

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 JULY 15, 2025

J.1 RECEIVE AND FILE A PRESENTATION FROM BEACH CITIES HEALTH DISTRICT ON THE LAUNCH OF A REQUEST FOR EXPRESSION OF INTEREST FOR USES OF THE FORMER SOUTH BAY HOSPITAL REDEVELOPMENT SITE

- **PUBLIC COMMUNICATIONS**

From: [Mark Nelson \(Home Gmail\)](#)
To: [Mike Witzansky](#); [CityClerk](#)
Subject: Equal time regarding the BCHD presentation to the public
Date: Thursday, July 10, 2025 3:35:13 PM

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

If BCHD is going to be allowed more than the 3 minutes during non-agenda items to pitch their activity, then I request equal time for a response.

I currently have a 4 page, 4 minute presentation of why BCHD should not be allowed by the 3 cities to proceed with an encumbrance of taxpayer land for commercial use for generations.

From: [Mark Nelson \(Home Gmail\)](#)
To: [CityClerk](#); [James Light](#); [Zein Obagi](#); [Scott Behrendt](#); [Brad Waller](#); [Chadwick B. Castle](#); [Paige Kaluderovic](#); [Mike Witzansky](#)
Subject: Public Comment - 7-15-25 RBCC Meeting - Item J1 Public Participation at BCHD on Campus Redevelopment had 0.004% Public Participation
Date: Monday, July 14, 2025 4:46:50 PM
Attachments: [APPENDIX C _SDHD Participants 042525.pdf](#)

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

A recent BCHD CPRA response shows that only 5 out of 60 members of the public attended BCHD's most recent strategic half day meeting to discuss the campus redevelopment. Per usual, BCHD packed the room with its Board, Executives (\$2.4M per year cost), employees, and vendors.

This is a cautionary tale against the Mayor and Council assuming that BCHD has any significant level of community input or support for its proposed redevelopment. Five (5) members of the public out of 120,000 population is **0.004% Participation and must be ignored.**

APPENDIX C: PARTICIPANTS

No.	Last Name	First Name	Organization
1	Bakaly	Tom	BCHD Staff
2	*Barnett	Charlotte	BCHD Staff
3	Balzer	Mishell	BCHD Staff
4	Bholat	Michelle	BCHD Board Member
5	Blanchard	Karen	BCHD Volunteer
6	Bremer-Rossow	Susan	BCHD Strategic Planning Committee
7	*Brilliant	Susan	Member of the Public
8	Brosius	Emily	BCHD Staff
9	Castle	Chadwick	City of Redondo Beach Council Member
10	Cho	Byung	Redondo Beach Unified School District Board Member
11	Chun	Noel	BCHD Board Member
12	Cutting	Carol	CHF Member Working Group
13	Diaz	Rudy	BCHD Staff
14	Diehl	Jane	BCHD Board Member
15	Dugal	Simrit	BCHD Staff
16	*Dunbar	Karen	Member of the Public
17	Ellis	Patty	allcove Partner
18	Ficklin	Cole	allcove Partner
19	Foster	Cindy	BCHD Staff
20	Fresques	Jamie	BCHD Staff
21	Franco	Bonnie	BCHD Staff
22	Gaudio	Lisa	BCHD Strategic Planning Committee
23	*Giancoli	Andrea N.	Member of the Public
24	Gilman	Ellen	BCHD Staff
25	Manna	Fred	Member of the Public
26	Hanna	Lily	BCHD Strategic Planning Committee
27	Heck	Dennis	BCHD Volunteer
28	Hernandez	Jennefer	BCHD Staff
29	Hoult	Bill	Member of the Public
30	Kolczak	Leslie	BCHD Staff
31	Koo	Martha	BCHD Board Member
32	Kurtenbach	Jason	Redondo Beach Unified School District
33	Lawson	Kerianne	BCHD Staff
34	LeBlanc	Charlotte	BCHD Strategic Planning Committee
35	Lee	Valerie	BCHD Staff
36	Lindeman	Sherry	BCHD Staff
37	Lunde	Nicole	BCHD Staff
38	Luu	Khiem	BCHD Strategic Planning Committee
39	Martin	Michael	BCHD Properties Committee
40	Maxwell	Margaret	BCHD Volunteer
41	McIntire	Laura	allcove Partner
42	McMaster	Rafael	allcove Partner
43	*Milstein	Jolie	Consultant
44	Mueller	Cristan	BCHD Staff
45	*Norman	David	BCHD Staff
46	Norman	Mecca	BCHD Staff

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47	Poster	Vanessa	BCHD Board Member
48	*Reyes-Smith	Vanessa	American Martyrs
49	Reznichuk	Ricardo	BCHD Community Health Committee
50	Riccio-Aguero	Kerry	Manhattan Beach Unified School District
51	*Ronne	Alice	Member of the Public
52	Schmidt	Joy	BCHD Staff
53	Sheu	Cindy	BCHD Staff
54	Uy	Jackie	BCHD Staff
55	Velasquez	Charlie	BCHD Staff
56	Villanueva	Brandy	Local Company or Organization
57	Vixie	Megan	BCHD Staff
58	Whitaker	Sydney	BCHD Staff
59	Yates	Dylan	Constant Associates
60		Jill	Member of the Public

* Virtual Participant

FACT CHECK SHEET JULY 2025

BCHD Healthy Living Campus

FACT SHEET: JUNE 2025

Beach Cities Health District

TRAFFIC
NOISE
NEIGHBORHOOD

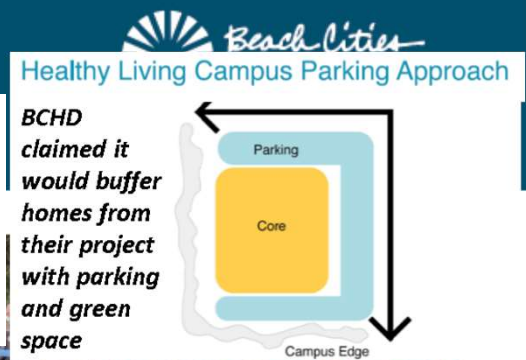
STRESS
POLLUTION
DAMAGES
EMISSIONS
CHARACTER

BCHD) has
and work in
Beach and
today, BCHD
community health
to promote health

and wellness across the lifespan

BCHD has been working closely with the community since 2017 to reimagine our medical campus - home to our 65 year-old former hospital building located at 514 North Prospect Avenue. Since May 2017, BCHD has held more than 60 meetings, drawing more than 1,000 comments regarding ways to modernize its property.

BCHD MISINFORMATION
May & June 2017. BCHD pledged to the Community Working Group to protect residential homes with buffer space.



Site Concept Plan Review

BCHD MISINFORMATION
July 2017. BCHD unveiled \$100,000s of consultant work that put 6-story buildings around the edge. The first two CWG meetings were BCHD MISINFORMATION.



OVERWHELMINGLY NEGATIVE COMMENTS
95% of the 1,317 pages of comments to the BCHD EIR objected to the BCHD's project impacts and damage to the neighborhoods.

Healthy Living Campus Overview

MOST EXPENSIVE EVER
BCHD wasted \$2,064,568 to build a 400-foot bike path. At \$5000+ per FOOT it's the **MOST EXPENSIVE BIKE PATH EVER BUILT** in the US by a factor of 2X.

35% NON-RESIDENT

Resident-taxpayer subsidized CHF services 35% non-residents with resident-taxpayer funds.

95% NON-RESIDENT
Prior PACE plan for 95% NON-RESIDENT enrollees.

91% NON-RESIDENT
30 year resident-taxpayer obligation to provide ALLCOVE to 91% NON-RESIDENT service area with NO long term funding. \$150M+ obligation from a \$6M grant.

Progress is underway on several components of the Healthy Living Campus Master Plan.



Diamond Street Bike Path



510 N. Prospect + Green Space



Center for Health & Fitness Relocation



Program of All-Inclusive Care for the Elderly (PACE)



allcove Beach Cities

Completed the bike and path project a Class I bike with new lighting, pavement, traffic signal and landscaping

BCHD MISINFORMATION

No Legal Obligation for a Seismic Retrofit at 514 Hospital Building. BCHD's maintenance practices yielded excessive deferred maintenance. That's the Board and Executives operating decision – not a Resident-Taxpayer obligation to be blamed falsely on a non-existent seismic requirement.

56% of funding reserved for construction of permanent allcove at each Beach Cities location. Approximately \$6 million in gains to be raised to fully fund the project.

Hospital is 51.5-Foot Tall

Per RESIDENT-TAXPAYERS Pre-Development obligation of \$13,865,700, the hospital building is 51.5-feet tall. (page 13, 2022 Pre-CUP filing by BCHD to City of Redondo Beach)

Lot Zoned C-2

Cannot be combined with P-CF Prospect site

REQUIRE FULL COST RECOVERY OF TAXPAYER PRE-DEVELOPMENT COSTS

BCHD spent over \$12M of RESIDENT-TAXPAYER funding on PRE-DEVELOPMENT costs for the PMB LLC deal. Pre-development costs are PAID BY DEVELOPERS – NOT LANDOWNERS! BCHD's total lack of commercial development experience DENIED RESIDENT-TAXPAYERS nearly ONE FULL YEAR of District services.

REQUIRE RESIDENT USE PROTECTION

Any residential living quarters provided must prioritize the residents of the 3 Beach Cities through a priority occupancy process.

Proposed Development Site:
514 Building/Perimeters
Appx. 201,200 SF (4.6 Acres)

PROPOSED PROJECT IS 50% LARGER THAN FAILED PMB LLC.
At 4.6 acres, proposed project is 50% larger than the FAILED 3-acre PMB LLC deal

Former South Bay Hospital Redevelopment

Beach Cities Health District (BCHD) is launching a Request for Expression of Interest (RFEI) to explore innovative and community-aligned uses for the site.

Goals:

REQUIRE FINANCIAL REALIGNMENT

ALL NON-RESIDENTS must be charged the full, non-subsidized cost-of-service for ANY SERVICE/PROGRAM. The current RESIDENT-TAXPAYER subsidies to NON-RESIDENTS are NOT allowed – not for ALLCOVE, Adventure Plex, PACE, RCFE nor ANY OTHER DISTRICT SERVICE/PROGRAM.

input. The committee will then deliver their recommendation(s) to the Board for approval and to determine next steps.



MATTER OF RECORD

Penthouse and other roof projections are 24.75-feet Tall and about 1,000 sqft of the campus's 312,000 sqft or a mere 0.3% of sqft. Per the Pre-CUP filing by BCHD.



What Could the Site Become?

Potential future uses could

REQUIRE RESIDENT COST PROTECTIONS

No service on the revised campus can charge RESIDENT-TAXPAYERS more than the DIRECT COST OF SERVICE. Any MARKET PRICE SERVICES (like the proposed \$15K/month RCFE) must be reduced to COST-OF-SERVICE for RESIDENT-TAXPAYERS.

District law.

BCHD FACT CHECK SHEET JULY 2025 (PUBLIC COMMENT)

CLAIM: BCHD committed to a parking and greenspace buffer between Residential and BCHD's Commercial, Private development cite: (BCHD CWG Presentations, Mtg #1 5/15/17 p.25,Mtg #2 6/19/25 p.7)

FACT: FALSE: BCHD provided a 6-story building proposal on the site perimeter with NO BUFFER . cite: (BCHD CWG Presentation, 7/31/17 p.8)
BCHD LIED TO THE COMMUNITY WORKING GROUP AND SURROUNDING NEIGHBORS IN THE FIRST TWO CWG MEETINGS IN MAY AND JUNE 2017 REGARDING ITS PLANS.

CLAIM: *"due to seismic concerns, it (BCHD) would tear down the hospital"* cite: (Easy Reader BCHD Interview 7/3/25)

FACT: FALSE: There are no seismic requirements that would result in a retrofit nor demolition of the building. cite: (BCHD Consultant Youssef Assoc. CWG Presentation 1/16/18 p.6)
BCHD WANTS TO TEAR DOWN THE BUILDING AND THE VOTERS REJECTED THEM

CLAIM: *"six-story former South Bay Hospital"* cite: (Easy Reader BCHD Interview 7/3/25)

FACT: FALSE: The hospital building is only 4-stories cite: (BCHD Certified FEIR, p 3.4-4 9/2/21)
DID BCHD LIE TO THE GOVERNORS OFFICE AND VIOLATE CEQA?

CLAIM: *"This (project offering) is a lot smaller ..."* cite: (Easy Reader BCHD Interview 7/3/25)

FACT: FALSE: The current 4.6-acre project offering is 1.5-times the size of the immediately prior 3-acre, failed PMB LLC proposal. No offering of the entire 10-acre campus has EVER been issued. cite for 4.6-acre offer (BCHD June 2025 Fact Sheet). cite for PMB 3-acre lease (BCHD Board Meeting, Cain Investment Bankers page 1, 9/28/22)
BCHD TRIED TO COMPARE THE CURRENT RFI TO A NON-EXISTENT HYPOTHETICAL

CLAIM: *"Height is to be limited to 60 feet – that of the four-story main hospital building"* cite: (Easy Reader BCHD Interview 7/3/25)

FACT: FALSE: The hospital building is only 51.5 feet tall while the remaining projection (penthouse) is 24.75 feet tall. cite: (BCHD filing with City of Redondo Beach 2/2/22 p 13.) **DID BCHD LIE TO THE CITY IN ITS PRE-CUP?**

CLAIM: BCHD has received more than a 1000 comments on how to modernize the facility cite: (BCHD June 2025 Fact Sheet)

FACT: PARTIALLY TRUE: BCHD fails to disclose that 95% of the 1317 pages of comments objected to BCHD's plan to certify the 133-foot tall, 6-story, 300,000 sqft facility. cite: (BCHD Certified FEIR, Appendix N)

CLAIM: *"completed bike path"* cite: (BCHD June 2025 Fact Sheet)

FACT: PARTIALLY TRUE: BCHD failed to disclose that at a cost of \$2.1M, the 400-foot bike path is the most expensive bike path per foot constructed in the US. cite: (Google AI, Seattle's \$2200 per foot is believed to be the highest cost bike path before BCHD)