

## **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.*

### **PLANNING COMMISSION MEETING June 16, 2022**

#### **H.1. RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS**

- Written comments on non-agenda items received after release of the agenda

**From:** Glen and Nancy Yokoe  
**Sent:** Thursday, June 9, 2022 4:47 PM  
**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
**Cc:** [stopbchd@gmail.com](mailto:stopbchd@gmail.com)  
**Subject:** Non-Agenda Item Public Comments for 6/16/22 Planning Commission Meeting

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

Honorable Mayor, Councilpersons and Planning Commissioners of Redondo Beach,

We respectfully ask that you refer to the Public Comment RE: BCHD to the Redondo Beach Planning Commissioners, dated 6/6/22, already provided to the [CityClerk@redondo.org](mailto:CityClerk@redondo.org) for inclusion into the Public Record at the Redondo Beach Planning Commission meeting on 6/16/22.

We ask Commissioners to strictly enforce the RB Municipal Code regarding Conditional Use Permits and Planning Commission Design Review in order to protect surrounding property values and deny adverse impacts from BCHD's 110 ft tall, 800,000 square foot proposed development.

Additionally, there is immense concern about the assault the 5+ years project subjects the surrounding citizenry and businesses to. The CEO and Board of Directors fail to remember what the "H" in their acronym, BCHD, represents. Through misguided actions and feckless inactions, BCHD's showpiece Healthy Living Campus(HLC), is about all things other than HEALTH.

Parents transporting or walking their children to and from local schools cite already existing traffic safety issues. Increasing the number of vehicles(on site workers, etc.), then adding heavy trucks, dangerously compounds an unsafe environment for anxious car drivers and pedestrians crossing nearby intersections.

BCHD's own DEIR denotes unmitigable noise that will far exceed maximum allowable levels in residential neighborhoods. Besides the distractions from daily excessive noise, this can be associated with but not limited to increased blood pressure, depression, agitation, anxiety, stress and insomnia. Imagine nighttime workers counting on sleeping during the day at home near this project.

BCHD's Phase II Environmental Assessment Report by Converse Consultants(dated 2/26/20) found hazardous VOC(volatile organic compounds) and carcinogens on site. PCE(perchloroethylene)was detected in 29 of 30 samples, in amounts up to 150 times the allowable residential screening levels. Chloroform and Benzene were detected at 13 and 7 times the allowable residential levels, respectively.

Any concerned person might ask, "who might be breathing these toxins" on a daily basis through excavation, demolition and debris transport? The area residents, and, critically, children on the playgrounds and classrooms of TWO elementary schools both less than 1/8 of a mile from the pollution source, BCHD. The affected schools: Beryl Heights in RB and Towers Elementary in West Torrance, the latter situated adjacent to Beryl St., the proposed route for dump trucks hauling debris from the worksite. Furthermore, normal frequent wind and sea breezes in the area will be a 24/7 conduit for the airborne hazards aforementioned.

BCHD's CEO and Board of Directors are inconceivably unconcerned about the SAFETY and WELLBEING of their neighbors. While they preach health as their impetus and in their messaging, they fail dismally in their concern for BCHD's unnecessary and irreversible consequences from an overdone, incompatible, ill-conceived, unsafe and unhealthy HLC project.

Respectfully,

Glen H. and Nancy N. Yokoe, 45+ years residents of West Torrance

**From:** Tim Ozenne

**Sent:** Friday, June 10, 2022 11:50 AM

**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>

**Cc:** Brandy Forbes <[Brandy.Forbes@redondo.org](mailto:Brandy.Forbes@redondo.org)>

**Subject:** Non-Agenda Item: Public Comments for 6/16/22 Planning Commission Meeting

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Dear RB Planning Commissioners:

It is my understanding that the Redondo Beach Planning Department will be considering applications from Beach Cities Health District (BCHD) for a design review of its building plans for its property on Prospect Avenue and for one or more conditional use permits linked to the proposed property development. Presumably, at some point, the Planning Department will propose that this commission approve these permits in some form.

As most of the discussion so far has not been open to public inspection and comment, I won't comment on the specifics of the issues that will go to this Commission. I do hope you will consider my current comments on several huge issues that are likely in play, though they may be revised once public hearings begin.

- 1) Under the Principal Act applicable to BCHD, there are more than a dozen facility types—skilled nursing facilities, specialty hospitals, and so forth—that are appropriate to health care districts. As best I can tell having looked at current BCHD operations, it now has NO facilities recognized in the law. It used to own and operate a public hospital, but that failed long ago; BCHD has not bothered to develop alternative uses recognized in the law for the rest of its property.
- 2) While BCHD asserts publicly that it has “authority” to own and operate residential care facilities, that is plainly wrong. Even if the Principal Act encompassed such facilities—and it does not—BCHD would need to obtain authorization from the Los Angeles Local Area Formation Commission, a process that entails detailed market studies, a financial feasibility review, and formal public hearings. BCHD, however, has not even begun such an application to its LAFCO. I do not see how the City of Redondo can authorize construction and operation of facilities before BCHD obtains legal authority.
- 3) I live in west Torrance, a short distance from the eastern edge of the existing campus which is quite visible from our west-facing windows. If the BCHD development plan is approved, my neighbors in single-family homes very near the BCHD property, will see a dramatic increase in the apparent size of BCHD buildings. Indeed, I doubt BCHD could locate its large new buildings any closer to residences. BCHD seems to have taken negligible steps to mitigate adverse impacts! Frankly, I don't understand how anyone not employed by BCHD can claim that the huge buildings set on the property lines are compatible with existing neighborhoods.
- 4) BCHD's development project would occur on property acquired long ago using eminent domain, with the specific objective of constructing and operating a public hospital. Of course,

the hospital failed long ago. There is a process BCHD is legally required to follow to change the use of this land, and any new use must be a *public use*. BCHD would need to show that the proposed new use is the best use of public property. It has not done so. Indeed, it responded to my own Public Records Request by asserting that it isn't required to comply with Resolution of Necessity rules, but it refused to disclose the basis for this dubious exemption even though BCHD claims it is "transparent" and even though there is no legal basis for hiding the basis of any exemption. Of course., the proposed new use—mostly a residential care facility—is not a public use! I would doubt the City of Redondo can accommodate a private use of this land obtained under eminent domain for public use.

5) I would remind this Planning Commission and the City Council that, in 2016, the city approved the development of the Kensington Assisted Living Facility, specifically noting that the Kensington facility is a "*private use on public land*." Will BCHD also be a private use, like Kensington, or will the BCHD project be treated as a public use? I see no basis for treating BCHD differently than how Kensington is treated.

6) Finally, I would also point out that, in the case of Kensington, the city plainly committed to tax the facility as private property. The EIR approved by Redondo Beach, as the lead agency, states this:

The project applicant would enter into a long-term lease with the District, resulting in the operation of a private use on public property. As the proposed project would be a private use on a public site, the use would be subject to standard property taxes, contributing revenue to the City.

Since I don't have the actual proposal submitted by BCHD to RB Planning, I don't know if the BCHD facilities would likewise be subject to property taxes. I would hope that, in reviewing the BCHD proposals, this Planning Commission would inquire as to tax arrangements and also make the proposed arrangements public.

Thank you,

Tim Ozenne, Torrance

**From:** Doug Field

**Sent:** Friday, June 10, 2022 2:45 PM

**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>

**Subject:** Non-Agenda Item Public Comments for 6/16/22 Planning Commission Meeting

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I have concerns about the BCHD proposed project, and am troubled by the possible impacts of BCHDs proposal to build to the edges of the site at 110-feet above Beryl and Flagler streets.

#### NEIGHBORHOOD PROTECTION

Along with many other surrounding neighbors of BCHD, I want to be certain that BCHD is held to the Conditional Use Permit (CUP), Planning Commission Design Review (PCDR), and Residential Design Guidelines (RDG) criteria. I am also concerned that Torrance residents be protected by BCHDs compliance to the intent of the Hillside Overlay Development Standards (HODS). The HODS protect the privacy and other residential conditions of the many Torrance residents surrounding the project.

#### CONCERNS WITH THE CURRENT PROPOSAL

Many of us have been providing comments to the Planning Commission. In general, we are concerned about the 110-foot above the street height and its reduction of privacy; the construction of the senior living, parking ramp, and pavilion building on the edges of the elevated site without respect for the natural terrain; the inconsistency and incompatibility of the buildings and design with the surrounding neighborhoods; the non-conformity with RDGs of the nearly 800,000 sqft final size that will be larger than all Beryl Heights homes taken together; and the non-compliance with the intent of the Torrance HODS caused by the development's height, outward facing windows and balconies, position on the edge of campus, and the 8-10 story, 24-hour operation parking structure.

Along with others, we all rely upon the City to be transparent and provide us with full information in real-time in order to have intelligent participation and protect our neighborhood.

Thank you.

Doug Field

**From:** [Brandy Forbes](#)  
**To:** [Lina Portolese](#)  
**Cc:** [Sean Scully](#)  
**Subject:** FW: Public Comment, Mayor, Council, Planning Commission  
**Date:** Monday, June 13, 2022 9:11:11 AM  
**Attachments:** [Slide1.PNG](#)  
[Slide2.PNG](#)  
[image001.png](#)

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Lina,

Please file in the project records and forward to the Planning Commission.

Thank you,

**Brandy Forbes**  
**Community Development Director**

Department of Community Development  
415 Diamond Street  
Redondo Beach, CA 90277  
(310) 318-0637 x2200  
[brandy.forbes@redondo.org](mailto:brandy.forbes@redondo.org)  
[www.redondo.org](http://www.redondo.org)



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**From:** Mark Nelson (Home Gmail) <menelson@gmail.com>  
**Sent:** Sunday, June 12, 2022 7:28 PM  
**To:** Martinez, Oscar <OMartinez@torranceca.gov>  
**Cc:** Brandy Forbes <Brandy.Forbes@redondo.org>; Paul Novak <pnovak@lalafco.org>  
**Subject:** Fwd: Public Comment, Mayor, Council, Planning Commission

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I'm assuming this got to you, but to be sure....

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

From: **Mark Nelson (Home Gmail)** <[menelson@gmail.com](mailto:menelson@gmail.com)>  
Date: Mon, May 2, 2022 at 6:38 PM  
Subject: Public Comment, Mayor, Council, Planning Commission  
To: CityClerk <[CityClerk@torranceca.gov](mailto:CityClerk@torranceca.gov)>

BCHD has filed a conditional use document with Redondo Beach, and that includes the removal of mature trees on Torrance property. Unless the City of Torrance and its Residents agree with BCHD's base proposal to tear down the mature trees along Flagler, the City should file comments with the City of Redondo Beach indicating opposition. Below is a reproduction of page 5/35 of the BCHD drawings document and photos of the trees taken on May 2, 2022 for reference.

Mark Nelson

Former 3+ year volunteer at BCHD until it became clear that BCHD CEO and Board were opposed to the input of surrounding neighbors in Torrance and Redondo Beach

Page 5/35 of BCHDs Pre-Conditional Use Permit filing at the City of Redondo shows BCHD removing mature trees from City of Torrance property. This is unacceptable in BCHD plan.







BCHD has no right to even consider removal of these mature Torrance trees and the City of Torrance needs to make formal comments to Redondo Planning unless Torrance agrees with BCHD.



**From:** Stop BCHD <[stop.bchd@gmail.com](mailto:stop.bchd@gmail.com)>

**Sent:** Thursday, June 9, 2022 9:47 AM

**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>; [cityclerk@torranceca.gov](mailto:cityclerk@torranceca.gov)

**Cc:** [Al.Muratsuchi@asm.ca.gov](mailto:Al.Muratsuchi@asm.ca.gov); [pnovak@lalafco.org](mailto:pnovak@lalafco.org); [Ben.Allen@sen.ca.gov](mailto:Ben.Allen@sen.ca.gov);  
[HollyJMitchell@bos.lacounty.gov](mailto:HollyJMitchell@bos.lacounty.gov)

**Subject:** Non-Agenda Item Public Comment Highlighting BCHD Self Assessment of Elective Failure to "Strive" for Consistency and Balance in Bulk and Mass

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Mayors, Councils, Planning Commissions:

At the following link, there are excerpts from BCHD FEIR demonstrating that BCHD made no attempt to "strive" to be i balance and integration in mass and bulk, and instead, chose as PROJECT PROPONENT to supplant the judgement of the City of Redondo Beach and further, take the rights in the RBMC from residents and property owners.

<https://www.stopbchd.com/post/bchd-plan-fails-rbmc-10-2-2502-planning-commission-design-review-sect-b-4-balance-and-integration>

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STOP BCHD ([StopBCHD@gmail.com](mailto:StopBCHD@gmail.com)) is a neighborhood community of residents concerned about the economic and quality-of-life damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict on our families for the next 50-100 years. Our neighborhoods have been burdened since 1960 and the damages outweigh any benefits.



stopbchd 🏰 3 days ago 4 min read

# BCHD Plan Fails RBMC 10-2.2502 Planning Commission Design Review Sect b(4) "Balance and Integration

Updated: 1 minute ago

The full statement in the RBMC for b(4) is "Balance and integration with the neighborhood. The overall design shall be integrated and compatible with the neighborhood and shall strive to be in harmony with the scale and bulk of surrounding properties."

## IN BCHDs OWN WORDS

"the height and mass of the proposed RCFE Building would be greater than what currently exists and is visible on-site" FEIR 3.1-43

"The proposed RCFE Building would be visually prominent from this viewpoint, rising above the retaining walls and vegetation along eastern slope in the mid-ground. The proposed 6-story RCFE Building would be substantially taller and larger than the existing 1- to 5-story buildings currently on-site, as well as the adjacent 1- to 4-story buildings. The RCFE Building would reduce access to views of the open sky for motorists, bicyclists, and pedestrians traveling westbound Towers Street and turning on Flagler Lane." FEIR 3.1-43

"the proposed RCFE Building would be substantially taller and would have substantially more massing than buildings in the vicinity, thereby reducing the view of open sky above" FEIR 3.1-55

## **BCHDs FAULTY AND SELF SERVING CONCLUSION**

BCHD does not have the authority to draw conclusions on RBMC and TMC. As a result, it cannot. RBMC is intended to protect Redondo Beach residents and property values, and BCHD fails, despite its false assertion that "the Phase 1 preliminary site development plan would meet the development standards described in the Redondo Beach and Torrance General plans and municipal codes" FEIR 3.1-55. **Adoption of such a flawed opinion from the project proponent would leave the City open to litigation from property owners who are clearly not having their property values protected, nor, are they being protected through enforcement of the RBMC.**

### **Height**

BCHD proposed height fail any reasonable scale integration standard. BCHD is proposing 109.7-feet above Beryl & Flagler streets. BCHD will be approximately 150-feet above Redbeam neighborhood properties in Torrance. All surrounding zoning for BCHD, and existing structures, are 30-foot maximum zoning in Redondo Beach, and 27-foot maximum zoning in Torrance. That includes the light commercial zoning of the Vons Plaza.

### **Size**

BCHD proposed square feet in size fails any reasonable scale integration standard. BCHD is proposing a single 300,000 sqft building in Phase 1 that will be at 109.7-feet above Beryl & Flagler streets, and 83-feet above the internal courtyard. At 300,000 sqft, the single proposed building in Phase 1 is roughly the same size as the entire

312,000 sqft current campus buildings (according to BCHD EIR NOP). Following Phase 2, BCHD will be 800,000 sqft of buildings, which is larger than all Beryl Heights properties added together. Clearly, a facility that is larger than the entire adjacent neighborhood can make no claim of balance, integration or harmony in scale and bulk with surrounding properties.

BCHDs proposed height of 83-feet above the internal courtyard is for Phase 1 provides 300,000 sqft at 83-feet. Except for a single 968-sqft mechanical room ("the Penthouse"), the rest of the 311,000 sqft of the existing campus buildings are at 52-feet or lower. Thus, BCHD has made no attempt to integrate with the neighborhood scale for Redondo Beach or Torrance, both of which are 30-feet or less. Further, BCHD has not even been balanced with the existing campus, as it nearly doubles the campus sqft of size while increasing the height to 160% of 311,000 sqft feet of existing campus.

This all fails to consider that BCHD's Phase 2 is an 8-10 story parking ramp on the south perimeter of campus and a 4-story, approximately 70-foot structure on the west side, rounding out the 800,000 sqft. Those two structures further ignore integration with the neighborhoods in scale and bulk.

### Perimeter Bulk/Mass/Height Maximization

BCHD proposed development is nearly all on the perimeter of the site, maximizing, not minimizing the bulk and visual size of the structures. BCHD is also ignoring its obligation to respect the natural terrain of the existing 30-foot elevated site, thereby creating a massive visual out-of-scale compound on the north, east and south where it is 100 to 150-feet above neighboring development.

### Admitted Failure to Integrate by BCHD

In conclusion, BCHD has made no attempt to integrate in scale or bulk, nor has it met its obligation to "strive". Instead, it has ignored the neighborhood input and that of CWG members from the neighborhoods.

### BCHDs Proposal is Significantly out of Scale with Surrounding Property Heights



### BCHDs Proposal is Significantly Taller than the Existing Campus Buildings

BCHD is proposing 300,000 sqft at 83-feet while the existing campus buildings are 311,000+ sqft at less than 52-feet. Only one single 968-sqft mechanical room is 76-feet and it is located in the center of campus.

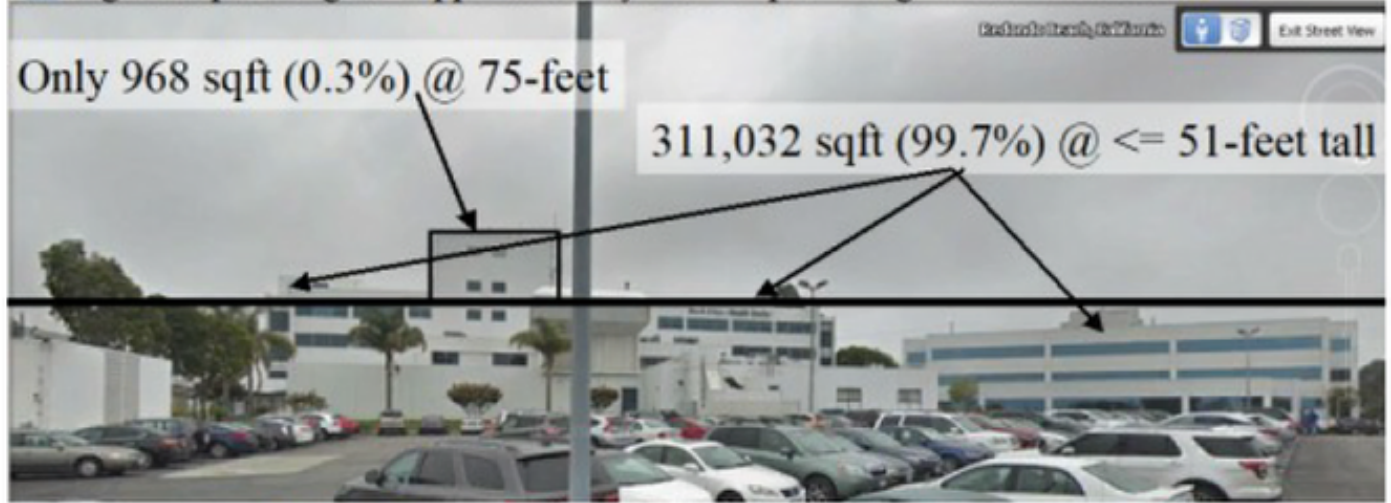
#### South Bay Hospital Campus Buildings Elevation Review

Per BCHD EIR NOP, the SBHD campus is 76-feet tall and 312,000 sqft

Per BCHD PRA Response, only 968 sqft or 0.3% is 76-feet tall

That leaves **99.7% or 311,032 sqft at 51-feet tall or less (4 stories)**

Average campus height is approximately 30-feet per Google Earth Pro review



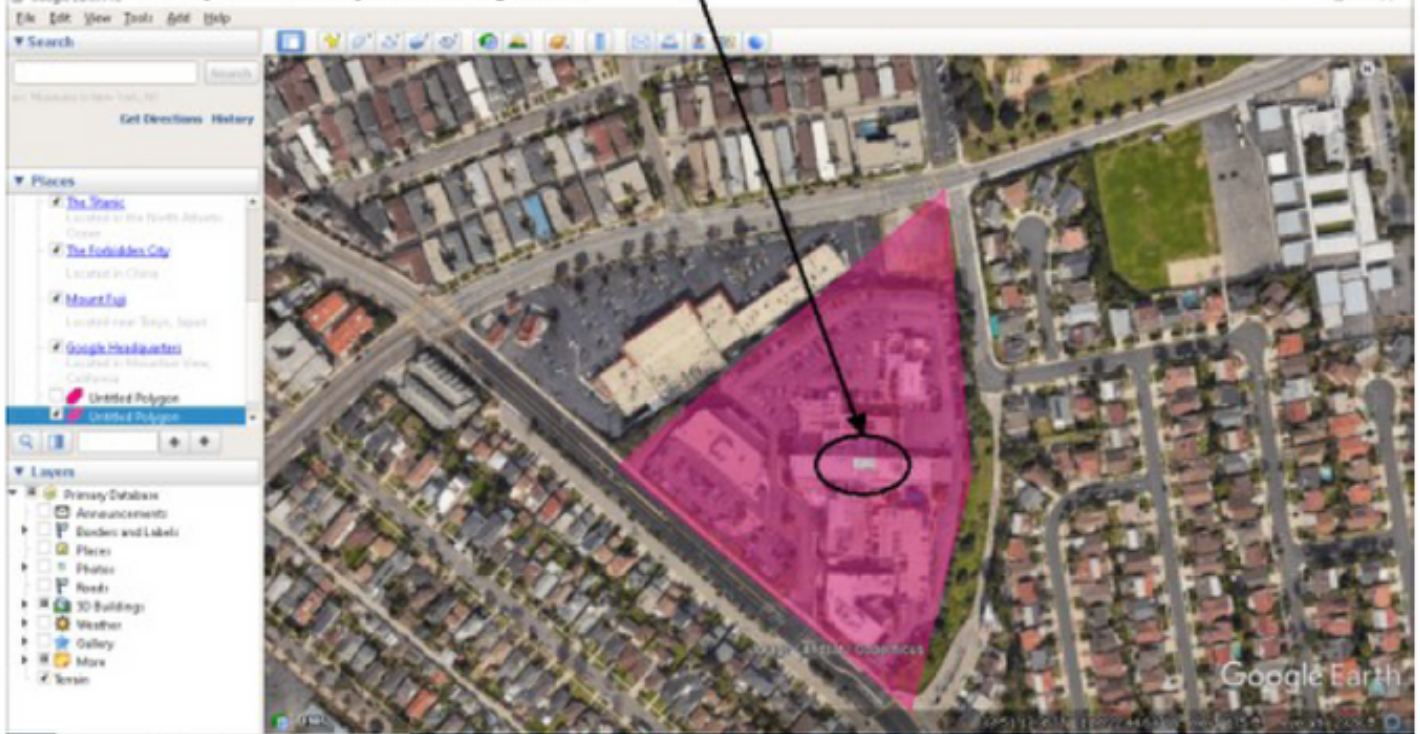
BCHDs Current 76-foot Projection is located far from perimeter of campus in a mass and height minimizing position. The remainder of the campus buildings are 52-feet or lower.



**BCHD's environmental report states the campus has 312,000 sqft of buildings. Only one little tiny "penthouse" is 76-feet tall and that 0.3% of the buildings.**

**Google Earth Pro Simulation**

**BCHD will not provide compatible design files**

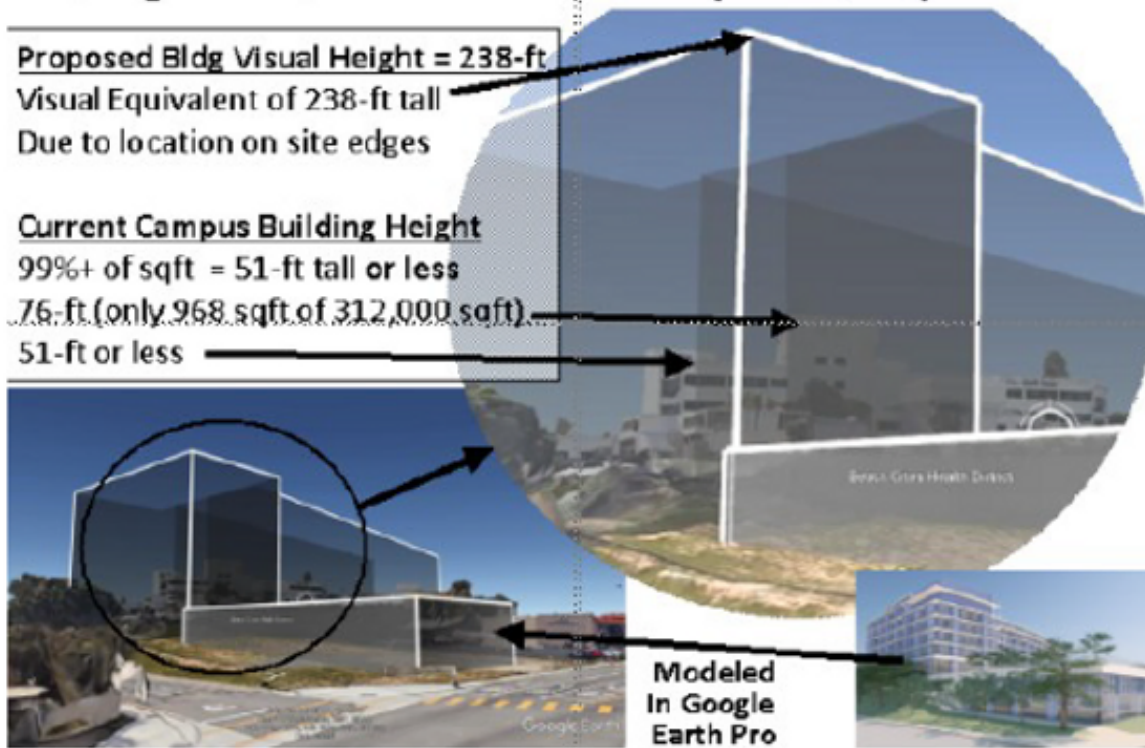


BCHDs Proposed Placement on the Perimeter of Campus Maximizes Bulk and Mass Compared to the Existing Hospital Building. BCHD Fails the "Strive" Test.

**By not respecting the elevated site terrain, BCHD creates an equivalent height of 238-feet tall from the N/NE/E Views**

Proposed Bldg Visual Height = 238-ft  
Visual Equivalent of 238-ft tall  
Due to location on site edges

Current Campus Building Height  
99%+ of sqft = 51-ft tall or less  
76-ft (only 968 sqft of 312,000 sqft)  
51-ft or less



BCHDs Proposed Commercial 1950s Miami-Style Hotel Design is Clearly Makes No Attempt to be Compatible with Residential Neighborhoods





**FONTAINEBLEAU**  
Miami Beach by VESPER

**1955 South Beach  
Commercial Area**

**2022 BCHD Redondo Beach  
Residential Neighborhoods**

The Healthy Living  
Campus Project



**From:** joyce field  
**Sent:** Friday, June 10, 2022 2:26 PM  
**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
**Subject:** BCHD

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As a home owner who lives below the property in Torrance, I am very concerned about how this will affect my property value and health. Joyce Field

**From:** Mark Oliver

**Sent:** Friday, June 10, 2022 3:23 PM

**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>

**Cc:** [StopBCHD@gmail.com](mailto:StopBCHD@gmail.com)

**Subject:** Non-Agenda Item Public Comments for 6/16/22 Planning Commission Meeting

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

Hello:

The Beach City Health Department plans to expand the facility will adversely impact property values and quality of live for residents and properly owners. The size and plan does not fit the area or surrounding infrastructure. The added changes to traffic will also degrade the traffic flow already impacted by the facility and surrounding facilities including schools and the children's ability to travel to and from their educational institutions.

The current facility is already an eye sore, high traffic and high noise nuisance. However, it was in place prior to many of the residence moving to the area, my family included. But to knowingly increase the negative impact by building a large structure that will be out of balance for the neighborhood, cause more traffic in a residential area and increase noise including sirens and heavy trucks plus automotive noise is irresponsible. Building or increasing the size of the facility is irresponsible to the community and not fair to the neighborhood.

Please do not approve the increased or additional facilities of the BCHD.

Thank you,

Mark Oliver  
414 N. Prospect Ave.  
Redondo Beach, CA 90277

**From:** Susan Oliver

**Sent:** Friday, June 10, 2022 4:01 PM

**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>; Stop BCHD <[stop.bchd@gmail.com](mailto:stop.bchd@gmail.com)>

**Cc:** Stop BCHD <[stopbchd@gmail.com](mailto:stopbchd@gmail.com)>

**Subject:** on-Agenda Item Public Comments for 6/16/22 Planning Commission Meeting

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

Dear Counsel Members,

The Beach City Health Department plans to expand the facility will adversely impact property values and quality of life for residents and property owners. The size and plan does not fit the area or surrounding infrastructure further aggravating the existing density and traffic issues to arguably the busiest area of Redondo Beach which includes the existing BCHD, Redondo High, Beryl and Towers elementary schools, Parris Middle School, the library, police department and city administrative facilities. The proposed public park space will ultimately serve as a breeding ground homeless encampments and drug use. The currently closed service road below BCHD frequently has homeless people many of whom suffer from mental illness and drug addiction issues. It took months for the city to finally cut back the trees and shrubbery in that area to remove areas where the homeless could set up encampments. Despite cutting back the trees there continues to be a homeless and trash problem in that area.

The current facility is already an eye sore, high traffic and high noise nuisance. However, it was in place prior to many of the residences moving to the area, my family included. But to knowingly increase the negative impact by building a large structure that will be out of balance for the neighborhood, cause more traffic in a residential area and increase noise including sirens and heavy trucks plus automotive noise is irresponsible. Building or increasing the size of the facility is irresponsible to the community and not fair to the neighborhood.

Please do not approve the increased or additional facilities of the BCHD.

Sue Oliver  
414 North Prospect Ave  
Redondo Beach, CA

**From:** Mike Pirich

**Sent:** Saturday, June 11, 2022 8:15 AM

**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>

**Cc:** [StopBCHD@gmail.com](mailto:StopBCHD@gmail.com)

**Subject:** Re: Non-Agenda Item Public Comments for 6/16/22 Planning Commission Meeting

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

To whom it may concern,

This project is incredibly detrimental to our beach community. Not only does it affect our property values but it will impact our daily way of life.

The disruption of traffic will further compound an already congested area and add to commute times. Further, having construction trucks and heavy equipment in a highly residential area will not only be an audible nuisance but will impact our pleasant western sea breeze by adding smoke, dust and other particulates.

<https://www.stopbchd.com/post/public-comment-re-bchd-to-rb-planning-commissioners-6-6-22>

Thank you for your time.

-mike pirich (Torrance resident)

**From:** Stop BCHD <[stop.bchd@gmail.com](mailto:stop.bchd@gmail.com)>

**Sent:** Saturday, June 11, 2022 11:02 AM

**To:** [Al.Muratsuchi@asm.ca.gov](mailto:Al.Muratsuchi@asm.ca.gov); [Ben.Allen@sen.ca.gov](mailto:Ben.Allen@sen.ca.gov); [HollyJMitchell@bos.lacounty.gov](mailto:HollyJMitchell@bos.lacounty.gov); CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>; [cityclerk@torranceca.gov](mailto:cityclerk@torranceca.gov); [cityclerk@hermosabeach.gov](mailto:cityclerk@hermosabeach.gov); [cityclerk@manhattanbeach.gov](mailto:cityclerk@manhattanbeach.gov); Lisa Jacobs <[lisa.jacobs@tbrnews.com](mailto:lisa.jacobs@tbrnews.com)>; Kevin Cody <[kevin@easyreadernews.com](mailto:kevin@easyreadernews.com)>

**Cc:** Communications <[communications@bchd.org](mailto:communications@bchd.org)>; [pnovak@lalafco.org](mailto:pnovak@lalafco.org); Vanessa I. Poster <[vanessa.poster@bchd.org](mailto:vanessa.poster@bchd.org)>; [martha.koo@bchd.org](mailto:martha.koo@bchd.org); Martinez, Oscar <[omartinez@torranceca.gov](mailto:omartinez@torranceca.gov)>; Noel Chun <[noel.chun@bchd.org](mailto:noel.chun@bchd.org)>; Jane Diehl <[jane.diehl@bchd.org](mailto:jane.diehl@bchd.org)>; Michelle Bholat <[michelle.bholat@bchd.org](mailto:michelle.bholat@bchd.org)>; Stop BCHD <[StopBCHD@gmail.com](mailto:StopBCHD@gmail.com)>

**Subject:** Press Release - Discretionary Permitting Activity Regarding BCHD

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For Public Record Inclusion, Mayors, Councils, Planning Commissions Torrance, Redondo, Hermosa, and Manhattan Beach

StopBCHD.com  
StopBCHD@gmail.com



**Stop BCHD Overdevelopment**  
Enforce Municipal Codes and Protect Quality of Life

## FOR IMMEDIATE RELEASE

**STOPBCHD.COM TO PARTICIPATE WITH CITIES IN DISCRETIONARY PERMITTING  
OF 110-FOOT TALL, 800,000 SQFT DEVELOPMENT ON LEASED BCHD SITE**  
*StopBCHD.com Will Not Engage in Bilateral Discussions With Beach Cities Health District*

**Hermosa Beach/Manhattan Beach/Redondo Beach ("Beach Cities")**

Along with other groups and individuals, BCHD has asked to meet with StopBCHD.com regarding BCHDs proposed 110-foot tall, 800,000 sqft project permitting on an elevated site above over 2,500 residents in the surrounding one-half mile alone.

After discussions with other Neighborhood Quality-of-Life groups and proponents, StopBCHD.com is declining a meeting with BCHD and continuing our efforts to gain a valid, impartial forum at the Cities of Redondo Beach and Torrance using their required discretionary permit hearings.

From the perspective of surrounding residents, BCHDs actions to date have INCREASED project mass, bulk, visual height, noise transmission, privacy loss, and Quality-of-Life damages to the surrounding neighborhoods, as opposed to BCHD "striving" to MINIMIZE such damages as mandated in Municipal Codes.

*StopBCHD.com observes that prior public comments to BCHD have not resulted in enhanced Neighborhood Quality-of-Life actions by the taxpayer-owned and funded agency and former voter-approved hospital district (public acute care hospital ceased operations in 1984 after only 24 years of public operation).*

StopBCHD.com will consider discussions with the project's Developer/Owner/Operator when that firm steps forward out of the shadows. The D/O/O will be leasing the public, P-CF zoned land BCHD site to build a facility that will be Owned and Operated by the private Developer according to materials from BCHD's Investment Banking Firm and Permitting Project Management Consultants.

BCHD is slated to continue spending more than one year's annual operating budget on permitting the project (approximately \$16M).

Attachment: Real Estate Development Chronology

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

StopBCHD.com  
StopBCHD@gmail.com



**Stop BCHD Overdevelopment**  
Enforce Municipal Codes and Protect Quality of Life

## FOR IMMEDIATE RELEASE

**STOPBCHD.COM TO PARTICIPATE WITH CITIES IN DISCRETIONARY PERMITTING  
OF 110-FOOT TALL, 800,000 SQFT DEVELOPMENT ON LEASED BCHD SITE**  
*StopBCHD.com Will Not Engage in Bilateral Discussions With Beach Cities Health District*

### **Hermosa Beach/Manhattan Beach/Redondo Beach (“Beach Cities”)**

Along with other groups and individuals, BCHD has asked to meet with StopBCHD.com regarding BCHDs proposed 110-foot tall, 800,000 sqft project permitting on an elevated site above over 2,500 residents in the surrounding one-half mile alone.

After discussions with other Neighborhood Quality-of-Life groups and proponents, StopBCHD.com is declining a meeting with BCHD and continuing our efforts to gain a valid, impartial forum at the Cities of Redondo Beach and Torrance using their required discretionary permit hearings.

From the perspective of surrounding residents, BCHDs actions to date have INCREASED project mass, bulk, visual height, noise transmission, privacy loss, and Quality-of-Life damages to the surrounding neighborhoods, as opposed to BCHD “striving” to MINIMIZE such damages as mandated in Municipal Codes.

***StopBCHD.com observes that prior public comments to BCHD have not resulted in enhanced Neighborhood Quality-of-Life actions by the taxpayer-owned and funded agency and former voter-approved hospital district (public acute care hospital ceased operations in 1984 after only 24 years of public operation).***

StopBCHD.com will consider discussions with the project’s Developer/Owner/Operator when that firm steps forward out of the shadows. The D/O/O will be leasing the public, P-CF zoned land BCHD site to build a facility that will be Owned and Operated by the private Developer according to materials from BCHD’s Investment Banking Firm and Permitting Project Management Consultants.

BCHD is slated to continue spending more than one year’s annual operating budget on permitting the project (approximately \$16M).

Attachment: Real Estate Development Chronology

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# Chronology of BCHD Negative Responses to Surrounding Residents

2017	<p>BCHD Committed to Protect Neighborhoods with Buffer/Setbacks and then Ignored Commitment</p> 	<p>60-ft tall / 160,000 sqft underground / 729,000 sqft surface</p> <p>Proposed Little to No Buffer or Setback</p> 
2021	<p>103-ft tall / 0 sqft underground / 792,000 sqft surface</p> <ol style="list-style-type: none"> <li>1. Removed Underground Parking</li> <li>2. Increased Surface SQFT of Buildings</li> <li>3. Height Increased from 60 to 103-feet</li> </ol> 	<p>83-ft tall / 0 sqft underground / 792,000 sqft surface</p> <ol style="list-style-type: none"> <li>1. Marginal Reduction in Height</li> <li>2. Phase 1 is 300-Times More Sqft above 52-feet Tall than Current Buildings</li> <li>3. Phase 2 is 600-Times More Sqft above 52-feet Tall than Current Buildings</li> <li>4. Larger than All Beryl Heights Neighborhood Homes Added Together</li> </ol> 

# Chronology of BCHD Negative Responses to Surrounding Residents

	Baseline 2017	Reference	EIR NOP 2019	FEIR 2021	Pre-CUP 2022
<b>Description</b>	BCHD represented to the C/WG that the HLC concept to protect surrounding properties and uses was to buffer the main compound with surface parking and greenspace	All Beryl Heights neighborhood residential homes added together	BCHD proposed the "Great Wall of Redondo" design that was 60-feet tall on the elevated site and built on the north, east and south perimeter of the site, with the pavilion on the west perimeter	BCHD moved the RCFE to the north and east perimeter, removed underground parking, added a parking ramp at Prospect & Diamond, and left the pavilion on the west perimeter	BCHD reduced the height of the RCFE very modestly, all other factors substantially unchanged
<b>Height (above elevated site)</b>	N/A	N/A	60-feet	103-feet	83-feet
<b>Height (above Beryl St)</b>	N/A	30-feet (max)	87-feet	133-feet	109.7-feet
<b>Size (sqft above ground)</b>	N/A	633,500-sqft	729,000-sqft	792,000-sqft	792,000-sqft
<b>Size (sqft below ground)</b>	N/A	N/A	160,000-sqft parking	0 (parking moved to surface ramp)	0 (parking moved to surface ramp)



# Chronology of BCHD Negative Responses to Surrounding Residents

2017



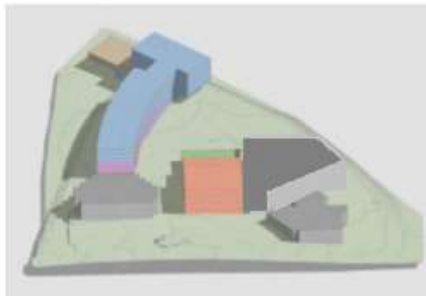
60-ft tall / 160,000 sqft underground / 729,000 sqft surface

2019



103-ft tall / 0 sqft underground / 792,000 sqft surface

2021



83-ft tall / 0 sqft underground / 792,000 sqft surface

2022



From: Frank Briganti

Sent: Sunday, June 12, 2022 1:38 PM

To: CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>

Subject: Re: BCHD Massive Constructive Long Term Project -AGAINST ANY PERMITS

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

Fro Public Record

CC. Mayor, City Council , City Attorney, Planning Comm, All City Depts

\*\*\*\* NO CONDITIONAL or UNCONDITIONAL PERMITS BE ISSUED\*\*\* ALL THE ABOVE PLEASE ADDRESS THE AFFECT OF BCHD PROJECT ON THE ADJACENT NEIGHBORHOODS (300 HOMES & SCHOOLS(3 SCHOOLS)

1. Endangerment to resident & school children)health !!!
  2. Major Safety regarding major auto traffic cut through paths( homes & schools)
  - 3 + 20 issues already sent to RBC & BCHD \* an NOT ADDRESSED?
- Thanks Dr. Frank Briganti

Sent from my iPad

**From:** Tom McGarry  
**Sent:** Monday, June 13, 2022 3:51 PM  
**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
**Cc:** Stop BCHD <[stopbchd@gmail.com](mailto:stopbchd@gmail.com)>  
**Subject:** Non-Agenda Item Public Comments for 6/16/22 Planning Commission Meeting

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

We ask the commissioners to strictly enforce the RB Municipal Code regarding Conditional Use Permits and Planning Commission Design Review in order to protect surrounding property values and deny adverse impacts from BCHDs 110-foot tall, 800,000 square-foot proposed development. This development will adversely affect our neighborhood and our lifestyles.

Tom & Carol McGarry  
Redondo Beach, CA

From: Rosann Taylor  
Sent: Wednesday, June 15, 2022 9:10 PM  
To: CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
Cc: [stopBCHD@gmail.com](mailto:stopBCHD@gmail.com)  
Subject: Non-Agenda Item Public Comments for 6/16/22 Planning Commission Meeting

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

>>> To the Planning Commission:

>>> I'm a homeowner in Redondo Beach. I live on the Diamond St. cul-de-sac, directly adjacent to the BCHD.

>>> Do not approve: Please do not approve BCHD's proposed RCFE/ Healthy Living Campus, with structures up to 7 stories tall. It will be a monolith, towering over the neighborhood. It doesn't fit with the neighborhoods of Redondo and Torrance which are single family homes. We would be greatly affected. I'm concerned that it will affect our home values. I live on a peaceful, charming street. I don't want to go out in my front yard and be confronted by a massive building. We would have to put up with years of construction, noise pollution, light pollution, traffic, lack of privacy, view of buildings vs. blue skies.

>>> Most of profit would go to private companies: BCHD doesn't need to build a RCFE, with well over 90% of the profits going to private companies, at the expense of our neighborhood. This is terribly unfair.

>>> Electrical Substation: An electrical Substation is proposed to be built on the hillside across from our homes on Diamond. If they must build it, please do not allow BCHD to build this so close to our houses. BCHD has enough acreage that they should be able to place it somewhere else.

>>> Greenspace between BCHD and Diamond St. cul de sac: There has been a longstanding agreement that BCHD maintain the hillside on their property to provide a greenspace buffer between BCHD and the homes on the Diamond St. cul-de-sac.

>>> We want this preserved and guaranteed.

>>> I agree with my next door neighbors, Geoff Gilbert and Charlene Gilbert, who submitted a more comprehensive email on April 5th.

>>> Thank you for your time and consideration.

>>> Rosann Taylor,  
>>> 1408 Diamond St., Redondo Beach 90277

**From:** p4ew  
**Sent:** Wednesday, June 15, 2022 9:21 PM  
**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
**Cc:** [stop.bchd@gmail.com](mailto:stop.bchd@gmail.com)  
**Subject:** BCHD proposed building

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

I live on the Diamond St. cul de sac, adjacent to BCHD.  
Please do not approve BCHD's proposed structure. It towers over the neighborhood blocks out our afternoon sun and the ocean breeze that is an essential aspect of living in Redondo Beach and Torrance. Our health needs to be taken into account when the city makes decisions. When a developer tried to build a massive shopping center on our water front they were blocked. So I am asking the city to stop this environmental disaster.

At the meetings between the residents of Redondo Beach and the board of directors of BCHD we have always been assured that our opinions would be taken into account when decisions were made concerning the proposed new building, it has been the opposite, and we have been ignored. It appears that all the decisions being made have only one goal, and that is how much money they can make after paying ninety percent of the profits to for profit developers and corporations.

The self approved DEIR is not ethical. It is too one sided. A structure in a residential neighborhood like ours, that is seven stories high and as massive as the Staple Center in downtown Los Angeles is obscene. The tearing down of the trees and destroying of the green space that is a buffer between our houses and the proposed structure and replacing them with an electrical substation and a generator shows clearly how little they care about our neighborhood. This green space is a refuge and home for birds and other creatures. This shows a clear lack of caring for the environment, and is the opposite of a healthy living campus.

For details please see [StopBCHD.com](http://StopBCHD.com)

Sincerely Philip de Wolff