

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 AUGUST 12, 2025

J.1 PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

- PUBLIC COMMUNICATION**

From: [Mark Nelson \(Home Gmail\)](#)
To: [PRR](#)
Cc: [CityClerk](#); cityclerk@manhattanbeach.gov; [City Council](#)
Subject: BCHD CPRA - Non-resident Use - Public Comment HB/RB/MB Mayors and Councils
Date: Sunday, August 10, 2025 1:45:37 PM

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For years now, BCHD has been counseled that the costs of non-resident services is of interest to the taxpayer-owners of BCHD. BCHD has had ample time to be low cost, high information systems in place to track non-resident use.

Provide documents demonstrating:

- 1) fraction of use of allcove program by non-residents
- 2) fully loaded cost of allcove service to non-residents (includes all direct cost, overheads, in-kind expenditures, etc.)
- 3) fraction of use of AdventurePLex by non-residents
- 4) fully loaded cost of AdventurePlex service to non-residents (includes all direct cost, overheads, in-kind expenditures, etc.)
- 5) fraction of use of CHF by non-residents
- 6) fully loaded cost of CHF service to non-residents (includes all direct cost, overheads, in-kind expenditures, etc.)

Public Comment: RB, MB, HB Mayors and Councils

From: [Mark Nelson \(Home Gmail\)](#)
To: [CityClerk](#); [Chadwick B. Castle](#); [Brad Waller](#); [James Light](#); [Paige Kaluderovic](#); [Zein Obagi](#); [Scott Behrendt](#)
Cc: [Kevin Cody](#)
Subject: Public Comment - BCHD misled the Council
Date: Friday, August 8, 2025 4:14:18 PM

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When Bakaly spoke at the Council, his claim was the the current hospital is 60-feet tall and that was going to be the limit of the new development. That is false.

BCHD had already reported to the City in the Pre-CUP in 2022 that the hospital is 51.5 feet tall and 4-stories and the penthouse above is some sort of added mechanical facility. Therefore, 99.7% of all BCHD square feet is 51.5 feet or shorter per the Pre-CUP. The hospital is only 51.5 feet tall per BCHD's Pre-CUP.

In plain English, either Bakaly lied when he signed the Pre-CUP and the certified EIR, or he lied to the Council. Whichever it is, it's still a fabrication to the City.