

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 DECEMBER 3, 2024

N.1 DISCUSSION AND POSSIBLE ACTION REGARDING THE ADOPTION OF AN ADDENDUM TO THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PERTAINING TO THE FLOOR AREA RATIO AT THE BEACH CITIES HEALTH DISTRICT CAMPUS

CONTACT: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

- **PUBLIC COMMUNICATION**

From: [Stop BCHD](#)
To: [CityClerk](#); [Nils Nehrenheim](#); [Paige Kaluderovic](#); [Todd Loewenstein](#); [Scott Behrendt](#); [Zein Obagi](#); [Michael Webb](#); [Marc Wiener](#)
Subject: 78 GROUP LETTER SIGNERS - RBCC 12/3/24: OPPOSE N1/OPPOSE BCHD 1.25FAR
Date: Tuesday, December 3, 2024 2:11:48 PM

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Dear Mayor, Council, City Attorney, Planning Director

I oppose the spot upzoning of BCHD from the base P-I of 0.5 FAR as recommended by the Planning Commission to an inconsistent, excessive, character and property value destroying 1.25 FAR. Thank you.

Commenter	Members
T Hansen	2
Aileen Pavlin	1
Marci Guillermo	1
Amy Lee	1
K Allen	2
Phillips Lee	1
Marcia Gehrt	1
Martin Falk	2
[REDACTED]	1
Mike Jamgochian	2
Tim Ozenne	2
[REDACTED]	1
Alan Israel	1
William and Vivian Shanney	2
Jeff Earnest	1
Warren Croft	1
Phillip DeWolf	1
Babette Wald	1
Kris Collins	1
Laura Woolsey	1
Daryl Boyd	4
Carl Paquette	2
Geoff Gilbert	4
Peter Yee	2
Jim Burschinger	1
Melanie Cohen	1
Michelle Wachtford	1
Pam Absher	2
Jill Klausen	2
Steve & Rosemary	2

[REDACTED]	1
Steve Morse	1
Amy Russell	1
RA Loeffler	2
Lisa Falk	1
Bethany Johnson	1
Sara Martin	2
Jonathan Cole	1
D & A Evans	4
Tom McGarry	2
Rosann Taylor	1
[REDACTED]	1
Monika Olmos	1
T E Nelson	2
Gennaro Pupa	1
Nancy Skiba	1
Mark Nelson	2
The Patels	2
Henry and Patricia Orzynski	2
The Sinsheimers	2

From: [Jacqueline Caro](#)
To: [CityClerk](#); [Todd Loewenstein](#); [Nils Nehrenheim](#); [Zein Obagi](#); [Scott Behrendt](#); [Paige Kaluderovic](#); [Marc Wiener](#); [Sean Scully](#)
Subject: Agenda Item N1 - Oppose a F.A.R. of 1.25 for BCHD
Date: Tuesday, December 3, 2024 11:46:58 AM

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Honorable Mayor and Councilmembers,

I oppose the addendum to increase the F.A.R. to 1.25 for the BCHD campus. This F.A.R. is more dense than the Legado Development.

Open park spaces do not require an increased F.A.R.

A F.A.R. of this magnitude would only result in high rise buildings. Please consider the residential neighborhood and nearby Towers Elementary School with an enrollment of 602 students. The school is only 300 feet away from the BCHD campus.

Please support the Planning Commission recommendations to oppose an increased F.A.R. and maintain the character of this neighborhood.

Thank you,

Jackie Ecklund

From: [Tim & Lynne Meehan](#)
To: [CityClerk](#)
Cc: [James Light](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Paige Kaluderovic](#); [Zein Obagi](#); [Scott Behrendt](#); [Marc Wiener](#)
Subject: Agenda Item N1 - OPPOSITION
Date: Tuesday, December 3, 2024 7:13:40 AM

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In regards to Agenda Item N1, I would like to voice my opposition to adoption of the addendum to the Final Program EIR for the General Plan as recommended by staff. I OPPOSE UNFAIR SPOT UPZONING for BCHD.

I live within a half a mile of the BCHD campus and believe approving a 1.25 FAR spot zoning would result in damage to the surrounding communities and quality of life. This is public land and it appears BCHD intends to allow it to be used 100% for private developers. Their plans appear excessive and would result in over development of the area. Approval of the 1.25 FAR goes against the recommendations of the Planning Commission and GPAC and should not be allowed.

- Lynne Meehan

From: [Laura Zahn](#)
To: [CityClerk](#)
Cc: [James Light](#)
Subject: Agenda Item N1 -OPPOSE
Date: Tuesday, December 3, 2024 1:00:02 PM

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Regarding Agenda Item N1 I oppose adoption of the Addendum to the Final Program EIR for the General Plan as recommended by Staff. I oppose unfair spot Upzoning for BCHD a NON Public Safety organization.

The old 'South Bay Hospital District' at the time it was formed and built in the early 1950's

- *. With a Bond Measure
- *. From Mr Huntington's land
- * Under Emanate Domain
- *. By the tax paying residents
Of... Manhattan Beach,
Hermosa Beach
Redondo Beach

My sister who was born in 1952, myself in 1953, and my brother in 1954... ALL were born at Torrance Memorial because "our local Hospital" was not completed yet.

That Hospital unfortunately went under BUT the land and the buildings still belonged to the "people" of the three Beach Cities that took on that financial burden.

The Hospital Board ... decided to try and reinvent/revive the property and created a "New" name now called The Beach Cities Health District... however...it was still ONLY utilizing the bulk of their financial existence from the property taxes of the three original "Hospital Districts" cities were are Manhattan Beach, Hermosa, Redondo Beach.

The current Beach Cities Health District... organization, does not meet ANY of the requirements that the original "Hospital Districts" founding Documents indicated which were voter mandated.

IF Beach Cities Health District wants to EXPAND their operation and their "Services" beyond the foot-print of the three original taxed cities/Districts ... they are more than welcome to create their OWN non-Beach Cities Health District and call it something like... The Greater South Bay Health District and capture funds from ALL those Cities who's residents care to participate.

Beach Creep NO MORE... Three Beach Cities started it and three Beach Cities do not want to pay for non-residents use.

Laura Zahn
Beneficiary of the Kay T Zahn Revokable Trust
[REDACTED] Redondo Beach, CA 90278
[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [James Light](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Paige Kaluderovic](#); [Zein Obaqi](#); [Scott Behrendt](#); [Marc Wiener](#); [CityClerk](#)
Subject: AGENDA ITEM N-1: OPPOSE 1.25 FAR
Date: Tuesday, December 3, 2024 9:43:40 AM

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We OPPOSE the FAR 1.25 that the Redondo City Council is considering this evening.

1. This is public land which legally should **NOT** be used for private development.
2. The City Council is **elected to represent the citizenry**, not a developer with outside interests.
3. With such a shortage of public space in our overcrowded South Bay, there are many ways this land could be preserved for the enjoyment of future generations, rather than a highrise residential development that does **NOT** serve the citizens you are elected to serve.
4. The taxes collected from Beach Cities residents was meant for a hospital, NOT for a highrise residential development.
5. Abolish the tax! You councilmembers will be hailed as heroes. Anything that saves the citizens precious funds makes sense.
6. The only possible development needed, is health-related plans for the benefit of residents, NOT outside wealthy incomers.

WE OPPOSE the special designation of 1.25 FAR for Beach Cities Health District. To call themselves a HEALTH District, then put up high rise development is an contradiction in terms. There is nothing HEALTHY about that.

Sincerely,

Ann & Martin Gallagher

From: [v.minami](#)
To: [CityClerk](#)
Subject: BCHD
Date: Wednesday, November 27, 2024 9:54:24 AM

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Please note that I strongly OPPOSE the 1.25 FAR SPOT UPZONING of BCHD.

Virginia Minami

From: [Tim Ozenne](#)
To: [CityClerk](#); [Nils Nehrenheim](#); [Paige Kaluderovic](#); [Todd Loewenstein](#); [Scott Behrendt](#); [Zein Obagi](#); [Michael Webb](#); [Marc Wiener](#)
Subject: BCHD: Too FAR!
Date: Saturday, November 30, 2024 1:29:40 PM

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I understand that BCHD is asking RB to approve an increase in its allowable Floor Area Ratio. We oppose any such accommodation.

BCHD, then South Bay Health District, obtained land using eminent domain for the very specific purpose of building and operating a hospital to serve the area. Such hospitals failed very long ago, yet BCHD still rakes in tax dollars. Now we have BCHD proposing to create more monsters on the site, but no hospitals. The plan is to turn over the property to another party, disregarding the law about how such public properties are to be used. Then plan is to serve many who are not part of the BCHD territory so that more money can be made.

Meanwhile, BCHD has imagined all manner of health benefits from its mere existence and demanded that Redondo facilitate the development of its so-called healthy living campus. Anyone who has studied the data knows BCHD is inventing a false story to support its existence and expansion. Surely RB council members can ask for strong support from BCHD for its imagined health benefits. That seems not to be on the record.

I live a short distance east of the proposed real estate development. It will further dominate the hill where the abandoned hospital now sits. It will depress local property values--not a concern of BCHD, of course--and be grossly incompatible with local neighborhoods. Why enable this monster to expand and continue for decades? That doesn't seem to be in line with the goals of the RB Council. Is it?

Accordingly, I urge the Redondo Beach Council to deny any FAR increase sought by BCHD. Like others, BCHD needs to live within existing laws.

Thank you,
Tim Ozenne
Homeowner for 46 years too near BCHD's development

From: [annie wu](#)
To: [CityClerk](#)
Cc: [James Light](#); [Paige Kaluderovic](#); [Scott Behrendt](#); [Nils Nehrenheim](#); [Zein Obaqi](#); [Todd Loewenstein](#)
Subject: City Council Meeting (12/03) - Item N1
Date: Tuesday, December 3, 2024 12:07:12 PM

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Dear City Council Members,

Regarding Agenda Item N1, I OPPOSE adoption of the addendum to the Final Program EIR for the General Plan as recommended by staff. I OPPOSE UNFAIR SPOT UPZONING for BCHD.

Thank you,
Annie Wu

From: [Tom McGarry](#)
To: [James Light](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Paige Kaluderovic](#); [Zein Obagi](#); [Scott Behrendt](#); [CityClerk](#)
Subject: City Council Meeting
Date: Tuesday, December 3, 2024 9:47:33 AM

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"Regarding Agenda Item N1, I OPPOSE adoption of the addendum to the Final Program EIR for the General Plan as recommended by staff. I OPPOSE UNFAIR SPOT UPZONING for BCHD"

Tom McGarry
Redondo Beach

From: [Mike and Jill](#)
To: [James Light](#); [Paige Kaluderovic](#); [CityClerk](#)
Subject: Comment on Dec 3 Agenda Item N.1 (oppose 1.25 FAR)
Date: Friday, November 29, 2024 10:25:22 AM

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Mayor Light and Council Member Kaluderovic,

I oppose the BCHD spot up zoning to 1.25 FAR. I do not agree with the finding of Exhibit A -PEIR Final Addendum. I assess that the 1.25 FAR will enable BCHD to build a dramatically taller and larger building that will visually impact all of District 3 and neighboring Torrance.

I recommend instead that the council approve a BCHD spot up zoning to the current BCHD facility 0.75 FAR. This approach eliminates any current legal issues between the two Government organizations. It also does not preclude future BCHD spot up zoning FAR changes, up or down, as part of a future Redondo Beach Planning Commission and City Council review process.

Best Regards,
Mike Jamgochian
District 3
Redondo Beach

Cc to the City Clerk

From: [LINDA Zelik](#)
To: [CityClerk](#); [Scott Behrendt](#); [Todd Loewenstein](#); [Zein Obagi](#); [Paige Kaluderovic](#); [Nils Nehrenheim](#); [Marc Wiener](#); [Sean Scully](#)
Subject: Comment to R.B City Council
Date: Monday, December 2, 2024 4:33:05 PM

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Dear Members of Redondo City Council;

Please don't be bullied by BCHD's board! It is unconscionable that a special interest should pressure you to vote for something which goes against the best interests and desires of Redondo Beach and its residents.

1. The R.B City Commission's recommendation of a .5 FAR or, at most, the existing .77 FAR is more than enough for a NON-ESSENTIAL use of the property!
2. It should be illegal for a special interest to sue the Board's members for doing their jobs with integrity!
3. What BCHD is proposing goes against everything Redondo Beach stands for. This COMMERCIAL enormous structure they are pushing is unnecessary, and unwanted except to Tom Bakaly and his own special interest.
4. BCHD's bond was REJECTED by the Beach City voters. That spoke volumes!

Thank you for doing what is right,

Respectfully, Linda Zelik

From: [Tim Ozenne](#)
To: [CityClerk](#); [Scott Behrendt](#); [Todd Loewenstein](#); [Zein Obagi](#); [Paige Kaluderovic](#); [Nils Nehrenheim](#); [Marc Wiener](#); [Sean Scully](#)
Subject: FAR for BCHD Development?
Date: Monday, December 2, 2024 2:56:24 PM

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I **OPPOSE** the City Council taking action solely for the special treatment of BCHD. A major increase in FAR is not warranted or needed for their non-essential, non-emergency services. Enabling an oversized 1.25 FAR for BCHD, against the recommendations of the Planning Commission and GPAC, would be damaging to the character of the City and quality of life of residents.

BCHD continues to consume tax revenues but produces no benefits to the community. Its sole goal seems to be perpetuating itself. It is no accident that its recent bond proposal was soundly **defeated**. Its claims of health benefits are pure fraud; It offers no evidence of savings other than those from having a relatively wealthy population. It shuttered its hospital decades ago and has no plans to replace it. Beyond the promise of additional campaign contributions, what does BCHD offer its neighbors? Looks and smells like fraud.

Stop BCHD's efforts to control the Redondo council!

Tim Ozenne
48-year resident in the shadows of BCHD's project

From: [Frank Briganti](#)
To: [CityClerk](#)
Subject: Fwd: No Support for BCHD 1.25 FAR exemption!!
Date: Sunday, December 1, 2024 10:26:11 AM

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Please forward to Council members>
Thanks Dr. frank
Sent from my iPad

Begin forwarded message:

From: Frank Briganti [REDACTED]
Date: November 28, 2024 at 9:40:48 AM PST
To: paige.kaluderovic@redondo.org
Subject: No Support for BCHD 1.25 FAR exemption!!

BCHD is a commercial enterprise (TMH, LCM, Silverado, 52 leases,\$\$\$\$)
They Do Not serve the Beach City tax payers? Ex Allcove
Thanks Dr. Frank
Sent from my iPad

From: [Stop BCHD](#)
To: [CityClerk](#); [Michael Webb](#)
Cc: [Kevin Cody](#); [Nils Nehrenheim](#); [Paige Kaluderovic](#); [Todd Loewenstein](#); [Scott Behrendt](#); [Zein Obagi](#); [Garth Meyer](#)
Subject: Fwd: Public Comment and Communication to the City Attorney, Mayor and Planning Commissioners
Date: Wednesday, November 27, 2024 3:05:45 AM

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On October 15, 2024, the executive director of StopBCHD was denied the right to public comment on a non-agenda item by the Mayor and Councilmember Obagi. The comment was intended to be the deliberate false statement by BCHD Board Member Poster at the October 1, 2024 meeting as she attempted to mislead the Council regarding a non-existent admonishment of the Planning Commission by the City Attorney. No such event as represented in testimony by Ms. Poster wever occurred.

As the City's Youtube record shows (links below), both the Mayor and Council member jumped to conclusions and demonstrated bias in favor of BCHD and against StopBCHD. We believe both must be recused from any BCHD matters and decision voting based on this and other actions that have been provided in public comment.

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

From: **Mark Nelson (Home Gmail)** [REDACTED]
Date: Wed, Nov 13, 2024 at 8:42 PM
Subject: Fwd: Public Comment and Communication to the City Attorney, Mayor and Planning Commissioners
To: Michael Webb <michael.webb@redondo.org>

I am providing this for the record as well. After I was denied the opportunity to comment, it was yet another example of pro-BCHD bias. If you review the record, you will see that Councilmember Obagi chimed in as well. The record is becoming clearer that those against the FAR SPOT UPZONING are being denied due process.

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

From: **Mark Nelson (Home Gmail)** [REDACTED]
Date: Wed, Oct 16, 2024 at 2:41 PM
Subject: Public Comment and Communication to the City Attorney, Mayor and Planning Commissioners
To: Eleanor Manzano <cityclerk@redondo.org>
Cc: James Light <james.light@redondo.org>, Michael Webb <michael.webb@redondo.org>, Kevin Cody <kevin@easyreadernews.com>, <marc.wiener@redondo.org>

At the October 15, 2024 City Council Meeting, I was refused my right to address the non-Agenda Item of BCHD Board Member Vanessa Poster providing apparently false and misleading public testimony during the October 1, 2024 Council meeting. This can be witnessed at the link of the meeting at: <https://youtu.be/12pjmKfLa6M?t=10342> Through

clairvoyance, prejudice or some other method, the Mayor determined that my comment was on an agenda item and never sought to clarify. It was not. It was defending the Planning Commissioners from BCHD Board Member Poster's accusation during the 10/1/24 City Council meeting. I had a full 3-minute comment and it was silenced.

I know Mayor Light in passing, as we both served on the BCHD Community Working Group from early 2017 through the end of 2020. I am concerned that the Mayor might harbor a pro-BCHD bias that will prevent advocates for the surrounding neighborhoods from receiving the input that they are entitled to. If that is shown to be the case, discussions may need to ensue regarding his recusal from BCHD matters.

The Discussion that I intended to have before being denied my time regarded these facts:

Board Member Poster's Under Oath Public Testimony to the City Council 10/1/24

- BCHD Board Member Poster's false claim in her oral testimony is at the following link on the Official City of Redondo Beach Youtube site: <https://youtu.be/5uxFc9rONWc?t=14695>
- Poster claimed, "your Planning Commission has demonstrated their inexplicable (thank you Dency) abhorrence for BCHD so much so that your own lawyers had to remind them during a public meeting and on the record to stop targeting BCHD in their remarks"

Planning Director Marc Wiener's Guidance to the Audience Member During the 9/19/24 Planning Commission Meeting

- Immediately following BCHD CEO Bakaly's three minute public comment regarding BCHD, the Planning Director asked to provide the audience guidance from the City counsel as seen on the link: <https://youtu.be/iZJ11jWf4g8?t=6151>
- Wiener stated, "I've been reminded by the City attorney to make statement to the audience just to remind the audience is the purpose of tonight's hearing is about the general Plan update. It's not on Beach Cities Health District so really the focus is more broad on the entire city and this policy document that we're working on so I just would like every everybody to keep that in mind. Thank you."

Based on transcript searches (transcript provided from Google AI Youtube of 9/19/24 Planning Commission on 10/1/24 and 10/2/24 by email) there is no time during the 9/19/24 Planning Commission meeting when counsel addresses the Planning Commissioners and admonishes them for "targeting" BCHD.

Board Member Poster's response to a California Public Records Request stating that she relied on the recording of the 9/19/24 Planning Commission meeting when making her statement. Clearly, if that was the case, Board Member Poster willfully mischaracterized the 9/19/24 meeting in an effort to mislead the Council.

BCHD PRR Response

Please see below (in red) for the District's response to your public records request received 10/3/24 that reads:

Q. Speaking in her official capacity as an elected board member, Poster stated “your Planning Commission has demonstrated their inexplicable (thank you Dency) abhorrence for BCHD so much so that your own lawyers had to remind them during a public meeting and on the record to stop targeting BCHD in their remarks.”

Provide the documents relied upon by Board member Poster to make such an accusation regarding the Planning Commissioners.

A. Please see the [September 19, 2024, Redondo Beach Planning Commission meeting video: Click Her](#)

REQUESTED REMEDY FOR DENIAL OF NON-AGENDA COMMENT TIME

Due to my denied time for input, I was required to make my statement during the inappropriate time of the 1.25 FAR discussion. As a result, I was denied 3 minutes of valuable public testimony time.

I proposed that I be allowed during non-Agenda comments on 10/29/24 to have two 3-minute periods as a remedy. The first period will be a full, 3-minute presentation of my planned discussion of Poster's actions. The second 3 minute period will be relevant to a non-Agenda item if used.

The City Council meetings are generally very fair and balanced. I have been in Council meetings since the 1990s until 4AM and have presented to the Council in my role as an executive at SCE and a consultant for Sempra, the parent of SoCal Gas. I was an ardent objector to the scale and lack of mitigation of the Heart of the City and had numerous Op-Ed and Letters published in the Copley papers.

This was generally an anomaly in my view, but, it had negative consequences and highlights a potential pro-BCHD implicit bias of the Mayor. We must be vigilant to assure that BCHD is not again treated in a preference manner, nor the public treated in a discriminatory manner.

Mark Nelson
Retired Executive, EIX Companies
Retired Executive Consultant, Sempra Companies
Expert Witness

From: [Stop BCHD](#)
To: [CityClerk](#); [Zein Obagi](#); [Nils Nehrenheim](#); [Paige Kaluderovic](#); [Todd Loewenstein](#); [Scott Behrendt](#); [Michael Webb](#); [Marc Wiener](#); [Sean Scully](#)
Cc: [Kevin Cody](#); [Garth Meyer](#)
Subject: Group Letter of 74 Commenters - Oppose N1/Oppose BCHD 1.25 FAR Upzoning
Date: Tuesday, December 3, 2024 10:56:10 AM

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This letter of opposition to BCHD's lawsuit-threatened SPOT UPZONING is provided as a public comment and to avoid flooding email boxes of the Council at the specific request of a councilmember.

Subject: OPPOSE AGENDA ITEM N1 - OPPOSE BCHD SPOT UPZONING TO 1.25 FAR, SUPPORT PLANNING COMMISSION RECOMMENDED 0.5 FAR FOR ALL NON-PUBLIC SAFETY P-I LAND USES

Mayor, Council, City Attorney, Planning Director:

We oppose the spot upzoning of BCHD to 1.25 FAR for the following, documented reasons demonstrating that 1.25 FAR will damage surrounding neighborhoods, character, property values and fail to provide the benefits that voters intended when the District was established for the benefit of the “residents who reside” within the District:

BCHD proposed spot upzoned 1.25 FAR is inconsistent with the surrounding 0.5 FAR Commercial and 0.3-0.4 FAR equivalent Residential and in clear opposition of RBMC 10-2.2502 Planning Commission Design Review text that states its intent to “protect property values”.

Statistical analysis demonstrates that Redondo Beach property values within one-half mile of BCHD are nearly \$105M lower than they would be otherwise for the given property characteristics.

<https://www.stopbchd.com/post/redondo-beach-property-value-impacts-within-1-2-mile-of-bchd-104-7m-loss>

Statistical analysis demonstrates that Torrance property values within one-half mile of BCHD are nearly \$74M lower than they would be otherwise for the given property characteristics.

<https://www.stopbchd.com/post/torrance-property-value-impacts-within-1-2-mile-of-bchd-73-8m-loss>

The Prospect Avenue site was condemned by the Hospital District for a publicly owned and operated emergency hospital for the benefit of the “residents who reside” within the District, based on District legal pleadings.

<https://www.stopbchd.com/post/bchd-must-be-denied-1-25-far-since-it-services-80-to-95-non-residents>

The South Bay Hospital failed in 1984 and was converted to a lease facility with a private operator. At that time, surrounding property was no longer benefiting for the deal struck by voters to provide a publicly owned hospital.

<http://blogs.dailybreeze.com/history/2015/12/05/beach-cities-dont-take-no-for-an-answer-in-bid-to-create-south-bay-hospital/>

In 1998, the renter and operator of the Hospital Building ceased operation. At that time the

surrounding property was no longer gaining any benefit from the stated District use of an emergency hospital for the “residents who reside” within the District.

<https://www.latimes.com/archives/la-xpm-1998-mar-31-me-34566-story.html>

The District has lost its most foundational document, the language of its formation approval. As such, the next most contemporaneous document is its Superior Court filing for condemnation of the Prospect Avenue land parcel(s).

Per South Bay Hospital District Superior Court Pleading INGL-C1594, the District’s authority is for the “residents who reside” within the District.

<https://www.stopbchd.com/post/bchd-must-be-denied-1-25-far-since-it-services-80-to-95-non-residents>

Per LALAFCO at the BCHD MSR hearing, BCHD has no prohibition in law to placing restrictions on programs that require proof of Residency.

Per LALAFCO, BCHD’s sphere of influence has been reduced the three Beach Cities effective in the 2022 MSR.

Per BCHD, it has two programs that require proof of Residency, demonstrating that services can be limited to residents, compliant with the District’s Superior Court Pleading.

BCHD is a P-I land use, however per BCHD’s own proposal and data, it plans development of a 100% private developer to service 80% non-residents of the District on 100% public land.

<https://www.stopbchd.com/post/step-by-step-bchd-s-80-6-non-resident-assisted-living-plan>

BCHD is a P-I land use, however per BCHD and State data, BCHD taxpayers are obligated to provide allcove services for a minimum of 30-years to 91% non-residents from LA County SPA8 without any operating funding page June 2026.

<https://www.stopbchd.com/post/step-by-step-bchd-s-91-3-non-resident-spa8-allcove-service-area>

BCHD is a P-I land use, however per BCHD’s investment banker Cain Bros., BCHD plans to service 95% non-resident enrollees in its proposed PACE program.

<https://www.stopbchd.com/post/step-by-step-95-of-bchd-s-hlc-pace-enrollees-will-be-non-residents>

BCHD Board Member Poster attempted to mislead the Council at the October 1, 2024 meeting at timestamp 4:04:57 by stating that the City Attorney staff had admonished the Planning Commissioners for targeting BCHD. No such event ever occurred.

<https://youtu.be/ZiFGHsOK6qw?t=14697>

<https://www.stopbchd.com/post/bchd-board-member-poster-published-her-deliberately-misleading-statement-to-the-city-council-in-adva>

BCHD answered a CPRA request and stated that Board Member Poster relied on the October 19, 2024 City YouTube of the Planning Commission meeting. No such supporting statement exists in the record.

Planning Director Wiener made a statement to the audience at 1:42:29 in the City YouTube recording following CEO Bakaly 3-minute public testimony about BCHD. The Planning Director specifically addressed the audience (stating it twice) that the audience should limit comments to the broader General Plan topic. No admonition to the Planning Commissioners is stated nor implied.

https://youtu.be/gzNyHpRqs_M?t=6149

Any comments or testimony by BCHD Board or Executives should be submitted in advance and fact

checked for the protection of the public to avoid further episodes of misleading the Council.

Statistical analysis shows that BCHD does not impact health outcomes in the Beach Cities using the Gallup methodology for measurement of Health Outcome value and the cooperation of the LA County Department of Public Health and its 2023 survey of health for Cities in LA County SPA8. <https://www.stopbchd.com/post/statistical-analysis-shows-bchd-had-no-impact-on-health-outcomes-in-the-beach-cities>

Statistical analysis of LA County Department of Public Health data shows that average household income is the primary, 92.7% explanatory driver of health outcomes as monetized with the Gallup methodology. <https://www.stopbchd.com/post/statistical-analysis-shows-beach-cities-health-outcomes-similar-to-other-high-income-local-cities>
<https://www.stopbchd.com/post/statistical-analysis-shows-bchd-had-no-impact-on-health-outcomes-in-the-beach-cities>

Provided as public comment to the City prior to the December 3, 2024 public meeting.

Commenter	Members
Aileen Pavlin	1
Alan Israel	1
Amy Russell	1
Babette Wald	1
Bethany Johnson	1
Carl Paquette	2
D & A Evan	4
Daryl Boyd	4
Gennaro Pupa	1
Geoff Gilbert	4
Henry and Patricia Orzynski	2
Jeff Earnest	1
Jill Klausen	2
Jim Burschinger	1
K Allen	2
Laura Woolsey	1
Lisa Falk	1
[REDACTED]	1
Marci Guillermo	1
Marcia Gehrt	1
[REDACTED]	1
Mark Nelson	2
Martin Falk	2
Melanie Cohen	1
Michelle Wachtford	1
Mike Jamgochian	2
Monika Olmos	1
Pam Absher	2

Peter Yee	2
Phillip DeWolf	1
Phillips Lee	1
RA Loeffler	2
Rosann Taylor	1
Sara Martin	2
[REDACTED]	1
Sinsheimers	2
[REDACTED]	1
Steve & Rosemary	2
Steve Morse	1
T E Nelson	2
T Hansen	2
The Patels	2
Tim Ozenne	2
Tom McGarry	2
Warren Croft	1
William and Vivian Shanney	2
Total	74

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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: [Kelley Daily](#)
To: [CityClerk](#); [James Light](#); [Todd Loewenstein](#); [Nils Nehrenheim](#); [Paige Kaluderovic](#); [Zein Obagi](#); [Scott Behrendt](#)
Subject: Help Preserve BCHD with your vote. Please
Date: Tuesday, December 3, 2024 3:33:31 AM

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

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

Hello,

Below is how this resident feels about tonight's city council vote:

Since moving to Redondo Beach from Torrance two years ago my health has improved dramatically due to BCHD.

It was the closest gym to my place. They taught me how to eat right, exercise, and yoga in a wonderful clean facility where I felt comfortable and that I could afford. I have never had a resource quite like this one, (it is not just a gym,) anywhere I have lived. My bloodwork is now perfect and my doctor took me off cholesterol and blood pressure meds. Not bad for the age of 58!

I see the teens using allcove while at the building. I see the seniors that have built a real strong community and are thriving there too. Both of those groups will have no other options, no place to go if we do not support BCHD.

It is one of the things making me most proud of living here.

Please know that group that fights it with misinformation is influencing people unrightly. Please look at and vote on what many of us, less loud yet better informed and familiar with the situation believe.

I SUPPORT adoption of the addendum to the Final Program EIR for the General Plan as recommended by staff. I SUPPORT a uniform 1.25 FAR for BCHD and all public institutions

Thank you for listening.

Kelley Daily

Sent from my iPhone

From: [Calif... Xr650I](#)
To: [CityClerk](#)
Subject: I support the Far Upzoning
Date: Wednesday, November 27, 2024 9:29:49 AM

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

The anti BCHD are very selfish and Ego Centric. I support the upgrade making it better for our community
Eugene Lane
65 year Redondo Resident
And family longer

From: [Patty Bellas](#)
To: [CityClerk](#)
Cc: [Scott Behrendt](#); [James Light](#); [Nils Nehenheim](#); [Todd Loewenstein](#); [Paige Kaluderovic](#); [Zein Obagi](#)
Subject: Important comment on item N1 for tonight's meeting
Date: Tuesday, December 3, 2024 12:05:24 PM

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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To the Redondo Beach City Clerk and City Council,

As health professionals and community health advocates living in the Beach Cities, we SUPPORT adoption of the addendum to the Final Program EIR for the General Plan as recommended by staff and presented on agenda item N1. We SUPPORT a uniform 1.25 FAR for BCHD and all public institutions.

A 1.25 FAR is a critical factor to ensure that the BCHD is able to continue its many health and wellness programs. The BCHD has been on the forefront of addressing community health care needs and supporting our youth, families, and seniors.

A recent article published in the Journal of the American Medical Association (JAMA) highlights findings from the National Academies of Sciences, Engineering and Medicine regarding deficiencies in our current health care system in addressing the critical health and mental health needs of our youth and families.

Per the report, "The US currently ranks at the bottom among wealthy nations on the mental well-being, physical health, and academic and social skills of children.- Transformation of health care for children, youth, and families requires active involvement of children, families, and communities in all aspects of care and program design,... Well-documented examples of community-based team care involving parents and youth have helped transform health care to better promote the health and well-being of younger populations,... and It should include collaboration in coproduction and extend to peer and near-peer models of services." The current allcove model of care is an important means of addressing many of the issues listed in the report.

Beach Cities Health District has served as a leader in improving access to care by bringing allcove Beach Cities to our community. The allcove model was inspired by Stanford University and international models of youth services. It creates a stand-alone, "one-stop-shop" health center that provides a welcoming space for youth and families to gain easy access to a range of mental health, physical health, substance use, peer support, family support and supportive education and employment services. Following the concept of "coproduction", allcove Beach Cities was co-designed by young people through a youth advisory group. It focuses on prevention, screening and early intervention services, builds youth and family resilience, increases early help-seeking, reduces stigma and increases mental health literacy.

As leaders of Redondo Beach, we urge you to carefully consider the valuable

contributions BCHD makes for our community and ask you to SUPPORT a uniform 1.25 FAR for BCHD and all public institutions so that the Beach Cities Health District may continue this important work.

Sincerely,

Patricia Bellas MD, MPH, 2216B Graham Ave, Redondo Beach, 90278

Eugenie Lewis, LCSW MSW, MHSA, 2202B Curtis Avenue, Redondo Beach 990278

Citations:

• **Child Health Care at a Crossroads—A Report from the National Academies of Sciences, Engineering, and Medicine.**

Kelleher KJ, Perrin JM, Schuck J, Cheng TL. Child Health Care at a Crossroads—A Report From the National Academies of Sciences, Engineering, and Medicine.

JAMA. Published online November 27, 2024. doi:10.1001/jama.2024.24790

[https://jamanetwork.com/journals/jama/fullarticle/2827204?](https://jamanetwork.com/journals/jama/fullarticle/2827204?guestAccessKey=8a7f51b0-abd6-4c52-b232-3e4cc1136fa3&utm_source=silverchair&utm_medium=email&utm_campaign=article_alert-jama&utm_content=olf&utm_term=112724&adv=null)

[guestAccessKey=8a7f51b0-abd6-4c52-b232-](https://jamanetwork.com/journals/jama/fullarticle/2827204?guestAccessKey=8a7f51b0-abd6-4c52-b232-3e4cc1136fa3&utm_source=silverchair&utm_medium=email&utm_campaign=article_alert-jama&utm_content=olf&utm_term=112724&adv=null)

[3e4cc1136fa3&utm_source=silverchair&utm_medium=email&utm_campaign=artic](https://jamanetwork.com/journals/jama/fullarticle/2827204?guestAccessKey=8a7f51b0-abd6-4c52-b232-3e4cc1136fa3&utm_source=silverchair&utm_medium=email&utm_campaign=article_alert-jama&utm_content=olf&utm_term=112724&adv=null)

[le_alert-jama&utm_content=olf&utm_term=112724&adv=null](https://jamanetwork.com/journals/jama/fullarticle/2827204?guestAccessKey=8a7f51b0-abd6-4c52-b232-3e4cc1136fa3&utm_source=silverchair&utm_medium=email&utm_campaign=article_alert-jama&utm_content=olf&utm_term=112724&adv=null)

• **Improving the Health and Wellbeing of Children and Youth through Health Care System Transformation: Report Release Webinar**

[https://www.nationalacademies.org/event/43671_09-2024_improving-the-health-](https://www.nationalacademies.org/event/43671_09-2024_improving-the-health-and-wellbeing-of-children-and-youth-through-health-care-system-transformation-report-release-webinar)

[and-wellbeing-of-children-and-youth-through-health-care-system-transformation-](https://www.nationalacademies.org/event/43671_09-2024_improving-the-health-and-wellbeing-of-children-and-youth-through-health-care-system-transformation-report-release-webinar)

[report-release-webinar](https://www.nationalacademies.org/event/43671_09-2024_improving-the-health-and-wellbeing-of-children-and-youth-through-health-care-system-transformation-report-release-webinar)

From: [REDACTED]
To: [CityClerk](#)
Subject: In opposition of BCHD FAR 1.25
Date: Monday, December 2, 2024 8:45:03 PM

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Regarding ITEM N1.1

OPPOSE adoption of the addendum to the
Final Program EIR for the General Plan as
Recommended by staff. I OPPOSE UNFAIR
SPOT UPZONING for BCHD.

From: [REDACTED]
To: [CityClerk](#)
Subject: In opposition of BCHD FAR 1.25
Date: Monday, December 2, 2024 8:45:03 PM

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Regarding ITEM N1.1

OPPOSE adoption of the addendum to the
Final Program EIR for the General Plan as
Recommended by staff. I OPPOSE UNFAIR
SPOT UPZONING for BCHD.

From: [Stefan Ecklund](#)
To: [CityClerk](#); [Scott Behrendt](#); [Todd Loewenstein](#); [Zein Obagi](#); [Paige Kaluderovic](#); [Nils Nehrenheim](#); [Marc Wiener](#); [Sean Scully](#)
Subject: Item N1 - Public Comments - Oppose a FAR of 1.25 for BCHD
Date: Sunday, December 1, 2024 2:07:19 PM

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Honorable Councilmembers,

I OPPOSE the City Council taking action solely for the special treatment of BCHD. A major increase in FAR is not warranted or needed for their non-essential, non-emergency services. Enabling an oversized 1.25 FAR for BCHD, against the recommendations of the Planning Commission and GPAC, would be damaging to the character of the City and quality of life of residents.

Stefan Ecklund

From: [Stephanie Ishioka](#)
To: [CityClerk](#); [Scott Behrendt](#); [Todd Loewenstein](#); [Zein Obagi](#); [Paige Kaluderovic](#); [Nils Nehrenheim](#); [Marc Wiener](#); [Sean Scully](#)
Subject: Item N1 - Public Comments - Oppose a FAR of 1.25 for BCHD
Date: Monday, December 2, 2024 3:12:21 PM

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

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

I OPPOSE the City Council taking action solely for the special treatment of BCHD. A major increase in FAR is not warranted or needed for their non-essential, non-emergency services. Enabling an oversized 1.25 FAR for BCHD, against the recommendations of the Planning Commission and GPAC, would be damaging to the character of the City and quality of life of residents.

Thank you.
-Stephanie Ishioka

From: [Joyce Stauffer](#)
To: [CityClerk](#); [Scott Behrendt](#); [Todd Loewenstein](#); [Zein Obagi](#); [Paige Kaluderovic](#); [Nils Nehrenheim](#); [Marc Wiener](#); [Sean Scully](#); [Ann Gallagher](#); [Joan Hardy](#); [Rosalba Laveaga](#); [sandie McDonald](#); [Judy Scott](#); [Fran Vander Stucken](#)
Subject: Item N1 - Public Comments - Oppose a FAR of 1.25 for BCHD
Date: Tuesday, December 3, 2024 9:59:28 AM

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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I OPPOSE the City Council taking action solely for the special treatment of BCHD. A major increase in FAR is not warranted or needed for their non-essential, non-emergency services. Enabling an oversized 1.25 FAR for BCHD, against the recommendations of the Planning Commission and GPAC, would be damaging to the character of the City and quality of life of residents.

As residence of Torrance, our quality of life would be greatly impacted by BCHD actions. We ask that you consider our concerns.

Joyce Stauffer

[REDACTED]
Torrance, 90503

From: [JOHN STAUFFER](#)
To: [CityClerk](#); [Scott Behrendt](#); [Todd Loewenstein](#); [Zein Obagi](#); [Paige Kaluderovic](#); [Nils Nehrenheim](#); [Marc Wiener](#); [Sean Scully](#); [Ann Gallagher](#); [Joan Hardy](#); [Rosalba Laveaga](#); [sandie McDonald](#); [Judy Scott](#); [Fran Vander Stucken](#)
Subject: Item N1 - Public Comments - Oppose a FAR of 1.25 for BCHD
Date: Tuesday, December 3, 2024 9:59:30 AM

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

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As residence of Torrance, our quality of life would be greatly impacted by BCHD actions. We ask that you consider our concerns.

John Stauffer

[REDACTED]
Torrance, 90503

From: [Stephen Parker](#)
To: [CityClerk](#)
Subject: listen to the voters please
Date: Wednesday, November 27, 2024 1:27:12 PM

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I OPPOSE the 1.25 FAR SPOT UPZONING
Stop BCHD's intention to railroad this through

George Stephen Parker

[REDACTED]

RB

[REDACTED]

From: [Richard Loeffler](#)
To: [CityClerk](#); [Zein Obaqi](#); [Nils Nehrenheim](#); [Sean Scully](#); [Paige Kaluderovic](#); [Todd Loewenstein](#); [Scott Behrendt](#); [Marc Wiener](#)
Subject: NO ON BCHD FAR 1.25 UPZONE
Date: Sunday, December 1, 2024 9:58:48 PM

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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

Subject: OPPOSE AGENDA ITEM N1 - OPPOSE BCHD SPOT UPZONING TO 1.25 FAR, SUPPORT PLANNING COMMISSION RECOMMENDED 0.5 FAR FOR ALL NON-PUBLIC SAFETY P-I LAND USES

Mayor, Council, City Attorney, Planning Director:

We oppose the spot upzoning of BCHD to 1.25 FAR for the following, documented reasons demonstrating that 1.25 FAR will damage surrounding neighborhoods, character, property values and fail to provide the benefits that voters intended when the District was established for the benefit of the “residents who reside” within the District:

BCHD proposed spot upzoned 1.25 FAR is inconsistent with the surrounding 0.5 FAR Commercial and 0.3-0.4 FAR equivalent Residential and in clear opposition of RBMC 10-2.2502 Planning Commission Design Review text that states its intent to “protect property values”.

Statistical analysis demonstrates that Redondo Beach property values within one-half mile of BCHD are nearly \$105M lower than they would be otherwise for the given property characteristics.
<https://www.stopbchd.com/post/redondo-beach-property-value-impacts-within-1-2-mile-of-bchd-104-7m-loss>

Statistical analysis demonstrates that Torrance property values within one-half mile of BCHD are nearly \$74M lower than they would be otherwise for the given property characteristics.
<https://www.stopbchd.com/post/torrance-property-value-impacts-within-1-2-mile-of-bchd-73-8m-loss>

The Prospect Avenue site was condemned by the Hospital District for a publicly owned and operated emergency hospital for the benefit of the “residents who reside” within the District, based on District legal pleadings.
<https://www.stopbchd.com/post/bchd-must-be-denied-1-25-far-since-it-services-80-to-95-non-residents>

The South Bay Hospital failed in 1984 and was converted to a lease facility with a private operator. At that time, surrounding property was no longer benefiting for the deal struck by voters to provide a publicly owned hospital.
<http://blogs.dailybreeze.com/history/2015/12/05/beach-cities-dont-take-no-for-an-answer-in-bid-to-create-south-bay-hospital/>

In 1998, the renter and operator of the Hospital Building ceased operation. At that time the surrounding property was no longer gaining any benefit from the stated District use of an emergency hospital for the “residents who reside” within the District.
<https://www.latimes.com/archives/la-xpm-1998-mar-31-me-34566-story.html>

The District has lost its most foundational document, the language of its formation approval. As such, the next most contemporaneous document is its Superior Court filing for condemnation of the Prospect Avenue land parcel(s).

Per South Bay Hospital District Superior Court Pleading INGL-C1594, the District's authority is for the "residents who reside" within the District.

<https://www.stopbchd.com/post/bchd-must-be-denied-1-25-far-since-it-services-80-to-95-non-residents>

Per LALAFCO at the BCHD MSR hearing, BCHD has no prohibition in law to placing restrictions on programs that require proof of Residency.

Per LALAFCO, BCHD's sphere of influence has been reduced the three Beach Cities effective in the 2022 MSR.

Per BCHD, it has two programs that require proof of Residency, demonstrating that services can be limited to residents, compliant with the District's Superior Court Pleading.

BCHD is a P-I land use, however per BCHD's own proposal and data, it plans development of a 100% private developer to service 80% non-residents of the District on 100% public land.

<https://www.stopbchd.com/post/step-by-step-bchd-s-80-6-non-resident-assisted-living-plan>

BCHD is a P-I land use, however per BCHD and State data, BCHD taxpayers are obligated to provide allcove services for a minimum of 30-years to 91% non-residents from LA County SPA8 without any operating funding page June 2026.

<https://www.stopbchd.com/post/step-by-step-bchd-s-91-3-non-resident-spa8-allcove-service-area>

BCHD is a P-I land use, however per BCHD's investment banker Cain Bros., BCHD plans to service 95% non-resident enrollees in its proposed PACE program.

<https://www.stopbchd.com/post/step-by-step-95-of-bchd-s-hlc-pace-enrollees-will-be-non-residents>

BCHD Board Member Poster attempted to mislead the Council at the October 1, 2024 meeting at timestamp 4:04:57 by stating that the City Attorney staff had admonished the Planning Commissioners for targeting BCHD. No such event ever occurred.

<https://youtu.be/ZiFGHsOK6qw?t=14697>

<https://www.stopbchd.com/post/bchd-board-member-poster-published-her-deliberately-misleading-statement-to-the-city-council-in-adva>

BCHD answered a CPRA request and stated that Board Member Poster relied on the October 19, 2024 City YouTube of the Planning Commission meeting. No such supporting statement exists in the record.

Planning Director Wiener made a statement to the audience at 1:42:29 in the City YouTube recording following CEO Bakaly 3-minute public testimony about BCHD. The Planning Director specifically addressed the audience (stating it twice) that the audience should limit comments to the broader General Plan topic. No admonition to the Planning Commissioners is stated nor implied.

https://youtu.be/gzNyHpRqs_M?t=6149

Any comments or testimony by BCHD Board or Executives should be submitted in advance and fact checked for the protection of the public to avoid further episodes of misleading the Council.

Statistical analysis shows that BCHD does not impact health outcomes in the Beach Cities using the

Gallup methodology for measurement of Health Outcome value and the cooperation of the LA County Department of Public Health and its 2023 survey of health for Cities in LA County SPA8. <https://www.stopbchd.com/post/statistical-analysis-shows-bchd-had-no-impact-on-health-outcomes-in-the-beach-cities>

Statistical analysis of LA County Department of Public Health data shows that average household income is the primary, 92.7% explanatory driver of health outcomes as monetized with the Gallup methodology.

<https://www.stopbchd.com/post/statistical-analysis-shows-beach-cities-health-outcomes-similar-to-other-high-income-local-cities>

<https://www.stopbchd.com/post/statistical-analysis-shows-bchd-had-no-impact-on-health-outcomes-in-the-beach-cities>

Provided as public comment to the City prior to the December 3, 2024 public meeting.

From: [Rosann Taylor](#)
To: [CityClerk](#)
Cc: [Todd Loewenstein](#); [Geoff Gilbert](#)
Subject: Oppose 1.25 FAR for BCHD
Date: Monday, December 2, 2024 10:36:45 PM

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

Regarding Agenda Item N1, I OPPOSE adoption of the addendum to the Final Program EIR for the General Plan as recommended by staff. I OPPOSE the 1.25 FAR for BCHD.

A 1.25 FAR would allow BCHD to build one of the tallest buildings around. In addition, it would be built on a hill making it even more prominent. It will tower over the community and be visible for miles. The tall building is for a RCFE (residential care for the elderly) facility to be built by private developers on public land for their profit. It will decrease property values of the nearby homeowners.

This use of public land for the RCFE has not been approved. In addition, BCHD has other plans for the future which include an 8 story parking garage. Granting them a 1.25 FAR will open the door to future overdevelopment.

Granting BCHD a FAR of 1.25 will set a precedence for all other organizations in the community. The Planning Commission's vision for Redondo Beach will erode.

BCHD states they need this building to generate revenue to maintain their programs. There are other ways to generate revenue that could be considered. This is not the only solution. The threat that they will have to close the gym or shut down other programs is not warranted.

BCHD can utilize existing resources and run their operation within their budget as they are currently. They don't need to tear down the 514 building and create open space in the interior of the campus. They should not be allowed to build out to the edges of the property and cause the neighbors distress.

Ask BCHD to consider alternatives and to design within the 0.5 FAR guidelines.

Thank you for your consideration.

**Rosann Taylor
homeowner
Diamond St.**

From: [Marcia Gehrt](#)
To: [Sean Scully](#); [CityClerk](#); [Nils Nehrenheim](#); [Zein Obaqi](#); [Marc Wiener](#); [Paige Kaluderovic](#); [Scott Behrendt](#)
Subject: Oppose a FAR of 1.25 for BCHD
Date: Tuesday, December 3, 2024 8:31:27 AM

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

We strongly oppose the change of the FAR to 1.25 proposed by BCHD. By accepting this spot zoning request you would be allowing the density of both commercial and industrial zones to a level five times greater than the average for public land in the City. The bond measure spoke loud and clear in its defeat that the residents who you represent do not want this structure. You need to carry out the wishes of the residents in the city and vote against this increase in FAR.

Thank you,

Marcia and Carl Gehrt

From: [Skye](#)
To: [CityClerk](#)
Cc: [James Light](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Paige Kaluderovic](#); [Zein Obagi](#); [Scott Behrendt](#); [Marc Wiener](#)
Subject: OPPOSE Agenda Item N1
Date: Tuesday, December 3, 2024 9:15:04 AM

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Regarding Agenda Item N1, I OPPOSE adoption of the addendum to the Final Program EIR for the General Plan as recommended by staff. BCHD veil threats to sue and complaints of being targeted, and now desire for special treatment is reprehensible. Please do not acquiesce to their ever-changing demands. Protect the future generations of Redondo Beach residents.

Thank you.

From: [Support Far50](#)
To: [CityClerk](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Marc Wiener](#); [Paige Kaluderovic](#); [Scott Behrendt](#); [Sean Scully](#); [Zein Obagi](#); [Michael Webb](#)
Subject: OPPOSE BCHD 1.25FAR and Oppose Agenda N1RB 12/3/2024 Meeting Public Comment
Date: Friday, November 29, 2024 8:00:09 AM

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

Subject: OPPOSE AGENDA ITEM N1 - OPPOSE BCHD SPOT UPZONING TO 1.25 FAR, SUPPORT PLANNING COMMISSION RECOMMENDED 0.5 FAR FOR ALL NON-PUBLIC SAFETY P-I LAND USES

Mayor, Council, City Attorney, Planning Director:

We oppose the spot upzoning of BCHD to 1.25 FAR for the following, documented reasons demonstrating that 1.25 FAR will damage surrounding neighborhoods, character, property values and fail to provide the benefits that voters intended when the District was established for the benefit of the “residents who reside” within the District:

BCHD proposed spot upzoned 1.25 FAR is inconsistent with the surrounding 0.5 FAR Commercial and 0.3-0.4 FAR equivalent Residential and in clear opposition of RBMC 10-2.2502 Planning Commission Design Review text that states its intent to “protect property values”.

Statistical analysis demonstrates that Redondo Beach property values within one-half mile of BCHD are nearly \$105M lower than they would be otherwise for the given property characteristics.
<https://www.stopbchd.com/post/redondo-beach-property-value-impacts-within-1-2-mile-of-bchd-104-7m-loss>

Statistical analysis demonstrates that Torrance property values within one-half mile of BCHD are nearly \$74M lower than they would be otherwise for the given property characteristics.
<https://www.stopbchd.com/post/torrance-property-value-impacts-within-1-2-mile-of-bchd-73-8m-loss>

The Prospect Avenue site was condemned by the Hospital District for a publicly owned and operated emergency hospital for the benefit of the “residents who reside” within the District, based on District legal pleadings.
<https://www.stopbchd.com/post/bchd-must-be-denied-1-25-far-since-it-services-80-to-95-non-residents>

The South Bay Hospital failed in 1984 and was converted to a lease facility with a private operator. At that time, surrounding property was no longer benefiting for the deal struck by voters to provide a publicly owned hospital.
<http://blogs.dailybreeze.com/history/2015/12/05/beach-cities-dont-take-no-for-an-answer-in-bid-to-create-south-bay-hospital/>

In 1998, the renter and operator of the Hospital Building ceased operation. At that time the surrounding property was no longer gaining any benefit from the stated District use of an emergency hospital for the “residents who reside” within the District.
<https://www.latimes.com/archives/la-xpm-1998-mar-31-me-34566-story.html>

The District has lost its most foundational document, the language of its formation approval. As

such, the next most contemporaneous document is its Superior Court filing for condemnation of the Prospect Avenue land parcel(s).

Per South Bay Hospital District Superior Court Pleading INGL-C1594, the District's authority is for the "residents who reside" within the District.

<https://www.stopbchd.com/post/bchd-must-be-denied-1-25-far-since-it-services-80-to-95-non-residents>

Per LALAFCO at the BCHD MSR hearing, BCHD has no prohibition in law to placing restrictions on programs that require proof of Residency.

Per LALAFCO, BCHD's sphere of influence has been reduced the three Beach Cities effective in the 2022 MSR.

Per BCHD, it has two programs that require proof of Residency, demonstrating that services can be limited to residents, compliant with the District's Superior Court Pleading.

BCHD is a P-I land use, however per BCHD's own proposal and data, it plans development of a 100% private developer to service 80% non-residents of the District on 100% public land.

<https://www.stopbchd.com/post/step-by-step-bchd-s-80-6-non-resident-assisted-living-plan>

BCHD is a P-I land use, however per BCHD and State data, BCHD taxpayers are obligated to provide allcove services for a minimum of 30-years to 91% non-residents from LA County SPA8 without any operating funding page June 2026.

<https://www.stopbchd.com/post/step-by-step-bchd-s-91-3-non-resident-spa8-allcove-service-area>

BCHD is a P-I land use, however per BCHD's investment banker Cain Bros., BCHD plans to service 95% non-resident enrollees in its proposed PACE program.

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BCHD Board Member Poster attempted to mislead the Council at the October 1, 2024 meeting at timestamp 4:04:57 by stating that the City Attorney staff had admonished the Planning Commissioners for targeting BCHD. No such event ever occurred.

<https://youtu.be/ZiFGHsOK6qw?t=14697>

<https://www.stopbchd.com/post/bchd-board-member-poster-published-her-deliberately-misleading-statement-to-the-city-council-in-adva>

BCHD answered a CPRA request and stated that Board Member Poster relied on the October 19, 2024 City YouTube of the Planning Commission meeting. No such supporting statement exists in the record.

Planning Director Wiener made a statement to the audience at 1:42:29 in the City YouTube recording following CEO Bakaly 3-minute public testimony about BCHD. The Planning Director specifically addressed the audience (stating it twice) that the audience should limit comments to the broader General Plan topic. No admonition to the Planning Commissioners is stated nor implied.

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Statistical analysis shows that BCHD does not impact health outcomes in the Beach Cities using the Gallup methodology for measurement of Health Outcome value and the cooperation of the LA County Department of Public Health and its 2023 survey of health for Cities in LA County SPA8.

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Provided as public comment to the City prior to the December 3, 2024 public meeting.

From: [Terry Thomas](#)
To: [Nils Nehrenheim](#); [Todd Loewenstein](#); cityclerk@citymb.info; [CityClerk](#); [Michael Webb](#); [Zein Obagi](#); [Scott Behrendt](#); [Paige Kaluderovic](#)
Subject: Oppose BCHD FAR UPZONE TO 1.25
Date: Sunday, December 1, 2024 9:52:42 PM

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

Subject: OPPOSE AGENDA ITEM N1 - OPPOSE BCHD SPOT UPZONING TO 1.25 FAR, SUPPORT PLANNING COMMISSION RECOMMENDED 0.5 FAR FOR ALL NON-PUBLIC SAFETY P-I LAND USES

Mayor, Council, City Attorney, Planning Director:

We oppose the spot upzoning of BCHD to 1.25 FAR for the following, documented reasons demonstrating that 1.25 FAR will damage surrounding neighborhoods, character, property values and fail to provide the benefits that voters intended when the District was established for the benefit of the “residents who reside” within the District:

BCHD proposed spot upzoned 1.25 FAR is inconsistent with the surrounding 0.5 FAR Commercial and 0.3-0.4 FAR equivalent Residential and in clear opposition of RBMC 10-2.2502 Planning Commission Design Review text that states its intent to “protect property values”.

Statistical analysis demonstrates that Redondo Beach property values within one-half mile of BCHD are nearly \$105M lower than they would be otherwise for the given property characteristics.
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Provided as public comment to the City prior to the December 3, 2024 public meeting.

From: [M. Nava](#)
To: [James Light](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Paige Kaluderovic](#); [Zein Obagi](#); [Scott Behrendt](#); [Marc Wiener](#); [CityClerk](#)
Subject: OPPOSE UNFAIR SPOT UPZONING FOR BCHD. OPPOSE N1 AGENDA ITEM
Date: Tuesday, December 3, 2024 10:57:52 AM

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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"Regarding Agenda Item N1, I OPPOSE adoption of the addendum to the Final Program EIR for the General Plan as recommended by staff. I OPPOSE UNFAIR SPOT UPZONING for BCHD"

Marcio Nava

From: [Jim Burschinger](#)
To: [CityClerk](#)
Subject: Oppose
Date: Tuesday, December 3, 2024 5:45:01 AM

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

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

"Regarding Agenda Item N1, I OPPOSE adoption of the addendum to the Final Program EIR for the General Plan as recommended by staff."

Mary B.
Sent from my iPhone

From: [Mary Burschinger](#)
To: [CityClerk](#)
Subject: Oppose
Date: Tuesday, December 3, 2024 5:49:07 AM

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

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

Regarding Agenda Item N1, I OPPOSE adoption of the addendum to the Final Program EIR for the General Plan as recommended by staff.

T. Burschinger

From: [Darryl Boyd](#)
To: [CityClerk](#)
Cc: [Michael Webb](#); [Paige Kaluderovic](#); [Nils Nehrenheim](#); [James Light](#); [Todd Loewenstein](#); [Zein Obagi](#); [Scott Behrendt](#); [Marc Wiener](#)
Subject: Opposition to unfair Spot Upzoning for BCHD. I OPPOSE N1 Agenda Item.
Date: Monday, December 2, 2024 8:36:48 PM

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

Regarding Agenda Item N1, I OPPOSE adoption of the addendum to the Final Program EIR for the General Plan as recommended by staff. I OPPOSE UNFAIR SPOT UPZONING for BCHD.

I am a resident and homeowner of 31 years directly across the street from the BCHD campus on North Prospect Avenue. The residents and homeowners on this street are very tired and we have had enough. This residential service street and the median that divides this street from the main Prospect Ave. has been neglected for decades. It is now a complete eyesore, unsafe, and not reflective of the image of what Redondo Beach is supposed to be.

Since June of this year we feel like we are living in a ghetto with the 405 Freeway on top of us. Any little bit of our privacy that was left with the unkept dead shrubs is now gone completely, and there is no safety barrier or noise deflection at all. We deal with noise of all kinds all day and night. From cars and motorcycles racing through Prospect Ave. at double and triple the 35 MPH speed limit, to people with obnoxiously loud booming audio and cell phone calls blasting from their cars. We can hear every car and motorcycle that goes in and out of the BCHD parking lot. Every screaming siren that blows down Prospect Ave. and into BCHD sometimes multiple times per day. We have to hear everything, all day, all night, every day of the week. We are suddenly living in an echo chamber of complete noise 24x7. There is no traffic control and no enforcement at all. Violators run rampant on Prospect Ave., RCPD is nowhere to be seen.

The people have voted NO on Measure BC. So please respect the will of the people and stop trying to sneak and ram this unwanted BCHD overdevelopment plan down our throats. We don't want it or the additional noise and traffic down here. Please focus on what we, the tax paying homeowners and residents in this neighborhood and on this neglected, unmonitored street want and need. Get this street cleaned up, sound and safety proofed, and under control. You work for us, not BCHD and this should be your priority.

Sincerely,

Darryl Boyd

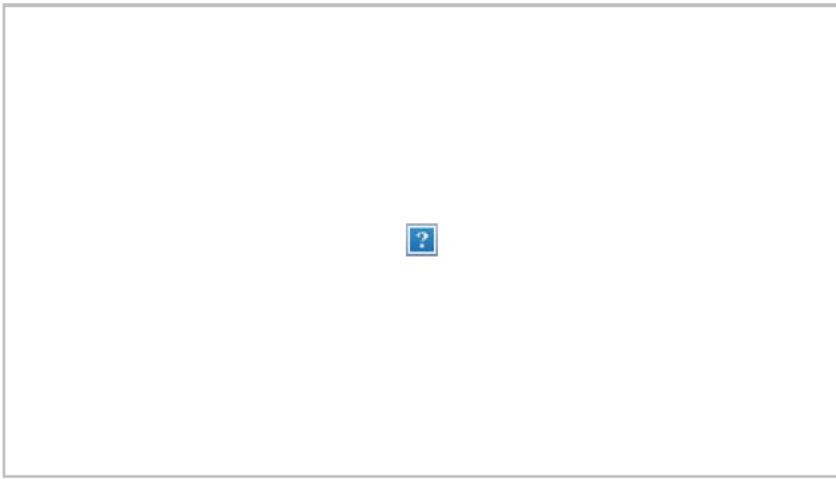
Darryl Boyd - Broker/Owner, MRP, SFR, CPTS

DARRYL B. BOYD, BROKER

811 N. Catalina Ave. Suite #2016

Redondo Beach, CA 90277

CA DRE #01178871



From: [Sinsheimer](#)
To: [Paige Kaluderovic](#)
Cc: [CityClerk](#)
Subject: Position on F.A.R.
Date: Tuesday, December 3, 2024 7:29:54 AM

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

Dear Ms. Kaluderovic,

I am against increasing the FAR for BCHD. This will impact the area for years to come and we are in desperate need of more open space. BCHD taking away funding from schools is not helpful to District 3. BCHD if they truly wanted to help the community would regroup and evaluate their spending. Their plans do not align with those of the community. To increase a FAR for BCHD without a plan in place is unacceptable.

I am sorry that I cannot be at the meeting tonight as I am out of town.

Jeanne Sinsheimer


Redondo Beach, CA 90278

Resident of Redondo Beach since 1987.

Sent from my iPad

From: [Stop BCHD](#)
To: [Communications](#); [CityClerk](#); cityclerk@manhattanbeach.gov; cityclerk@hermosabeach.gov; executiveoffice@bos.lacounty.gov; [Holly J. Mitchell](#); Al.Muratsuchi@asm.ca.gov; BoardClerk@metro.net; citycouncil@hermosabeach.gov; [Marc Wiener](#); [Sean Scully](#)
Subject: Public Comment - All Agencies
Date: Wednesday, November 27, 2024 4:19:15 PM

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Easy Reader News

FAR up close

Dear ER

Redondo Beach Community Development Director Marc Wiener will make a presentation to the City Council at its December 3 meeting regarding the floor area ratio (FAR) limits for Public-Institutional (P-I) land uses. The Planning Commission recommended a 0.5 FAR for all P-I land uses. The Council increased the land use intensity for two City-owned, public safety sites. Police and fire are essential services. If public safety requires denser development then they should be granted the higher FAR. The fire and police don't rent out their land or buildings. The fire and police provide the overwhelming majority of their services to the residents of the City.

Beach Cities Health District, however, is a non-essential, non-mandatory government entity. Over 95% of LA County has no health care districts, demonstrating the optionality of BCHD. BCHD currently seeks to be a real estate developer and lease out three acres of public land for private, for-profit development. According to BCHD's studies by MDS, developers like PMB LLC will build \$15,000 per month assisted living facilities for 80% non-residents of the District. To do that, BCHD wants a 1.25 (high density) FAR, even though it is not essential, like the fire and police departments.

Spot upzoning for BCHD is probably illegal, but BCHD plans to sue the City to get it. Over the past 5 years or so, BCHD has spent nearly \$3 million of our tax funds on legal fees for real estate development, and a total of about \$14 million on development consultants. Couple that with the \$600,000 that taxpayers paid for BCHD's failed Measure BC election and it's clear that BCHD has lost interest in health care and moved on to spending on executive salaries, lawyers, and real estate development.

--

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: [Stop BCHD](#)
To: [Communications](#); [CityClerk](#)
Subject: Public Comment - Dec 3 2024 Council Meeting
Date: Wednesday, November 27, 2024 11:26:00 AM
Attachments: [BCHD Bullying.PNG](#)

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

Looks like a former RB councilperson was right about the Dec 3 6PM RB City Council Meeting – the **FIX IS IN to SPOT UPZONE ONLY BCHD**

BCHD hired AES owner Leo Pustilnikov's City-Suing, Pro-Developer Law Firm and has spent \$400K of taxpayer HEALTH FUNDS this year SO FAR on LEGAL FEES!

Don't let BCHD get away with BULLYING the City with TAXPAYER FUNDING!

BCHD's SPOT UPZONING WILL FURTHER DESTROY NEIGHBORHOOD PROPERTY VALUES AND CHARACTER

--
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From: [Stop BCHD](#)
To: [CityClerk](#)
Subject: Public Comment 12-3-24 RBCC N1 - Oppose
Date: Monday, December 2, 2024 11:22:33 PM

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

We received this correspondence regarding a comment by Mayor Light. We don't understand why Mayor Light implies that the BCHD facility issue is OK if you can't see it.

[Jill Weintraub Klausen](#)

Mayor Light once asked me why I cared so much about how massive the proposed senior dying building was going to be, because "It's not like you can see it from your house."

My jaw dropped. Why should what I can see from my house influence what I care about happening in my city? What kind of jerk thinks someone should only object to things that impact them personally?

There are SO many reasons to oppose this project that impact all of my neighbors, not just myself. Do we really want a mayor who thinks this way?

--

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From: [Stop BCHD](#)
To: [CityClerk](#); [Michael Webb](#); [Marc Wiener](#); [Nils Nehrenheim](#); [Paige Kaluderovic](#); [Sean Scully](#); [Todd Loewenstein](#); [Scott Behrendt](#); [Zein Obagi](#)
Cc: [Garth Meyer](#); [Kevin Cody](#); [Communications](#)
Subject: Public Comment All Electeds and Agencies - Mayor Light, BCHD Board Member Koo Trip
Date: Monday, December 2, 2024 9:05:28 PM

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

The following was just provided to us and we forward it as a public comment with our continued concerns about receiving a fair hearing over the BCHD Spot Upzoning.

! !
We previously reported residents fear Redondo Beach Mayor Jim Light has compromised all his principals just to be liked by Beach Cities Health District. This has been painfully obvious in the way Light has manipulated city council meetings and cut off members of the public critical of BCHD's massive project.

The latest example of Light being compromised can be seen in these pics taken from a recent junket to Japan. There, Mayor Light toured the sister city of Redondo Beach, Itoman City, along with BCHD Board President Martha Koo. Yes, you read that right. The mayor was traveling and touring with the BCHD Board President!

What were they talking about on this weeks long trip? Making the Floor Area Ratio for BCHD even greater than the 1.25 they are demanding for an UNFUNDED proposed project? Or maybe he likes BCHD so much now that they no longer need a public Measure DD vote to approve their project. Before you ask, BCHD CEO Tom Bakaly, at a recent Redondo Beach City council meeting said they would not need a public vote.

The major problem in making a special exception for the FAR at BCHD property is it will most likely create litigation. The reason is BCHD retained the same law firm (Rutan and Tucker) hired by the vexatious litigator and AES site owner Leo Pustilnikov. If an exception is made to the BCHD property, you don't have to be a rocket scientist to figure out the same law firm will also demand an exception for their other client at the AES site. And why is BCHD using OUR tax dollars for a law firm so ANTI Redondo Beach?

To stop further legal exposure, it's time we put a stop to this charade and demand Light be recused from any further public discussion about BCHD or the FAR. His bias is showing. He's also not upholding his promise to carry forward the values of the late Bill Brand.

After the scathing public defeat of BCHD's wasteful Bond Measure BC, it's clear the public is fed up with their wasteful behavior and demand they get back to health.

Hopefully Mayor Light will "See the light" and stop pandering to his new special interest pals any longer.

--

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concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

From: [Stop BCHD](#)
To: [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; citycouncil@hermosabeach.gov; citycouncil@manhattanbeach.gov; [Nils Nehrenheim](#); [Todd Loewenstein](#); [Zein Obagi](#); [Paige Kaluderovic](#); [Scott Behrendt](#); [Michael Webb](#); [Marc Wiener](#); [Sean Scully](#)
Cc: BLewis@TorranceCA.gov; AMattucci@torranceca.gov; ASheikh@torranceca.gov; GovJKaji@torranceca.gov; GChen@torranceca.gov; SKalani@torranceca.gov; JGerson@torranceca.gov; RPoirier@torranceca.gov; [Kevin Cody](#); [Garth Meyer](#); executiveoffice@bos.lacounty.gov; Al.Muratsuchi@asm.ca.gov; [Holly J. Mitchell](#); [info](#)
Subject: Public Comment on Behalf of StopBCHD Supporters - P-I FAR ANALYSIS - OPPOSE N1/OPPOSE BCHD SPOT UPZONING
Date: Monday, December 2, 2024 2:54:48 PM

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

Public Comment: All Agencies and Officials

(note: FAR data source is from Redondo Beach Planning Department presentation)

As the result of litigation threats by BCHD and its taxpayer-funded law firm Rutan Tucker LLP, the City of Redondo Beach is poised to further damage the residents of Torrance and Redondo Beach that surround the BCHD site. The site land was condemned by South Bay Hospital District for an emergency hospital for the benefit of "residents who reside" within the District in pleading INGL-C1594. The public hospital failed in 1984 (per Daily Breeze) and the building was rented to a private hospital company until 1998 when it ceased all operations. The current 312,000 sqft of buildings on the site are centered with wide buffers to the neighborhoods. Over 99% of the buildings are at a height of 52-feet or less, with only one single room "the penthouse" at 72-feet. It is under 1000-sqft and is only 0.3% of the sqft of the site.

The existing 0.77 FAR has destroyed property values in the area. Using econometric methods, the property within one-half mile of BCHD shows a value that is \$170M less than predicted. The cost damage to property owners is greater the closer they are to the site. That is consistent with peer-reviewed studies.

Currently, the Redondo Beach Police and Administration at 415 Diamond is the highest FAR of all P-I and it is 0.87. BCHD current development is 2nd at FAR of 0.77 No other P-I site exceeds 0.32 FAR. The AVERAGE P-I FAR is 0.26 and the largest single development is the existing BCHD at 312,600 square-feet. The 2nd largest is RUHS at only 305,000 sqft.

SUMMARY

BCHD is already at roughly 300% of the average P-I FAR in the City.

BCHD is already the LARGEST P-I development in the City.

BCHD is surrounded on 3 sides by residential buildings that have already been damaged substantially in value.

Any expansion of BCHD, especially with its plan to build all new development on the edge of the lot will create increasingly property value devaluation.

On behalf of the StopBCHD supports that number in the 100s in both Redondo and Torrance, we oppose any expansion of the BCHD FAR. We specifically oppose 1.25 FAR for BCHD.

FAR COMPARISON ANALYSIS

Address	Property Area SF	Proposed GP (w/ notes on Existing use)	Existing Building SF	Existing FAR	.75 FAR Maximum SF	1.25 FAR Maximum SF
3401 Inglewood Ave.	145166.4	PI-RB Adult School	32425	0.22	108874.8	181458
2200 Mackay Ln.	179790.8	PI-Madison Elem	53954	0.3	134843.1	224738.5
1717 Rockefeller Ln.	139712	PI-Water Towers next to Andrews Park	0	0	104784	174640
1600 Green Ln.	142555.2	PI-Birney Elem	45672	0.32	106916.4	178194
2400 Grant Ave.	30089.4	PI- RBFD Station 2	8338	0.28	22567.05	37611.75
2600 Ripley Ave.	1078249.2	PI - Washington Elem / Adams Middle / Schools First FCU	223363	0.21	808686.9	1347811.5
600 Harkness Ln.	344383.6	PI - Jefferson Elem	82703	0.24	258287.7	430479.5
525 Earle Ln.	121812.8	PI - Valor Christian Academy	35780	0.3	91359.6	152266
200 Flagler Ln.	58239.2	PI - City Yard next to Dominguez Park	5146	0.09	43679.4	72799
514 N Prospect	406626	PI-BCHD	312600	0.77	304969.5	508282.5
920 Beryl	188147.2	PI - Beryl	51361	0.27	141110.4	235184

St.	Height	Elem				
415 Diamond St.	290576.4	PI- exemption site (City Hall)	253901	0.87	217932.3	363220.5
1 Sea Hawk Way	1990370.8	PI - RBHS	305613	0.15	1492778.1	2487963.5
200 N Lucia Ave.	478407.2	PI - Parras Middle	116224	0.24	358805.4	598009
222 N. Pacific Coast Hwy.	222765.6	PI- exemption site (Currently RBUSD offices and auditorium)	36594	0.164271324	167074.2	278457
1 Sea Hawk Way	12639.6	PI- Parking lot at RBHS	0	0	9479.7	15799.5
900 Torrance Blvd.	5220	PI - Vacant site @ Torrance Blvd & Lucia Ave	0	0	3915	6525
Total	5,834,751		1,563,674	4.42	4,376,064	7,293,439
Average	343,221		91,981	0.26	257,416	429,026
MIN	5,220		-	-	3,915	6,525
MAX	1,990,371		312,600	0.87	1,492,778	2,487,964

--

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: [Dency Nelson](#)
To: [CityClerk](#)
Cc: [James Light](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Paige Kaluderovic](#); [Zein Obagi](#); [Scott Behrendt](#)
Subject: Public Comment re Agenda Item N1
Date: Friday, November 29, 2024 3:56:37 PM

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City Clerk, Honorable Mayor Light and City Council,

Regarding Agenda Item N1, I SUPPORT adoption of the addendum to the Final Program EIR for the General Plan as recommended by staff. I SUPPORT a uniform 1.25 FAR for BCHD and all public institutions.

This is an opportunity for the City of Redondo Beach to not only support the great work and benefits to the community offered by BCHD, but at the same time allow for a “shining star” center for healthy bodies, healthy minds and healthy spirits. All of this while removing a monstrous eye-sore of a 64-year-old, dangerous, inefficient hospital building.

As for the concerned neighbors, I understand their fears that changes to this property might be detrimental to their lifestyles. This was something my neighbors in north Hermosa Beach feared when we tore down an old school building and replaced it with a state-of-the-art, energy efficient school building. Now, just a few years later, all is well and we do indeed have a “shining star” that all of our community benefits from and for which we have great pride. This I truly believe will be the same for Redondo Beach and the neighbors on Prospect if BCHD has the opportunity to responsibly develop their campus without the restrictions of a reduced FAR.

Please be consistent with the same 1.25 FAR for all properties serving the public good such as Fire Stations, Police Stations, City Hall and BCHD. It's the right thing to do, and ultimately something that will benefit Redondo Beach and the entire South Bay. Thank you!

Sincerely,
Dency L. Nelson
[REDACTED]
Hermosa Beach, CA 90254
[REDACTED]

From: [Mark Nelson \(Home Gmail\)](#)
To: [Communications](#)
Cc: [Nils Nehrenheim](#); [Paige Kaluderovic](#); [Todd Loewenstein](#); [Scott Behrendt](#); [CityClerk](#); [Zein Obagi](#)
Subject: Public Comment: BCHD lack of ethics and NO on Agenda Item N1 and BCHD's SPOT UPZONING
Date: Monday, December 2, 2024 8:36:05 PM
Attachments: [image.png](#)

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BCHD continues to have its executives hide their identity as employees and engage in Social Media.

I vividly recall giving BCHD advise when it didn't know an EIR from an EIEIO. I recall attempting to get BCHD to dump Wood PLC, its EIR contractor. Wood was the environmental consultant to a REFINERY next to NATIONAL PARK. That was unconscionable behavior for both Wood PLC and BCHD.

BCHD has little understanding today of Development. How else could it spend \$2M (actually more) on a 400-foot long bike path?

To save TAXPAYER FUNDS, the EIR should always be completed to encompass the largest, potential project. BCHD had no idea how to do an EIR. BCHD had never done an EIR. Nor had the hospital district.

Unfortunately, BCHD lied to the Community Working Group in May of 2017 and stated in slides that it would build in the center of the campus only with a wide buffer. By July 2017 BCHD revealed that was all a lie, and presented a months-in-works, build on the campus edge design.

BCHD is unethical and cannot be trusted. It started in 2017. The lies continued with Poster at the City Council on October 1 2024 with her attempt to mislead the City Council and now Dan Smith masquerading as a resident on Social Media without disclosing being a paid executive of BCHD.

We cannot allow BCHD to further destroy neighborhood values by building a FAR 1.25 facility near the edges of the site.

Dan Smith · South Redondo Beach · 3h

Here's a comment submitted to BCHD by Mark Nelson in February 2019: "I believe I am the sole dissenter of the HLC regarding the project size, and in the absence of additional analysis or partnership meetings, I advocate the consideration of a larger scale project as well, perhaps with 500 revenue producing units as opposed to 400. This will bring in additional revenue, increase the capacity factor of central facilities, and make the project more attractive to outside funding. Additionally, a programmatic EIR that is larger than the final project does not require amendment if done correctly, while the same cannot be said for expansion of the scope of a certified EIR." A link to the report with is comment is here: <https://www.bchdcampus.org/sites/default/files/archive-files/FEBRUARY%202019.pdf>

Like Reply Share 1

///

From: [Stop BCHD](#)
To: [CityClerk; Michael Webb](#)
Subject: Public Comment: City Council and City Attorney
Date: Wednesday, November 27, 2024 2:48:21 AM
Attachments: [image.png](#)

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We believe that this public comment by the Mayor demonstrates a bias against residents who oppose BCHD development and 1.25 FAR. We believe the Mayor should be recused from voting on any BCHD development, zoning, land use or FAR issues.

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

From: **Stop BCHD** <stop.bchd@gmail.com>
Date: Mon, Nov 11, 2024 at 11:00 PM
Subject: Public Comment: Noting Mayor Light's Opposition to 0.75 FAR for P-I (specifically notes BCHD)
To: Eleanor Manzano <cityclerk@redondo.org>

Response No: 5	Contribution ID: 1555 Member ID: Date Submitted: Feb 14, 2024, 07:54 PM
Q1 Long Text	Please provide your comments, insights, or other input for decisionmakers to consider during their review and action on the General Plan Update. 1) Recommend deletion of FAR limit to BCHD property. It serves as a controversy that could affect the vote on the GP. It potentially violates state housing law by reducing the site capacity for RCFE units. It potentially serves as the basis for a "spot zoning" lawsuit. And it potentially eliminates well used community serving facilities and services. It is far better to negotiate with BCHD directly rather than using this GP update as a one-sided mandate without discussion. BCHD has been a good partner with the City and the community. They deserve better treatment and consideration. 2). I strongly urge that we strengthen the language/policies related to historic building, facility, and place preservation. Our current ordinances have no teeth. They require a cooperative developer/property owner. Our ordinances are so ineffective that we have already lost the majority of our truly historic buildings - so much so that it is unlikely any area could qualify as an "historic district". I recommend the GP include a policy to strongly defend and protect the few remaining buildings and places that represent the history of our City. I also urge a more forcefully written implementation action to rewrite our ordinances to better protect these few remaining historic resources. I urge strong action urgently as we continue to lose our few remaining truly historic resources.
Q2 Short Text	First Name James
Q3 Short Text	Last Name Light
Q4 Email	Email address [REDACTED]

--
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: [Stop BCHD](#)
To: [CityClerk](#); [Michael Webb](#)
Subject: Public Comment: City Council and City Attorney
Date: Wednesday, November 27, 2024 2:53:08 AM

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Based on the comments of Councilmember Obagi below, we believe it is clear that he has demonstrated a bias against the public that opposes BCHD spot upzoning. As a result, we believe that he must be recused from voting on BCHD development, zoning, land use or FAR issues.

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

From: Zein Obagi <Zein.Obagi@redondo.org>
Date: Tue, Oct 1, 2024 at 11:57 AM
Subject: Re: PUBLIC COMMENT - SUPPORT 0.5FAR for P/I. OPPOSE 1.25FAR for all P/I.
To: Mark Nelson (Home Gmail) [REDACTED]

Mark,

I have made a rule sending all of the emails from vestofar50@gmail.com - which I had so many, saying the same exact thing to junk. They do not move the needle at all. They seem like electronic terrorism in fact since they chyme every time I get them.

Zein E. Obagi, Jr.
Council Member, District 4
City of Redondo Beach | City Council
415 Diamond Street | Redondo Beach, CA 90277
310.318.0693 | 310.379.9268 fax
zo@redondo.org | www.redondo.org



From: Mark Nelson (Home Gmail) [REDACTED]
Sent: Tuesday, October 1, 2024 11:05 AM
To: Zein Obagi <Zein.Obagi@redondo.org>; Zein Obagi <Zein.Obagi@redondo.org>
Subject: Fwd: PUBLIC COMMENT - SUPPORT 0.5FAR for P/I. OPPOSE 1.25FAR for all P/I.

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I had your note passed through to me.

Yes, our organization is forwarding comments through from our supporters to save their time and still get their voices heard. Subject lines are deliberately the same for ease of identification by CityClerk@redondo.org. BCHD directed all of its commenters also to cc: the Council, otherwise we wouldn't have bothered.

Our view: California is a ballot harvesting state where a selected person or entity is allowed to submit completed ballots on behalf of voters. That doctrine should also apply to public comments regarding matters before public bodies, although, petitions, etc. are common tools and in this modern electronic messaging era, the technology of the day allows for many different ways to communicate.

I'll have them take the Council off the distribution and send a consolidated email later on to Clerk Manzano.

Thanks.

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

From: **Support Far50** <yestofar50@gmail.com>

Date: Tue, Oct 1, 2024 at 10:58 AM

Subject: Fwd: PUBLIC COMMENT - SUPPORT 0.5FAR for P/I. OPPOSE 1.25FAR for all P/I.

To: [REDACTED]

Can you deal with this?

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

From: **Zein Obagi** <Zein.Obagi@redondo.org>

Date: Tue, Oct 1, 2024 at 10:26 AM

Subject: Re: PUBLIC COMMENT - SUPPORT 0.5FAR for P/I. OPPOSE 1.25FAR for all P/I.

To: Support Far50 <yestofar50@gmail.com>, CityClerk <CityClerk@redondo.org>, Nils Nehrenheim <Nils.Nehrenheim@redondo.org>, Marc Wiener <Marc.Wiener@redondo.org>, Paige Kaluderovic <Paige.Kaluderovic@redondo.org>, Sean Scully <Sean.Scully@redondo.org>, Todd Loewenstein <Todd.Loewenstein@redondo.org>, Scott Behrendt <Scott.Behrendt@redondo.org>

Marc / whomever is doing this stop spamming us.

Zein E. Obagi, Jr.
Council Member, District 4
City of Redondo Beach | City Council

415 Diamond Street | Redondo Beach, CA 90277
310.318.0693 | 310.379.9268 fax
zo@redondo.org | www.redondo.org



From: Support Far50 <yestofar50@gmail.com>

Sent: Tuesday, October 1, 2024 10:25 AM

To: CityClerk <CityClerk@redondo.org>; Nils Nehrenheim <Nils.Nehrenheim@redondo.org>; Marc Wiener <Marc.Wiener@redondo.org>; Paige Kaluderovic <Paige.Kaluderovic@redondo.org>; Sean Scully <Sean.Scully@redondo.org>; Todd Loewenstein <Todd.Loewenstein@redondo.org>; Zein Obagi <Zein.Obagi@redondo.org>; Scott Behrendt <Scott.Behrendt@redondo.org>

Subject: PUBLIC COMMENT - SUPPORT 0.5FAR for P/I. OPPOSE 1.25FAR for all P/I.

Some people who received this message don't often get email from yestofar50@gmail.com. [Learn why this is important](#)

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PUBLIC COMMENT - SUPPORT 0.5FAR for P/I. OPPOSE 1.25FAR for all P/I.

I support the Planning Commission's recommendation for a 0.5 FAR to general Public/Institutional (P/I) use. I do not support an increase to 1.25 FAR for all P/I use, since it would "upzone" every P/I parcel and create the potential for reckless development that is not consistent with neighborhood character and would not protect property values. Thank you.

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

From: Paul Schlichting [REDACTED]
Date: Mon, Sep 30, 2024 at 10:47 PM
Subject: Re: BCHD Comment: One Last Chance
To: Stop BCHD <stop.bchd@gmail.com>, <yestofar50@gmail.com>

-----Original Message-----

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Sep 30, 2024 8:05 PM
To: Stop BCHD <stop.bchd@gmail.com>, yestofar50@gmail.com
<yestofar50@gmail.com>
Subject: BCHD Comment: One Last Chance

Hit Reply All to this email (or send an email to YesToFAR50@gmail.com) and we'll file the comment below on your behalf:

*Although I would like to see even **less** construction on this project ...*

I support the Planning Commission's recommendation for a 0.5 FAR to general Public/Institutional (P/I) use. I do not support an increase to 1.25 FAR for all P/I use, since it would "upzone" every P/I parcel and create the potential for reckless development that is not consistent with neighborhood character and would not protect property values. Thank you.

Paul Schlichting
South Broadway, Redondo Beach

--

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.

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From: [Ann C](#)
To: [CityClerk](#)
Cc: [James Light](#); [Nils Nehenheim](#); [Todd Loewenstein](#); [Paige Kaluderovic](#); [Zein Obagi](#); [Scott Behrendt](#); [Marc Wiener](#)
Subject: Public Comments - OPPOSE N1 AGENDA ITEM
Date: Tuesday, December 3, 2024 12:50:53 PM

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Dear City Council Members,

Regarding Agenda Item N1, I OPPOSE adoption of the addendum to the Final Program EIR for the General Plan as recommended by staff. I OPPOSE UNFAIR SPOT UPZONING for BCHD.

Best regards,
Ann Cheung

From: [Mark Nelson \(Home Gmail\)](#)
To: [CityClerk](#); [+nils.nehrenheim@redondo.org](#); [+paige.kaluderovic@redondo.org](#); [+todd.loewenstein@redondo.org](#); [+scott.behrendt@redondo.org](#); [+zein.obagi@redondo.org](#); [+michael.webb@redondo.org](#); [+marc.wiener@redondo.org](#)
Subject: RBCC 12/3/24: OPPOSE N1/OPPOSE BCHD 1.25FAR
Date: Thursday, November 28, 2024 4:38:29 PM

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Dear Mayor, Council, City Attorney, Planning Director

I oppose the spot upzoning of BCHD from the base P-I of 0.5 FAR as recommended by the Planning Commission to an inconsistent, excessive, character and property value destroying 1.25 FAR. Thank you.

From: [Mark Nelson \(Home Gmail\)](#)
To: [CityClerk](#); [Nils Nehrenheim](#); [Paige Kaluderovic](#); [Todd Loewenstein](#); [Scott Behrendt](#); [Zein Obagi](#); [Michael Webb](#); [Marc Wiener](#)
Subject: RBCC 12/3/24: OPPOSE N1/OPPOSE BCHD 1.25FAR
Date: Thursday, November 28, 2024 4:53:41 PM

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Dear Mayor, Council, City Attorney, Planning Director

I oppose the spot upzoning of BCHD from the base P-I of 0.5 FAR as recommended by the Planning Commission to an inconsistent, excessive, character and property value destroying 1.25 FAR. Thank you.

From: [p.Yee](#)
To: [CityClerk](#); [Nils Nehrenheim](#); [Paige Kaluderovic](#); [Todd Loewenstein](#); [Scott Behrendt](#); [Zein Obaqi](#); [Michael Webb](#); [Marc Wiener](#)
Subject: RBCC 12/3/24: OPPOSE N1/OPPOSE BCHD 1.25FAR
Date: Friday, November 29, 2024 6:37:24 PM

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Dear Mayor, Council, City Attorney, Planning Director

I oppose the spot upzoning of BCHD from the base P-I of 0.5 FAR as recommended by the Planning Commission to an inconsistent, excessive, character and property value destroying 1.25 FAR.

It will adversely affect the community of homes.

Residential opposition to expansion was clearly demonstrated by failure of measure in recent election 11/5/24.

Thank you.
Patricia Yee

From: [MONIKA OLMOS](#)
To: [CityClerk](#); [Nils Nehrenheim](#); [Paige Kaluderovic](#); [Todd Loewenstein](#); [Scott Behrendt](#); [Zein Obagi](#); [Michael Webb](#); [Marc Wiener](#)
Subject: RBCC 12/3/24: OPPOSE N1/OPPOSE BCHD 1.25FAR
Date: Friday, November 29, 2024 7:06:57 PM

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Dear Mayor, Council, City Attorney, Planning Director

I oppose the spot upzoning of BCHD from the base P-I of 0.5 FAR as recommended by the Planning Commission to an inconsistent, excessive, character and property value destroying 1.25 FAR. Thank you.

Sent from my iPhone

From: [Tony](#)
To: [CityClerk](#); [Nils Nehrenheim](#); [Paige Kaluderovic](#); [Todd Loewenstein](#); [Scott Behrendt](#); [Zein Obagi](#); [Michael Webb](#); [Marc Wiener](#)
Subject: RBCC 12/3/24: OPPOSE N1/OPPOSE BCHD 1.25FAR
Date: Saturday, November 30, 2024 7:28:37 AM

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Dear Mayor, Council, City Attorney, Planning Director

I oppose the spot upzoning of BCHD from the base P-I of 0.5 FAR as recommended by the Planning Commission to an inconsistent, excessive, character and property value destroying 1.25 FAR. Thank you.

Sent from my iPhone

From: [Laura Woolsey](#)
To: [CityClerk](#); [Nils Nehrenheim](#); [Paige Kaluderovic](#); [Todd Loewenstein](#); [Scott Behrendt](#); [Zein Obaqi](#); [Michael Webb](#); [Marc Wiener](#)
Subject: RBCC 12/3/24: OPPOSE N1/OPPOSE BCHD 1.25FAR
Date: Saturday, November 30, 2024 9:53:38 AM

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Dear Mayor, Council, City Attorney, Planning Director

I oppose the spot upzoning of BCHD from the base P-I of 0.5 FAR as recommended by the Planning Commission to an inconsistent, excessive, character and property value destroying 1.25 FAR.

the voters voted No on Measure BC and future large developments on this area!!

Thank you.

Laura Woolsey resident

From: [REDACTED]
To: [CityClerk](#)
Cc: cityclerk@torranceca.gov; citycouncil@hermosabeach.gov
Subject: RBCC 12/3/24: OPPOSE N1/OPPOSE BCHD 1.25FAR
Date: Saturday, November 30, 2024 10:03:17 AM

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Dear Mayor, Council, City Attorney, Planning Director I oppose the spot upzoning of BCHD from the base P-I of 0.5 FAR as recommended by the Planning Commission to an inconsistent, excessive, character and property value destroying 1.25 FAR. Thank you. mike woolsey

From: [Marcia Gehrt](#)
To: [CityClerk](#); [Nils Nehrenheim](#); [Paige Kaluderovic](#); [Todd Loewenstein](#); [Scott Behrendt](#); [Zein Obagi](#); [Michael Webb](#); [Marc Wiener](#)
Subject: RBCC 12/3/24: OPPOSE N1/OPPOSE BCHD 1.25FAR
Date: Saturday, November 30, 2024 11:04:43 AM

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Dear Mayor, Council, City Attorney, Planning Director

I oppose the spot upzoning of BCHD from the base P-I of 0.5 FAR as recommended by the Planning Commission to an inconsistent, excessive, character and property value destroying 1.25 FAR. Thank you.

Sent from my iPad

From: [Jill Klausen](#)
To: [CityClerk](#); [Nils Nehrenheim](#); [Paige Kaluderovic](#); [Todd Loewenstein](#); [Scott Behrendt](#); [Zein Obagi](#); [Michael Webb](#); [Marc Wiener](#)
Subject: RBCC 12/3/24: OPPOSE N1/OPPOSE BCHD 1.25FAR
Date: Sunday, December 1, 2024 1:34:45 PM

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Dear Mayor, Council, City Attorney, Planning Director

I oppose the spot upzoning of BCHD from the 0.5 FAR to an inconsistent, excessive, character and property-value-destroying 1.25 FAR.

I am deeply OPPOSED to this attempted override of the carefully considered FAR recommendation determined by the GPAC and the Planning Commission. It's an outrageous ask to be singled out for special treatment when there are no benefits to the local community, only detriments. I OPPOSE being asked to endure increased costs and possible wait times for First Responders whose time and resources will be increasingly burdened by housing hundreds more elderly patients, the majority of whom do not even come from our community, which means they've paid NO TAXES to support our first responders. I am also OPPOSED to the additional burden on our roads, power grid, and water supply. BCHD is not special and does not deserve special treatment in our city. I implore you to stick with the recommended FAR and deny this addendum.

Jill Klausen
30-year Redondo Beach resident and homeowner

From: [Steve Morse](#)
To: [CityClerk](#); [Nils Nehrenheim](#); [Paige Kaluderovic](#); [Todd Loewenstein](#); [Scott Behrendt](#); [Zein Obaqi](#); [Michael Webb](#); [Marc Wiener](#)
Subject: RBCC 12/3/24: OPPOSE N1/OPPOSE BCHD 1.25FAR
Date: Monday, December 2, 2024 12:39:19 AM

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Dear Mayor, Council, City Attorney, Planning Director

I oppose the spot upzoning of BCHD from the base P-I of 0.5 FAR as recommended by the Planning Commission to an inconsistent, excessive, character and property value destroying 1.25 FAR. Thank you.

This is unfair to local residents, impacting the neighborhood adversely.
It is unfair to citizens paying for 90% use by others not contributing,

Stephen Morse

[REDACTED],
Redondo Beach, CA 90277'

[REDACTED]

From: [Hamant and Robin Patel](#)
To: [CityClerk](#); [Nils Nehrenheim](#); [Paige Kaluderovic](#); [Todd Loewenstein](#); [Scott Behrendt](#); [Zein Obagi](#); [Michael Webb](#); [Marc Wiener](#)
Subject: RBCC 12/3/24: OPPOSE N1/OPPOSE BCHD 1.25FAR
Date: Monday, December 2, 2024 8:53:23 AM

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Dear Mayor, Council, City Attorney, Planning Director I oppose the spot upzoning of BCHD from the base P-I of 0.5 FAR as recommended by the Planning Commission to an inconsistent, excessive, character and property value destroying 1.25 FAR. Thank you.

Robin Patel

From: [Jeff Earnest](#)
To: [CityClerk](#); [Nils Nehrenheim](#); [Paige Kaluderovic](#); [Todd Loewenstein](#); [Scott Behrendt](#); [Zein Obaqi](#); [Michael Webb](#); [Marc Wiener](#)
Subject: RBCC 12/3/24: OPPOSE N1/OPPOSE BCHD 1.25FAR
Date: Monday, December 2, 2024 9:04:38 PM

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Dear Mayor, Council, City Attorney, Planning Director

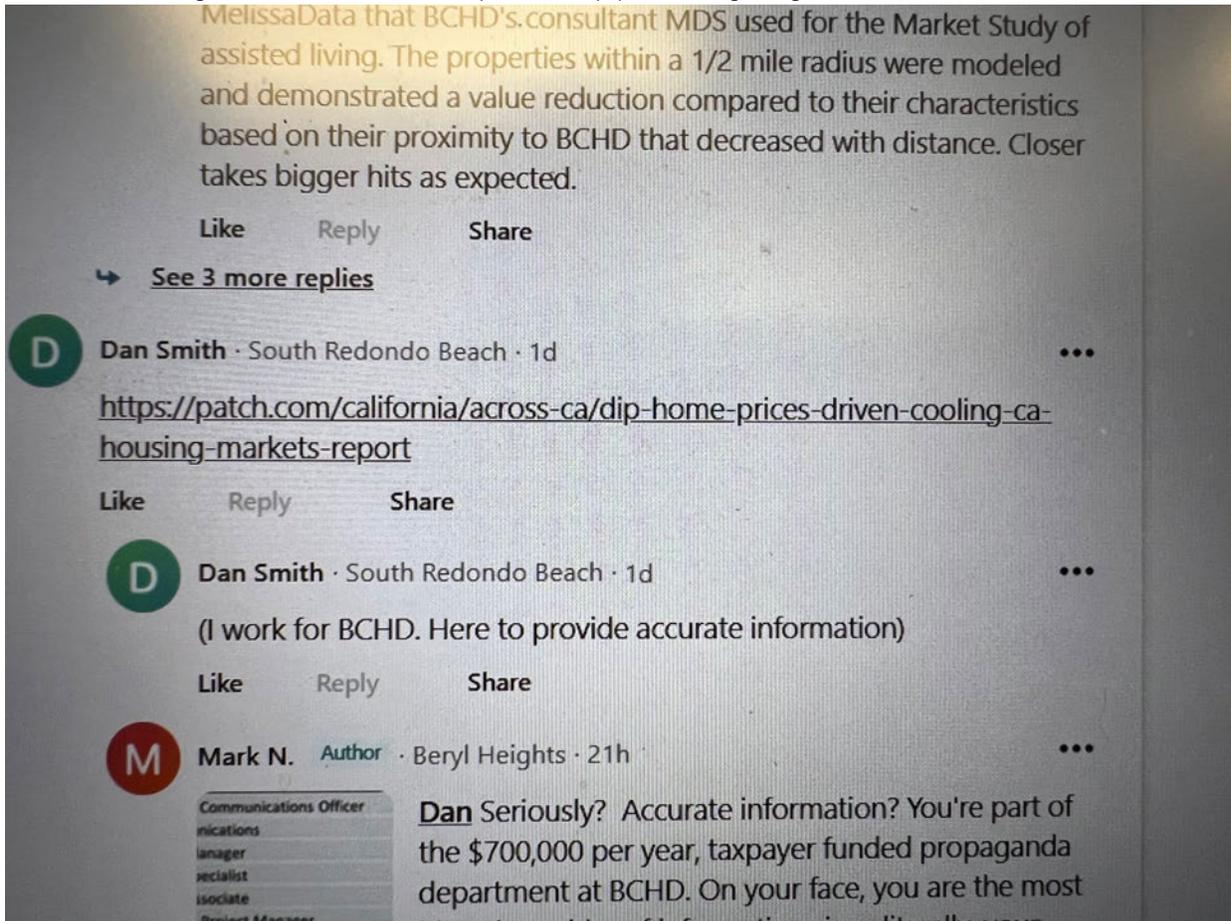
I oppose the spot upzoning of BCHD from the base P-I of 0.5 FAR as recommended by the Planning Commission to an inconsistent, excessive, character and property value destroying 1.25 FAR.

Thank you,
Jeff Earnest

From: [Communications](#)
To: [Dan Smith](#)
Cc: [Nils Nehrenheim](#); [Paige Kaluderovic](#); [Todd Loewenstein](#); [Scott Behrendt](#); [CityClerk](#); [Zein Obagi](#)
Subject: Re: Public Comment: BCHD lack of ethics and NO on Agenda Item N1 and BCHD's SPOT UPZONING
Date: Tuesday, December 3, 2024 1:47:25 PM
Attachments: [image.png](#)
[image.png](#)

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The image below, from a thread on Nextdoor yesterday, not only shows I identified myself as a BCHD employee, but also Mr. Nelson's acknowledgment. Please let me know if you have any questions regarding this matter.



Dan Smith
Director of Communications
Beach Cities Health District
dan.smith@bchd.org

From: Mark Nelson (Home Gmail) [REDACTED]
Sent: Monday, December 2, 2024 8:35 PM
To: Communications <Communications@bchd.org>
Cc: Nils Nehrenheim <nils.nehrenheim@redondo.org>; Paige Kaluderovic <Paige.Kaluderovic@redondo.org>; Todd Loewenstein <todd.loewenstein@redondo.org>; scott.behrendt@redondo.org <scott.behrendt@redondo.org>; Eleanor Manzano <cityclerk@redondo.org>; Zein Obagi <zein.obagi@redondo.org>
Subject: Public Comment: BCHD lack of ethics and NO on Agenda Item N1 and BCHD's SPOT UPZONING

EXTERNAL EMAIL - CAUTION

BCHD continues to have its executives hide their identity as employees and engage in Social Media.

I vividly recall giving BCHD advise when it didn't know an EIR from an EIEIO. I recall attempting to get BCHD to dump

Wood PLC, its EIR contractor. Wood was the environmental consultant to a REFINERY next to NATIONAL PARK. That was unconscionable behavior for both Wood PLC and BCHD.

BCHD has little understanding today of Development. How else could it spend \$2M (actually more) on a 400-foot long bike path?

To save TAXPAYER FUNDS, the EIR should always be completed to encompass the largest, potential project. BCHD had no idea how to do an EIR. BCHD had never done an EIR. Nor had the hospital district.

Unfortunately, BCHD lied to the Community Working Group in May of 2017 and stated in slides that it would build in the center of the campus only with a wide buffer. By July 2017 BCHD revealed that was all a lie, and presented a months-in-works, build on the campus edge design.

BCHD is unethical and cannot be trusted. It started in 2017. The lies continued with Poster at the City Council on October 1 2024 with her attempt to mislead the City Council and now Dan Smith masquerading as a resident on Social Media without disclosing being a paid executive of BCHD.

We cannot allow BCHD to further destroy neighborhood values by building a FAR 1.25 facility near the edges of the site.

Dan Smith · South Redondo Beach · 3h
Here's a comment submitted to BCHD by Mark Nelson in February 2019: "I believe I am the sole dissenter of the HLC regarding the project size, and in the absence of additional analysis or partnership meetings, I advocate the consideration of a larger scale project as well, perhaps with 500 revenue producing units as opposed to 400. This will bring in additional revenue, increase the capacity factor of central facilities, and make the project more attractive to outside funding. Additionally, a programmatic EIR that is larger than the final project does not require amendment if done correctly, while the same cannot be said for expansion of the scope of a certified EIR." A link to the report with is comment is here: <https://www.bchdcampus.org/sites/default/files/archive-files/FEBRUARY%202019.pdf>

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From: [Phillips Lee](#)
To: [CityClerk](#)
Subject: SPOT UPZONING BCHD
Date: Wednesday, November 27, 2024 10:51:09 AM

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I OPPOSING the 1.25 FAR SPOT UPZONING of BCHD.

Lee Phillips

From: [larry anderson](#)
To: [CityClerk](#)
Subject: Zoning
Date: Wednesday, November 27, 2024 2:18:45 PM

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Sent from my iPhone
Do not spot up zone this property!