergency hospital that failed in 1984 and was converted to a building rental.

	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	\$ 2,236,655	\$ 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

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Sincerely

William and Vivian Shanney

|

From: [REDACTED]
To: [Stop BCHD](#); [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov
Subject: Re: Quick Update on BCHD Half-Day Meeting on Development - BCHD Threatens 85-foot buildings and still HIDES commercial developer proposals (SIMULATION VIEWS INCLUDED)
Date: Saturday, November 1, 2025 12:40:02 PM
Attachments: [image.png](#)
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Seems like this would be a great development for Hermosa or Manhattan. They love living on top of each other next to large buildings. Torrance residents do not!

On Saturday, November 1, 2025 at 12:03:26 PM PDT, Stop BCHD <stop.bchd@gmail.com> wrote:

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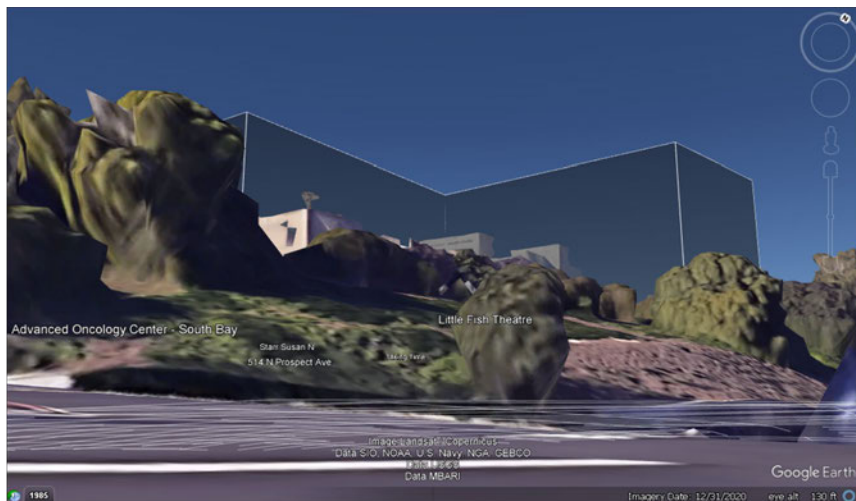
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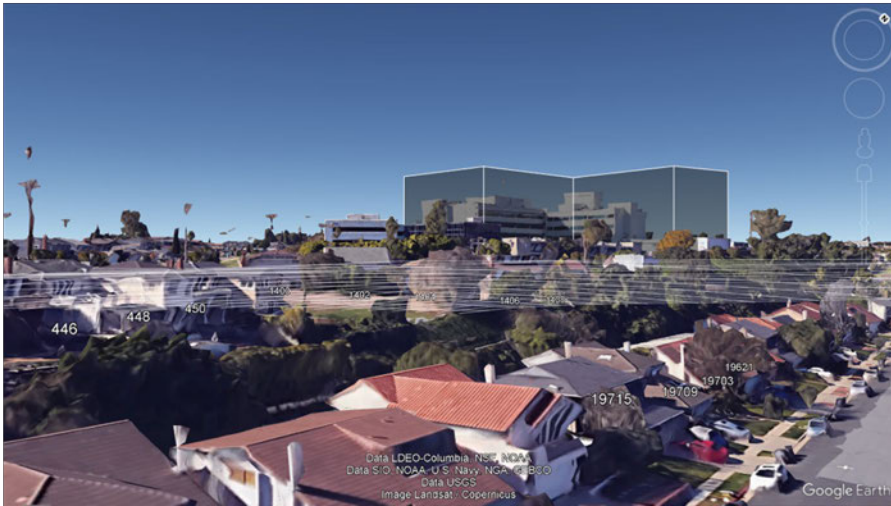
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To: [Stop BCHD](#)
Cc: [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov
Subject: Re: Quick Update on BCHD Half-Day Meeting on Development - BCHD Threatens 85-foot buildings and still HIDES commercial developer proposals (SIMULATION VIEWS INCLUDED)
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Still don't understand if the bond crap limited uses of the property when the District was assigned property tax revenues for ever?

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THIS PROJECT IS GOING TO REQUIRE OPPOSITION - AS BCHD PLANS TO AUTHORIZE CEO BAKALY TO NEGOTIATE A LEASE WITH A PREFERRED DEVELOPER AT THE NOVEMBER 2025 MEETING. THE PUBLIC IS BEING DENIED ALL ACCESS TO THE COMMERCIAL DEVELOPMENT PROPOSALS!

BCHD'S AGGRESSIVE CONSULTANT STAND ON BUILDING TO 85- FEET IS AN INCREASED THREAT TO NEIGHBORHOOD CHARACTER, HEALTH, AND PROPERTY VALUES.

GOOGLE EARTH SIMULATIONS OF THE BCHD CONSULTANT'S 85-FOOT TALL HEIGHT THREAT

BCHD'S CONSULTANT THREATENED 85-FOOT TALL COMMERCIAL DEVELOPMENT

At the BCHD Friday 10-31-25 Meeting from 8-noon in Manhattan Beach, BCHD sent its latest PRO-COMMERCIAL DEVELOPMENT CONSULTANT to the front of the room to claim that BCHD CAN BUILD TO 85-FEET TALL.

We have seen NONE OF THE CURRENT DEVELOPMENT plans. BCHD continues to LIE ABOUT PROPOSED HEIGHTS.

FACT: The 4-story hospital is 51.5-feet tall.

FACT: 99.7% of the campus is at or below 51.5-feet-tall.

BCHD's consultant was clear – BCHD CLAIMS IT CAN BUILD TO 85-FEET

BCHD PRIVATE DEVELOPMENT AT 85-FEET TALL PROSPECT AVE VIEW



BCHD PRIVATE DEVELOPMENT AT 85-FEET TALL PAULINA VIEW



BCHD PRIVATE DEVELOPMENT AT 85-FEET TALL DIAMOND ST CUL DE SAC VIEW



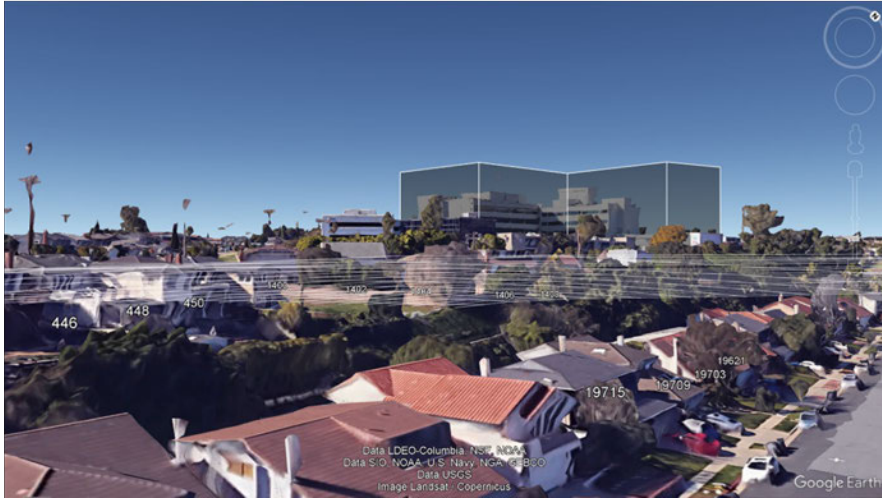
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BCHD PRIVATE DEVELOPMENT AT 85-FEET TALL REDBEAM VIEW



BCHD PRIVATE DEVELOPMENT AT 85-FEET TALL S TOMLEE VIEW



CC: Hermosa, Manhattan, Redondo Beach Mayors and City Councils, Redondo Beach Planning Commission

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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: [REDACTED]
To: [Stop BCHD](#); [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov
Subject: Re: Quick Update on BCHD Half-Day Meeting on Development - BCHD Threatens 85-foot buildings and still HIDES commercial developer proposals (SIMULATION VIEWS INCLUDED)
Date: Saturday, November 1, 2025 12:40:02 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)

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Seems like this would be a great development for Hermosa or Manhattan. They love living on top of each other next to large buildings. Torrance residents do not!

On Saturday, November 1, 2025 at 12:03:26 PM PDT, Stop BCHD <stop.bchd@gmail.com> wrote:

NOT A PUBLIC MEETING AT ALL

BCHD will call the 8am to Noon meeting a "public meeting" - but the timing on a Friday morning and the location in Manhattan Beach with limited parking seems designed to prevent public attendance. Based on observation, there were only 2 members of the public at the meeting and one on the telephone. Otherwise, BCHD paid the Board, Executives, and Employees to attend. The rest of the room was packed with BCHD committee members, consultants, contractors, and volunteers. **This was yet another BCHD "public meeting" packed with 90% to 95% BCHD employees and affiliates.**

ANY SURVEY RESULTS OR OTHER INFORMATION FROM THE MEETING CANNOT BE CONSIDERED PUBLIC INPUT. PERIOD.

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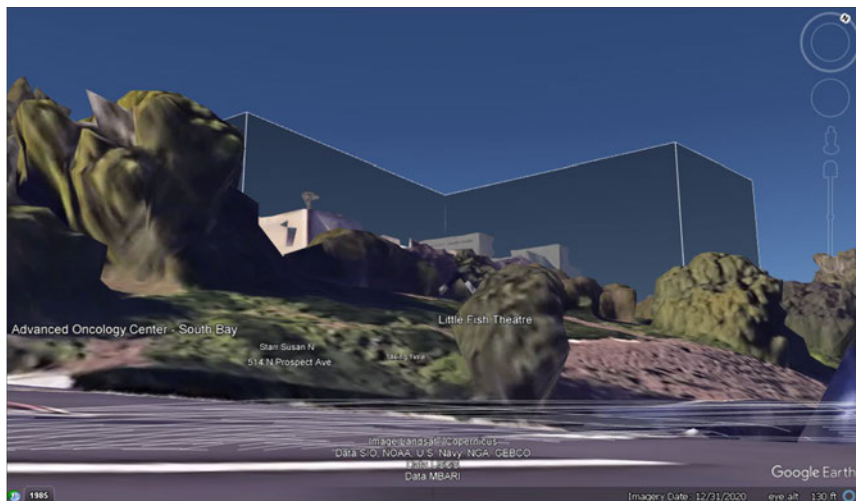
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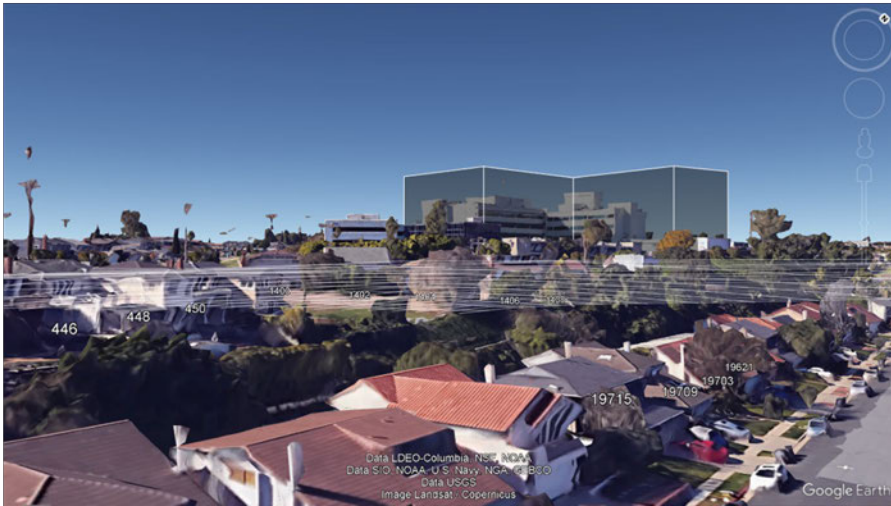
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From: [REDACTED]
To: communications@bchd.org; CityClerk; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; info@lalafo.org
Subject: stop the nonsense
Date: Wednesday, October 29, 2025 4:44:03 PM

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Public Comment to BCHD, Manhattan Beach, Hermosa Beach, Redondo Beach

BCHD has been hiding in the shadows, after sending requests for proposals to over 100 private developers to use OUR PUBLIC LAND. BCHD refused to release the names of the developers to the TAXPAYER-OWNERS of the District. BCHD refused to release the proposals made by the three private developers that have already been short-listed. BCHD has had **at least 6 meetings that have locked out the TAXPAYER-OWNERS and the general public.**

This BCHD LAND LEASING process has been conducted IN THE SHADOWS AND THAT IS UNACCEPTABLE!

BCHD'S MEASURE BC FAILED - THE PUBLIC DOESN'T WANT AN ALLCOVE BUILDING, OR 2 ACRES OF EXPENSIVE OPEN SPACE, OR 2 EXPENSIVE BCHD ACRES OF OPEN SPACE. VOTERS AUTHORIZED \$600M IN BONDS FOR PROJECTS THEY WANTED! \$0 FOR BCHD PROJECTS!

BCHD MUST STOP THE PRIVATE DEVELOPMENT PROJECT UNTIL THE PUBLIC IS PROVIDED ALL DEVELOPER PROPOSALS

I oppose BCHD's current rush-to-judgement on the future use of the publicly owned campus land. BCHD must provide the public with all private developer presentations for review and stop the process while the public becomes informed. **BCHD has HIDDEN THE INFORMATION FROM THE PUBLIC!**

THE EXPECTED \$1M PER YEAR LAND RENT DOES NOT JUSTIFY A 100-YEAR LOSS OF PUBLIC LAND

BCHD wants to take the land from five generations for only \$1M/year. Future generations cannot be stripped of their rights.

BCHD CAN EASILY CUT \$1M FROM COSTS – SAVING OUR PUBLIC LAND FOR THE FUTURE

BCHD has many options to continue to provide service to the resident-taxpayers of the District. Cut down on excessive Executives, excessive Executive Payroll and bloated Overheads.

BCHD CAN CUT EXECUTIVE PAYROLL by \$1M WITH NO IMPACT ON SERVICES

Executive payroll is approaching \$3M per year. That 50% of our property tax payments to BCHD and 20% of the OVERALL BUDGET.

BCHD CAN REQUIRE CITIES OUTSIDE THE DISTRICT TO FULLY FUND THEIR OWN

ALLCOVE COSTS

ALLCOVE services an area of 1.4M population while the District is only 120,000. There is no reason that BCHD residents should be responsible for \$6-10M in ALLCOVE building costs and \$1-2M per year in outside-the-District costs.

THE PUBLIC CANNOT AFFORD ANY MORE \$12 MILLION DEVELOPMENT MISTAKES BY BCHD

In the past 7 years, BCHD has spent over \$12 million of taxpayer funding on consultants and lawyers for pre-development and taxpayers. We cannot suffer another mistake by BCHD that allows another developer to walk away with a free-ride.

BCHD'S PLAN TO LEASE OUR PUBLIC LAND TO PRIVATE COMPANIES FOR 5 GENERATIONS IS FLAWED

The land was purchased by the public for a long defunct hospital. BCHD's plan will very likely put 4-1/2 acres of our public land in the hands of a private developer for up to 100 years. Five generations of the public will lose control of our precious land asset. Our grandchildren's grandchildren will still have no voice in the use of land that BCHD has privatized.

99.7% OF THE CURRENT CAMPUS IS 51-1/2 FEET TALL OR SHORTER

CEO Bakaly claims the 4-story hospital is 60-feet tall. IT IS NOT ACCORDING TO BCHD \$12M IN CONSULTANTS. BCHD's Certified Environmental Impact Report and pre-Conditional Use Permit filing clearly state that the 4-story hospital is 51-1/2 feet tall.

BCHD CANNOT BE ALLOWED TO LET PRIVATE DEVELOPERS BUILD AT 65-FEET TALL

BCHD's current proposals exceed 51-1/2 feet tall (existing campus) by 30%. BCHD misled the public, the Easy Reader, and the developers to defraud the public. No construction taller than 4-stories and 51-1/2 feet can be allowed.

PROPERTY VALUES WITHIN ONE-HALF MILE OF BCHD ARE ALREADY \$200M REDUCED

Statistical models like those used by Zillow, Redfin, and other real estate sites show that property inside of 1/2-mile of BCHD has suffered a roughly \$200M loss of value compared to what property values otherwise would be. That damage has occurred with the existing BCHD campus that's 300,000 square-feet and 99.7% below 51.5-feet tall. Increased size or height is expected to increase the property value loss.

BCHD refuses to be transparent – instead – it's actively hiding the private developer process from the public.

BCHD MUST SHARE ALL MATERIALS AND HALT ALL ACTIVITY UNTIL THE PUBLIC IS FULLY INCORPORATED IN THE CURRENT PROCESS.

BCHD'S FAILED PMB LLC PROJECT COST TAXPAYERS \$12 MILLION. WE CANNOT ALLOW BCHD TO FAIL AGAIN WITH OUT PRECIOUS TAXPAYER FUNDING!

From: [Mark Nelson \(Home Gmail\)](#)
To: [James Light](#); [Brad Waller](#); [Chadwick B. Castle](#); [Scott Behrendt](#); [Zein Obagi](#); [Paige Kaluderovic](#); [CityClerk](#)
Cc: [Darryl Boyd](#)
Subject: Public Comment 500-600 Prospect Noise and Safety
Date: Tuesday, November 4, 2025 12:13:04 PM
Attachments: [BCHD Driver Refuses to Stop at Red Light \(1\).mp4](#)
[Students, Emergency Vehicles, Sirens after BCHD Caused Crash Indoor Cam \(1\) My Movie.mp4](#)

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BCC Prospect Neighbors (Anyone can "REPLY ALL" to this email and weigh in at the City with their concerns)

A month ago now, Mr Boyd sent a correspondence to the City outlining the safety needs of the 500-600 N Prospect block residents regarding noise reduction, safety from Prospect traffic and accidents, wrong way traffic (especially eBikes), reduction in emissions from Prospect, and other health and safety issues. I spoke about his request in public testimony at the Council the week that Council received the correspondence both by mail and email. To date, I have seen no response from the City.

I urge the City to promptly and comprehensively reply to Mr. Boyd's correspondence so that we can all better understand when we can expect some relief from the hazards we face day-to-day.

As the City is aware, we had an 8AM traffic incident last week where a BCHD driver ignored the red light and pulled out into the high speed traffic of Prospect. The event narrowly missed launching a car onto the Prospect frontage and tearing through the bus stop area. Clearly, traffic and safety are active serious and issues.

Thank you.