

Public written comments on Non-Agenda Items
Planning Commission May 19, 2022

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Monday, March 7, 2022 7:06 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comment on BCHD Construction

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BCHD has provided no Resolution of Necessity to construct for RCFE, PACE or any other service they plan to include in their construction.

BCHD is also clear that it plans to circumvent voters deliberately by avoiding a bond measure. As such, there is no public consensus or approval of this project.

Please require a Resolutions of Necessity from BCHD for the functions that they are alleging require new build construction.

Over 90% of the RCFE and over 97% of the PACE are expected to be non-residents of Redondo Beach, however, Redondo Beach will have all the damages of the construction and operation, thereby, having net negative benefits (damages) overall.

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STOP BCHD (StopBCHD@gmail.com) is a neighborhood organization of residents concerned about the economic and quality-of-life damages that BCHDs 100-foot tall, 800,000 sqft commercial development will inflict for the next 50-100 years.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>

Sent: Friday, May 6, 2022 2:43 PM

To: CityClerk <CityClerk@redondo.org>

Subject: Public Comment on Non-Agenda Item per the Brown Act - Mayor and Council, Planning Commissioners

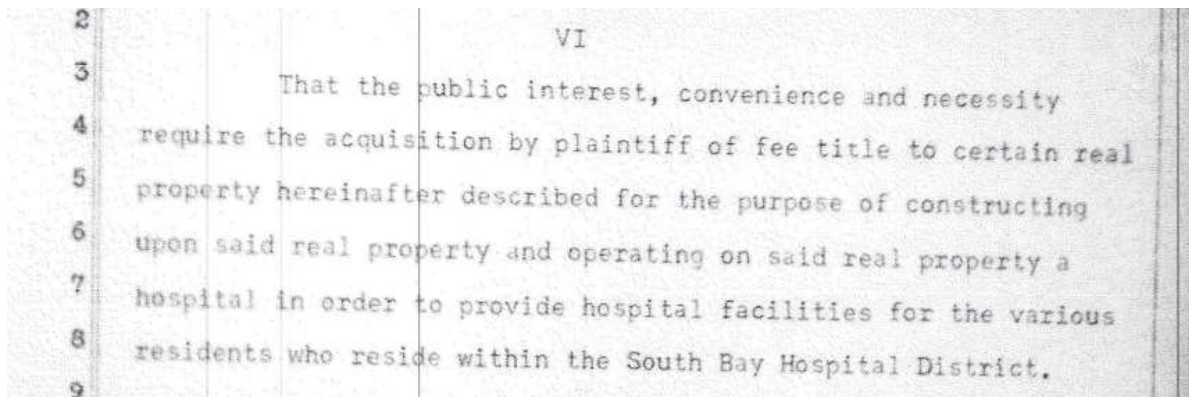
CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Dear Mayor, Council, and Planning Commissioners:

The following is a non-agenda item public comment for the next general (non-special meeting) body meetings after 5/6/2022 in accordance with the Brown Act.

By now, everyone knows that over 80% of the proposed BCHD facility is being built for the use of NON TAXPAYER-OWNERS of BCHD. It's a use of OUR Public OWNED & ZONED land that was explicitly for the benefit of the 3 Beach Cities that formed the District. PERIOD.

There was NO AMBIGUITY in the Resolution of Public Convenience and Necessity when the Hospital district was formed "for the various residents who reside within the ... District." The land wasn't condemned for 80% use of non-residents for RCFE, nor for 96% use of non-residents for PACE.



StopBCHD@gmail.com continues to amass a mailing list to keep the local residents informed.

BCHD willfully misstates its service area to its trade association of Health Districts, from LAX to the south of PV. Clearly, we all know that definition is not the legal definition of the District.

Why does HERMOSA/MANHATTAN/REDONDO pay 100% of the taxes and provide 100% of the land if BCHD only provides us 20% or less of the services and benefits? In fact, we only received only 16% of the Covid testing and only 55% of the Covid vaccines despite using our land, facility, staff, and property taxes.

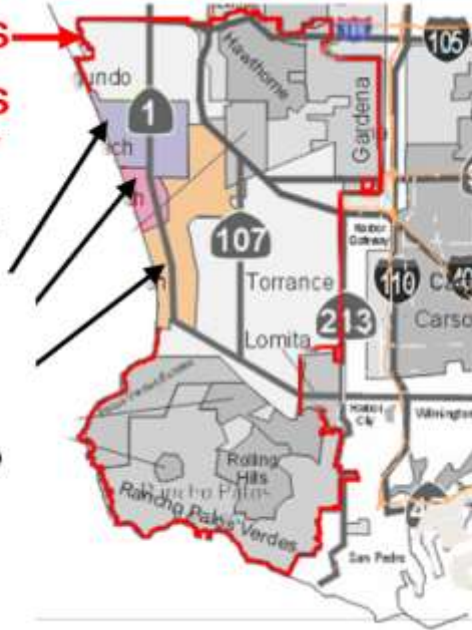
BCHDs use of P-CF publicly owned land for 80%+ non-residents is an illegitimate use, and does not provide net benefits to Redondo Beach residents.

BCHD WANTS TO BUILD A FACILITY FOR 80%+ NON-TAXPAYERS USE ON OUR TAXPAYER OWNED & ZONED LAND

BCHD CLAIMS THIS
BIG AREA TO ITS
HEALTH DISTRICT
ASSOCIATION

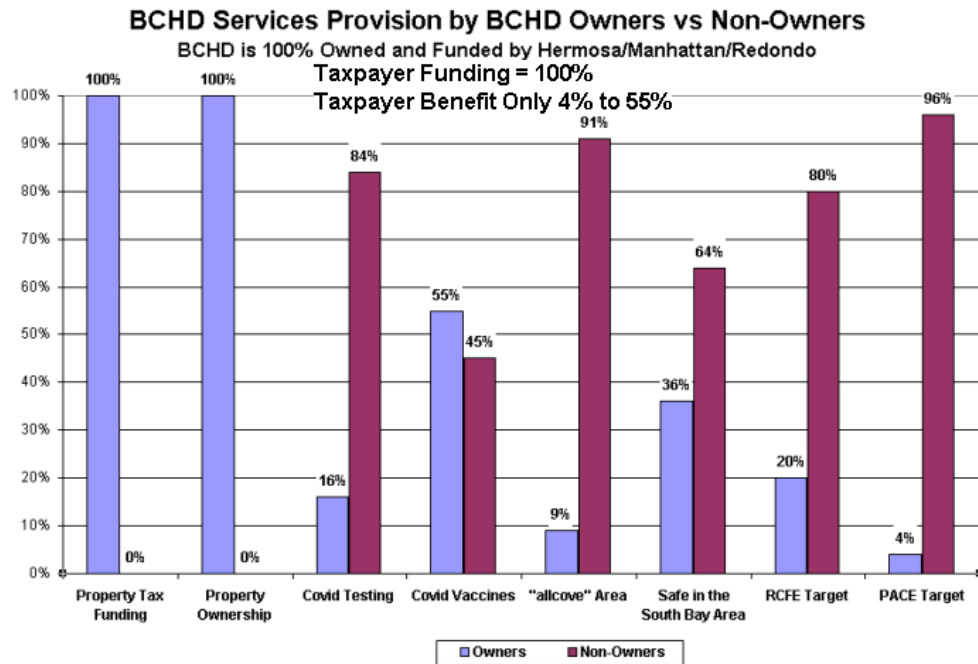
<http://achd.org/mapfiles/mapbox/map.html>

WE TAXPAYERS IN
THIS **LITTLE**
FUNDING AREA
PAY ALL THE BCHD
BILLS AND
PROVIDE ALL THE
BCHD LAND!



BCHD
HAS
LOST
ITS
WAY

AND
WE
ARE
LOSING
OUR
LAND!



Source Data: Covid Testing (LA County Dept of Health), Covid Vaccines (BCHD PR), "allcove" Service Area (BCHD PR), Safe in the South Bay Service Area (BCHD PR), RCFE Target (BCHD Study Exhibit 3-3), PACE Target (National PACE Assoc)
 Calculations available to qualified parties on request

From: Stop BCHD <stop.bchd@gmail.com>

Sent: Wednesday, April 27, 2022 4:20 PM

To: Michael Webb <Michael.Webb@redondo.org>; CityClerk <CityClerk@redondo.org>

Subject: Public Comment - Brown Act and Comments to Planning Commission

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On page 12, of the Brown Act Handbook (2019) by RWG Law, it states "[t]he Brown Act mandates that every agenda for a regular meeting provide an opportunity for members of the public to directly address the legislative body on any matter that is within the subject matter jurisdiction of the legislative body. § 54954.3(a)."

There is no further elaboration regarding whether addressing the body is oral, recorded, printed, by email or some other process. As such, it would appear that the City of Redondo Beach is in violation of the Brown Act by failing to allow the public to address the Planning Commission by withholding public comments from them regarding the BCHD development project.

If the City has a different view, this is a formal request for documents that support the City's position.

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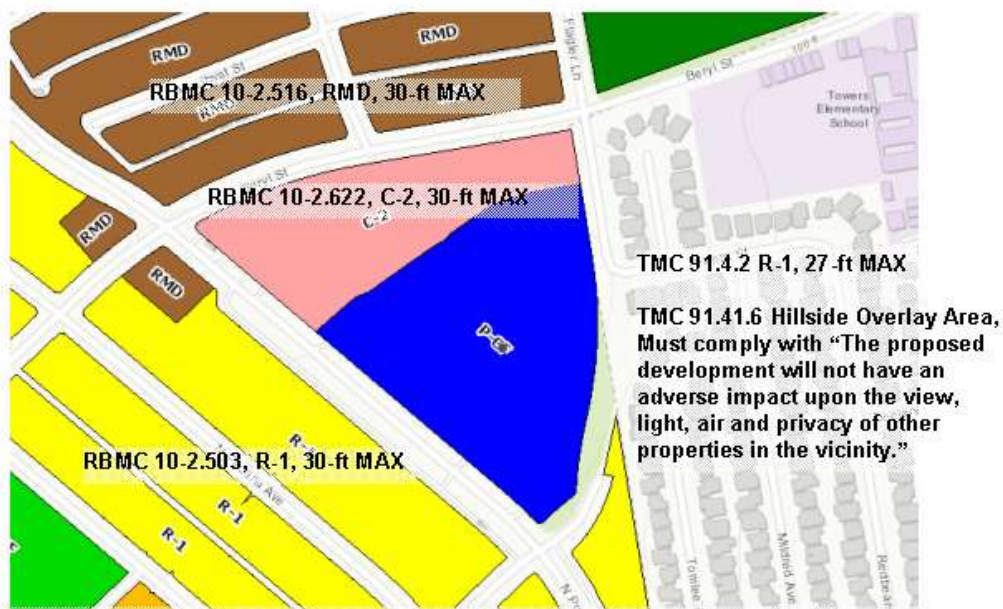
STOP BCHD (StopBCHD@gmail.com) is a neighborhood community of residents concerned about the economic and quality-of-life damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict on our families for the next 50-100 years. Our neighborhoods have been burdened since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

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Thursday, April 28, 2022 9:34 PM
To: CityClerk <CityClerk@redondo.org>; cityclerk@torranceca.gov
Subject: Public Comment - City Councils and Planning Commissioners

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Brown Act compliant Public Comments for next available public meeting of the City Councils and Planning Commissions of Torrance and Redondo Beach.

BCHD Planned 109.7-ft Above Beryl & Flagler Streets Perimeter Location Design is Incompatible and Inconsistent with Surrounding Property as Demonstrated by Torrance and Redondo Beach Municipal Codes



**Brown Act compliant PUBLIC COMMENT submitted by StopBCHD.com, April 28, 2022
For Torrance and Redondo Beach City Councils and Planning Commissioners**

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STOP BCHD (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.

From: Tim Ozenne <tozenne@gmail.com>

Sent: Saturday, April 30, 2022 3:26 PM

To: Brandy Forbes <Brandy.Forbes@redondo.org>; Martinez, Oscar <OMartinez@torranceca.gov>

Subject: Suggestion

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I am actively following the BCHD development project. As you know, while Torrance is named as a responsible agency in CEQA language, the applications are being processed in Redondo planning.

I will soon be sending specific comments to Torrance officials, but perhaps this item needs to be addressed jointly by Redondo and Torrance:

I don't understand why BCHD's preapplication package to Redondo includes considerable detail on changes to Torrance city property as part of its permit applications to Redondo Beach. And, of course, I do not know who will be in charge of modifying the Flagler right-of-way to meet BCHD's proposal. Thus, I would ask that Torrance Planning coordinate with Redondo Planning to clarify what each city expects as to any changes in the Torrance hillside overlay slope on the west side of Flagler Lane, including regrading, removing trees and reinforcing the slope, and so forth. That information would be important once Redondo brings the matter to public hearings later this year. In any case, I would ask that Torrance insist that it, not BCHD or Redondo, be in charge of all modifications of the slope and the street. Hopefully, Torrance will do everything possible to protect its own residents!

In the event of hearings in Redondo, I would hope this issue can be addressed.

Tim Ozenne

From: Mark Nelson (Home Gmail) <menelson@gmail.com>

Sent: Sunday, April 24, 2022 1:49 PM

To: CityClerk <CityClerk@redondo.org>; Brandy Forbes <Brandy.Forbes@redondo.org>; Michael Webb <Michael.Webb@redondo.org>

Subject: Public Comment - Shielding Public Comments from the Planning Commission

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Mayor, Council, Planning Commissioners, City Attorney:

It has come to my attention that the Planning staff plans to allow only 10 days of review for all accumulated public comments by the Planning Commission regarding the BCHD CUP and PCDR, while Redondo Beach General Planning Advisory Committee Chair Biro, who is also the holder of a \$300,000 no-bid advocacy contract from BCHD will have unfettered, non-public access to the Planning Commission, as well as illegitimate influence on GPAC. Planning staff has stated "[a]s such, our office will follow the standard practice for all project applications of compiling public comments and including those in the agenda packet for the Planning Commission meeting at which time the matter will be considered."

That asymmetry in influence and information flow is far, far outside the intent of the Brown Act.

Planning staff apparently needs to be directed to enter public, non-agenda comment into the public record on a meeting by meeting basis to remain in compliance with the intent of the Brown Act.

From: Stop BCHD <stop.bchd@gmail.com>

Sent: Sunday, April 24, 2022 10:11 AM

To: CityClerk <CityClerk@redondo.org>

Cc: Brandy Forbes <Brandy.Forbes@redondo.org>; Michael Webb <Michael.Webb@redondo.org>

Subject: Public Comment - Mayor and Council

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The following are public comments from members of the public regarding the commercial development on the publicly owned BCHD site provided as a non-agenda item to the upcoming City Council meeting.

The following links are to: 1) One sample set of comments that was provided to the Planning Director and Commissioners by Email following the prior meeting in March and 2) a screen print of bcc's and other copies of emails to the Planning Commission. These comments need to be entered into the formal record, provided to the commissioners, and published.

Sample Comments although many are different or customized

<https://drive.google.com/file/d/1ymTMFXSwApoX5KLI--z0FYswlBwbYT3V/view?usp=sharing>

Screenprints of Missing Comments (that are known as BCCs - approx 37 known - we expect there are

more) https://drive.google.com/file/d/1cntw7Lq7Jm5o6zo2RNOw0e_fSAF13cUL/view?usp=sharing

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STOP BCHD (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 da



Stop BCHD <stop.bchd@gmail.com>

Public Comments - BCHD Pre-Conditional Use Permit

1 message

William Sams <ajsams12@gmail.com>

Mon, Apr 4, 2022 at 4:07 PM

To: Brandy.Forbes@redondo.org

Bcc: stopbchd@gmail.com

These Comments are From: Jennifer Sams, concerned neighbor impacted by this over building.

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

Detailed Comments on BCHD Pre-CUP Filing

<https://bit.ly/BCHD-CUP-1>

Detailed Comments on BCHD Pre-CUP PCDR Filing

<https://bit.ly/BCHD-PCDR-1>

RBMC CUP Ordinance Comments Grid

<https://bit.ly/BCHD-PreCUP-Grid-Comments-1>

RBMC PCDR Ordinance Comments Grid

<https://bit.ly/BCHD-PCDR-Grid-Comments-1>

General BCHD Policy Comments

<https://bit.ly/BCHD-General-Comments-1>

[illegible]

From: **Tim Ozenne** <tozenne@gmail.com>

Date: Mon, Apr 18, 2022 at 11:04 AM

Subject: Beach Cities Health District: Major Omission?

To: Martinez, Oscar <OMartinez@torranceca.gov>, Brandy Forbes <brandy.forbes@redondo.org>, Mike Witzansky <mike.witzansky@redondo.org>, Aram Chaparyan <achaparyan@torranceca.gov>, Patrick Sullivan <PSullivan@torranceca.gov>, Michael Webb <michael.webb@redondo.org>, AQMD Executive Officers <ClerkOfBoard@aqmd.gov>, Ron Durbin <Ron.Durbin@fire.lacounty.gov>

Note to all addressees I am trying to contact the correct officials, but some of the email addresses are hard to unscramble or even unavailable. If this message should have gone to someone else in your organization, I ask that you forward it to that person. Thank you.

Dear Officials:

I live in Torrance, fairly near the proposed Beach Cities Health District redevelopment project just to the west. I write today to make sure you are aware of issues that were ignored in BCHD's EIR, namely issues related to the "electrical yard" proposed for the southeast corner of the project. Because the EIR ignored the issue is now seeking permits for the project, and since it would be located near people and homes in my neighborhood, I hope you will take note. I am sending this to each of you because I'm not certain who needs to act on the various items I mention here. Please forward this if appropriate.

According to the EIR (Environmental Impact Report for the Beach Cities Health District Healthy Living Campus Master Plan SCH No. 2019060258, September 2021), the project includes an electrical yard. The EIR mentions this in several places, but the one description is here:

Substation and Electrical Yard

The proposed electrical yard would include a new Southern California Edison (SCE) substation yard, medium voltage distribution system, and generator yard. New voltage substation transformers generate noise levels of 45 to 50 dBA at a distance of 50 feet (National Electrical Manufacturers Association 2014; Delta Transformers Inc. 2009). The electrical yard would be located on the southern portion of the Project site, approximately 100 feet from the nearest residence located on Diamond Street. Based on this distance, noise levels of the electrical yard would be 44 dBA at the nearest residence. The existing daytime noise levels of 63 Ldn along Diamond Street, which is largely due to the relatively high level of traffic noise along streets in the vicinity of the Project site. Therefore, noise impacts relating to the electrical yard would likely be imperceptible and would result in less than significant operational noise impacts.

[Page 10-28]

I am not a planner or engineer, but I believe that BCHD anticipates having both (1) one or more standby generators here plus, I assume, one or more storage tanks for fuel supplies. However, the EIR provides no information whatsoever as to (1) the facilities that will be needed or (2) any environmental risks associated with the presence and periodic testing of those facilities. Given that these issues were completely ignored in the EIR, residents have no idea as to whether noise, possible underground leads, or other issues will be minimal. We don't know what types of generators are planned, their fuel requirements, their frequency and duration of testing, or the likelihood they will be used to supply electrical power to the development.

Two recent BCHD "drawings" from BCHS are attached. ([BCHD Substation.pdf](#))

The environmental consultant claimed that the noise and EMT radiation (during normal operations presumably) were not significant environmental problems, but ignored any other possible environmental issues. BCHD then approved the EIR.

The pre-CUP application, at page 14 mentions only this as to the electric yard:

The Final EIR finds that noise levels associated with the substation and electrical yard would be approximately 44 A-weighted decibels (dBA) at the nearest noise-sensitive receptor. The existing daytime noise levels of 63 dBA day-night average sound level (Ldn) along Diamond Street, which is largely due to the relatively high level of traffic noise along streets in the vicinity of the Project site. Therefore, the Final EIR finds that operational noise associated with the substation and electrical yard would likely be imperceptible and would result in less than significant operational noise impacts.

It appears this passage relates only to the noise associated with normal operations of substation transformers rather than to the noise levels from periodic testing of the generators or from operation of the generators when they are needed. Given how close these facilities are to homes in Redondo and Torrance, one might have expected more extensive analysis, including consideration of the noise and air pollution when prevailing winds to the east are considered.

I am not an expert in EIR matters, but I would expect BCHD would need to amend its EIR to address these issues, including the periodic impacts from emergency generators and on-going issues from fuel storage. Without such amendments, I don't see how the EIR can be accepted as authoritative, nor can I understand how Redondo or anyone else can issue the needed permits.

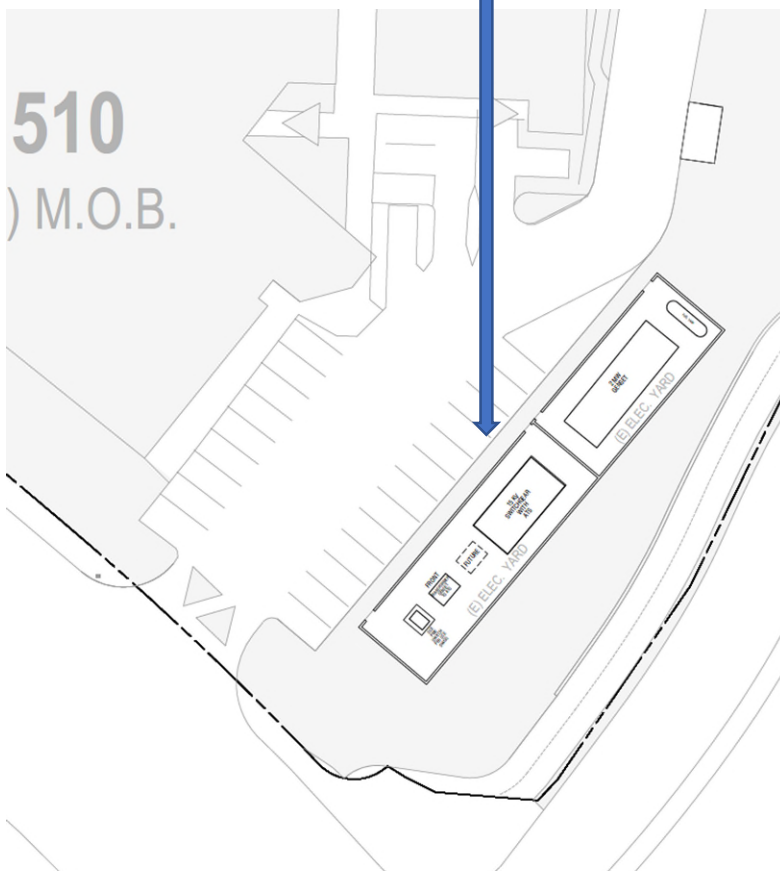
Thank you,

Tim Ozenne, Torrance

Lower right, electric yard (switchgear, generator(s) and fuel storage, near to homes in Redondo and Torrance



Lower Right: More detail of substation



From: Tim Ozenne <tozenne@gmail.com>
Sent: Wednesday, April 20, 2022 11:03 AM
To: Planning Redondo <Planningredondo@redondo.org>
Cc: Planning Commission <PlanningCommission@torranceca.gov>
Subject: BCHD Permit Process

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

Dear Redondo Commissioners:

I don't fully understand where we are now in the planning process with regard to the BCHD application for its real estate development. But I do want to make you aware of at least two items prior to your meeting this Thursday.

First, BCHD did provide a "drawing set" that was part of its pre-application. Here is a snippet:



You should know that most of the grassy area on the right (east) side of this rendering is, in fact, in Torrance. The hillside from the pavement up to the main campus level now features many mature trees and several retaining walls, nearly all of which are in Torrance, not in

Redondo. While it is not easy to gauge the slope from this photo, it looks pretty flat, does it not? It is not! I think this rendering is intentionally misleading. I give credit to the RB Planning department for questioning how this works since most of the existing trees are in Torrance and for pointing out that the illustrations use very mature trees, not the young trees that would be placed here. (By whom? No one knows!)

Second, I hope you are aware that this structure will be vastly higher than the home (left out of this rendering) about 100 feet to the east of this huge building. As Redondo building codes require that new structure like this be "compatible" with the neighborhood, it is hard to understand how anyone would think this building is at all compatible. Further, if this residential facility were the best way to house economically disadvantaged seniors, maybe public policy considerations would dictate that "compatibility" needs to be overturned in favor of lower-income seniors needing housing. But the monthly rental rate expected for BCHD residents is well above the norm for this area, maybe \$10,000 per month or more! There can be no doubt that here we would be accommodating very wealthy seniors by dumping on nearby residents. (Also note that this rendering ignores the modest three-story apartments just north of this on Beryl Street. Those residents, too, would find a *huge* new residential complex immediately across the street featuring apartments few of them could possibly afford.)

Finally, again I would remind the public that a smaller RCFE, the Kensington, was approved by the Redondo city council a few years ago. The council specifically noted that the Kensington RCFE is a *private use* on public land, one that pays taxes to Redondo. The sheer size of the BCHD RCFE does not magically transform it into a "public" use; anyway one looks at it, it is a private use aimed at bringing in money for BCHD to spend as it wishes. Accordingly, I can see no reason for Redondo to permit this facility given its size and incompatibility with the neighborhood.

Tim Ozenne
Concerned Torrance Citizen

From: Stop BCHD <stop.bchd@gmail.com>

Sent: Sunday, April 17, 2022 1:47 PM

To: Brandy Forbes <Brandy.Forbes@redondo.org>; Martinez, Oscar <omartinez@torranceca.gov>

Subject: BCHD Pre-CUP Comments 4-16-22

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

Please enter the following into the public record. The documents include a transmittal memo with comments, redlines of the 35-page BCHD Pre-CUP in the form of Adobe Acrobat formatted comments, and a demonstration of Pre-CUP errors and omissions. Thank you.

Transmittal Memo

<https://bit.ly/BCHD-PreCUP-Trans-Memo-041622>

Redline of BCHD Pre-CUP (Acrobat Comments)

<https://bit.ly/BCHD-Pre-CUP-Redline041522>

Errors and Omissions in Pre-CUP

<https://bit.ly/BCHDPre-CUPErrors041522>

The documents are attached, but due to size, may surpass your abilities to receive. Please confirm receipt of this email. Thank you.

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STOP BCHD (StopBCHD@gmail.com) is a community

April 16, 2022

Redondo Beach Planning Commission and Planning Director
Torrance Planning Commission and Planning Director

Subject: Comments on BCHD Pre-CUP

The totality of this document and its attachments are provided for entry into the public record specifically related to the BCHD Healthy Living Campus permitting process at the City of Redondo Beach.

The following comments are from StopBCHD.com, a community of residents and neighbors to the former South Bay Hospital Campus that will be harmed by the BCHD proposed 110-foot above Beryl & Flagler streets development. Further, surrounding residents will be harmed by the Phase 2 buildings that nearly triple the size of buildings from 300,000 sqft to nearly 800,000 sqft and place additional tall buildings on the south and west perimeter of the site.

Attached Comment Documents

Comments are included in the transmittal and also attached in two documents. The first attachment is a mark up of BCHDs Pre-CUP design filing. The comments of StopBCHD.com are included using the Adobe Acrobat Comment function and are readily apparent as virtual Post-it Notes in the document using any Adobe Acrobat product. The second attachment is a more detailed discussion of errors and omissions by BCHD in its Pre-CUP application. Both documents are entered as part of the public record in both Torrance and Redondo Beach.

Both documents are also available by link, which may be more convenient due to their sizes for some agencies.

Redline of BCHD Pre-CUP (Acrobat Comments)

<https://bit.ly/BCHD-Pre-CUP-Redline041522>

Errors and Omissions in Pre-CUP

<https://bit.ly/BCHDPre-CUPErrors041522>

Additional Comments

1. Project Violates RBMC 10-2.2506 - The BCHD Pre-CUP proposal adversely affects surrounding properties, in direct violation of RBMC 10-2.2506 Conditional Use Permits that requires “to insure that the establishment or significant alteration of those uses will not adversely affect surrounding uses and properties.” BCHD proposes to construct a 109.7-foot above the Beryl St. sidewalk structure on the north and east perimeter of the 10+ acre site, resulting in the creation of an urban cliff of windows and balconies that will increase noise and decrease privacy for surrounding residential uses. As demonstrated in the attached comments, BCHD will be 110 to 150 feet or more above surrounding properties.

2. BCHD Misrepresents Benefits to Surrounding Uses and Properties – The Phase 1 facility consists of RCFE, PACE, Center for Youth Wellness (aka “allcove” program) and administrative facilities. Despite BCHDs bold assertion in a February 2019 memo to the City Attorney that was withheld from the public until July 2020 that “**Clearly**, the Healthy Living Campus Project will be of

significant benefit to the residents of the City of Redondo Beach” the facts refute the assertion. As has been presented in comments previously and will be provided again as required:

-Under 10% of RCFE/Assisted Living tenants will be Redondo Beach residents per BCHD MDS consultant Exhibit 3-3 analysis, thereby burdening Redondo Beach with 90% of RCFE damages and only 10% of benefits – clearly a negative net benefit

-About 2% PACE participants will be Redondo Beach residents based on the National PACE Association statistics that only 1 in 1000 senior utilize PACE. BCHDs oversized PACE facility for 400 participants will have 9 Redondo Beach participants based on the Census projection of just over 9000 seniors age 65+ in Redondo Beach

-Under 5% of allcove, youth mental health program participants will be Redondo Beach youth based on the wide ranging population coverage of the allcove program per BCHD press releases

Based on a simple average, 92%+ of benefits of the BCHD Healthy Living Campus Phase 1 will accrue to NON-RESIDENTS of Redondo Beach, demonstrating that Redondo Beach residents will suffer a much higher proportion of damages than benefits. BCHD’s assertion that “clearly” the HLC will be “significant benefit to Redondo Beach residents” is objectively FALSE.

4. Project Violates RBMC 10-2.2502 (b)(1) User impact and needs – Construction Noise - The BCHD Pre-CUP proposal provides a plan that creates excessive and dangerous levels of noise during construction due to the project height and inability to effectively use sound barriers. The project height must be limited to that which sound barriers can be effectively used.

5. Project Violates RBMC 10-2.2502 (b)(1) User impact and needs – Operational Noise – BCHD asserts it will have public use and amplified noise in the projects proposed courtyard until 10pm. This noise will be reflected by the urban cliffs of both Phase 1 and 2 into the neighborhoods to the NE, E and SE as a direct result of the project design.

6. Project Violates RBMC 10-2.2502 (b)(1) User impact and needs – Parking – In prior versions of the project, BCHD utilized 160,000 sqft of subterranean parking. The Pre-CUP design abandons that parking in favor of an 8-10 story parking ramp at the south perimeter that will be roughly 100-ft+ above surrounding Torrance and Redondo Beach residential uses and properties. This 24/7/365 ramp will generate noise, light, exhaust, privacy reduction, and other hazards that will diminish the use and value of surrounding property.

7. Project Violates RBMC 10-2.2502 (b)(1) User impact and needs – Utilities/Other Design Concerns – BCHD fails to provide adequate detail of its 16,000V to 4,000V dedicated substation, 2,000kW fossil fueled generator, and expected 1000-2000 gallon storage fuel tank to the immediate north of Diamond St and within 100-feet of residential uses. The location of toxic air contaminant creating combustion, explosive fuel, noises, vibration, and other damaging impacts directly diminishes surrounding uses and properties.

8. Project Violates RBMC 10-2.2502 (b)(1) User impact and needs – Traffic – The proposed Phase 2 8-10 story parking structure will require mass egress/ingress onto northbound Prospect, just north of the Prospect & Diamond intersection. Surrounding residential uses and properties will suffer wholly disproportionate damages to benefits from 100% of the damages of the traffic compared to a de minimis prorata portion of the benefits of the project, as demonstrated above.

9. Project Violates RBMC 10-2.2502 (b)(2) Relationship to physical features. - The BCHD Pre-CUP proposal provides a plan that clearly does not “respect” the “natural terrain” of the elevated site that is surrounded by residential uses with an expectation of privacy. The project proposes to be 109.7 feet above the Beryl Street sidewalk and up to 150 feet above other surrounding residential. The project is located on the perimeter of the 10 acre parcel, maximizing its negative impacts on surrounding properties and uses. The project is proposed with exterior windows and balconies, maximizing negative privacy impacts to surrounding properties and uses. Respect for the natural elevated terrain requires shorter buildings and a design internal to the campus. BCHD recognized this nature of the site and the damages formally in its June 2017 Community Working Group presentation – as provided previously in comments.

10. Project Violates RBMC 10-2.2502 (b)(4) Balance and integration with the neighborhood. - The BCHD Pre-CUP proposal provides a plan that is approximately 110-feet above the street and 300,000 sqft. That is 350% the height of the surrounding residential height limits, and from a practical perspective, over 400% the height of the average housing stock. Clearly, that cannot be considered integration. Furthermore, the proposed location of the facility on the east and north perimeter is a deliberate and willful non-integration, as the parcel is 10 acres and BCHD in a June 2017 presentation acknowledged the need for buffer between the project and the surrounding uses.

The distinctly commercial design, demonstrated to the City previously to have a strong resemblance to the 1950s Fontainebleau in Miami Beach makes no attempt whatsoever to integrate in neighborhood style. A far better example that was previously approved by the City is The Kensington at PCH and Knob Hill, which was expressly stated to be compatible. Based on that finding, BCHD proposed project is expressly not compatible in terms of balance or integration with the surrounding neighborhoods.

In addition, many of the surrounding Torrance properties, along with the eastern perimeter abutting the BCHD lot are within the Torrance Hillside Overlay, specifically Torrance **91.41.6 PLANNING AND DESIGN**.

BCHD Pre-CUP design has made no attempt to conform with the requirements of the neighboring city, specifically ignoring the adverse impacts on view, light, air, privacy, intrusion, harmony and land values of other properties.

11. Project Violates RBMC 10-2.2502 (b)(5) Building design. - The BCHD Pre-CUP proposal provides a plan that is dated, a copy of 1950s Miami and demonstrably inconsistent with the surrounding neighborhoods. In addition, the design is antithetical to the P-CF RCFE design approved for The Kensington that was found by the City to be consistent with the neighborhoods.

12. Project Violates RBMC 10-2.2502 (b)(7) Consistency with residential design guidelines. - The BCHD Pre-CUP proposal provides a plan that is not compatible with the general residential design guidelines of Redondo Beach, the specific residential design guidelines of Beryl Heights, nor the Torrance Hillside Overlay residential guidelines. Residential design guidelines are intended to support “improv[ing] the quality of life in residential neighborhoods”, avoid “mass and bulk out of character with the established neighborhood”, and to “fit in with the architectural character of the neighborhood” among other stated concerns. For Beryl Heights, additional and more specific consistency issues are: "attention should be given to reducing the perception of bulk" and "solutions that help maintain privacy." Torrance’s Hillside Overlay provides that the proposed development “will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity”, “located,

planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity”, “will not have a harmful impact upon the land values and investment of other properties in the vicinity”, and “not be materially detrimental to ... other properties in the vicinity.”

It is clear by inspection of the design materials, height, size, and location on the perimeter of the site that all of the above residential guidelines are violated.

13. RBMC 10-2.2502 (b)(8) Conditions of Approval. - The Planning Commission is granted the obligation in code to render conditions of approval on the BCHD to assure its compliance. Such conditions for the BCHD project Phase 1 include, but are not limited to: requiring the project to move toward the center of the site to respect the natural elevated terrain; removal of exterior balconies and decks that invade the privacy of surrounding residential neighborhoods; reduce the height to one consistent and compatible with the character of the surrounding neighborhoods; conform the architecture with the surrounding neighborhoods; regulate the time of operation of any outdoor events to conclude by 7PM consistent with the beginning of the nighttime noise period; reduction of height to facilitate the use of noise barriers during construction such that no construction extends above the reach of the noise barriers; review of the ingress/egress and traffic patterns caused by addition of an 8-10 story parking ramp in place of the abandoned 160,000 sqft of underground parking; and relocation of the generator(s) and fuel storage to the upper level, away from surrounding residential uses.

14. Project Violates RBMC 10-2.2502 (a) Purpose. - Cumulative failure to meet the criteria demonstrate that the BCHD Pre-CUP proposal does not serve to protect property values. The project has up a 5 year build cycle, it diminishes privacy, exceeds noise standards, is inconsistent with surrounding residential design and mass, fails to balance or integrate into the neighborhood, and causes other damages by its design and plan as demonstrated above.

Thank you for your careful review and entry of the comments of this transmittal memo and its two attachments (physical or by link) into the public record of the BCHD proceeding for review of its overall 110 foot above the street, nearly 800,000 sqft project that will ultimately be larger than all Beryl Heights homes added together.

Comments on BCHDs Pre-CUP Filing
for
Redondo Beach and Torrance
Planning Commissions & Planning Directors

April 15, 2022

StopBCHD.com

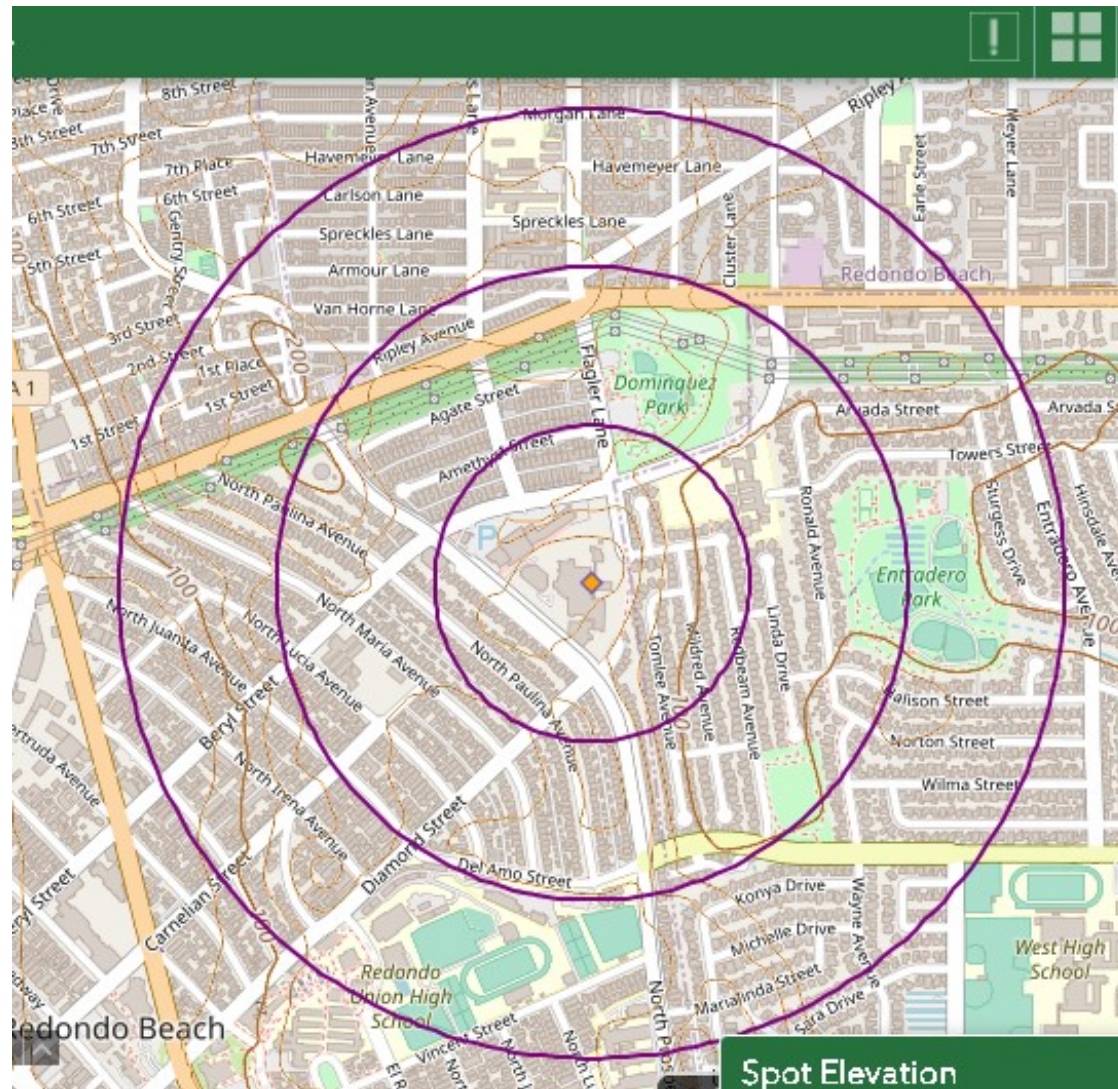
StopBCHD@gmail.com

Comments on BCHD Pre-CUP Deficiencies/Errors

1. BCHD Pre-CUP Provides Deceptive and Insufficient Representation of the Large Elevation Differences Between the Phase 1/RCFE Structure and Surrounding Property
2. BCHD Pre-CUP Proposes the Second Tallest Building in Redondo Beach (109.7' above Beryl St.) and the Tallest Building since 1973 Prior to the Moniker "ReCondo Beach" Earned in the late 1970s with shorter 49 to 73 foot tall Buildings
3. BCHD Pre-CUP Demonstrates Disrespect of the Elevated Site by Proposing Development on the North and East Perimeter with Excessive Height above Surrounding Property
4. BCHD Pre-CUP Fails to Demonstrate Phase 1 and 2 Locations on the Elevated Site ALL Perimeters with Excessive Height above Surrounding Property
5. BCHD Pre-CUP Fails to Adequately Disclose Incompatible Height Above Surrounding Property Caused by Faulty Location on Site and Excessive Structure Height
6. BCHD Pre-CUP Fails to Effectively Demonstrate Visual Privacy/Incompatibility/Inconsistency of Proposed Project and Adverse Impact on Surrounding Property (South/East/North/West Views)
7. BCHD Pre-CUP Misrepresents Existing Height as 76-feet above ground when only 0.3% or 968 sqft of 312,000 sqft is at 76-feet
8. BCHD Pre-CUP Fails to Acknowledge or Demonstrate Over 99% of Existing Building Square Feet are 52-feet or Lower and Nearly All of Proposed Phase 1 and Phase 2 Exceeds 52-feet
9. BCHD Pre-CUP Fails to Adequately Visualize the Height of the Project Height to Surrounding Property.
10. BCHD Project Elevation Exceeds All Surrounding Structures Except 220kV Steel Towers
11. BCHD Project Elevation Substantially Exceeds Existing BCHD Structures
12. BCHD Falsely States Project Height Not To Exceed 83-feet, Yet BCHD Requests 107.5 & 108.7-feet in Pre-CUP Application
13. BCHD Pre-CUP Proposes Tree Removal Outside the Project Lot and Outside the City of Redondo Beach

BCHD Pre-CUP Provides Deceptive and Insufficient Representation of the Large Elevation Differences Between the Phase 1/RCFE Structure and Surrounding Property


USGS Shows Considerable Contour, however, BCHD visualizations are FLAT to the eye. More 3D visualizations required.



BCHD Pre-CUP Proposes the Second Tallest Building in Redondo Beach (109.7' above Beryl St.) and the Tallest Building since 1973 Prior to the Moniker "ReCondo Beach" Earned in the late 1970s with shorter 49 to 73 foot tall Buildings

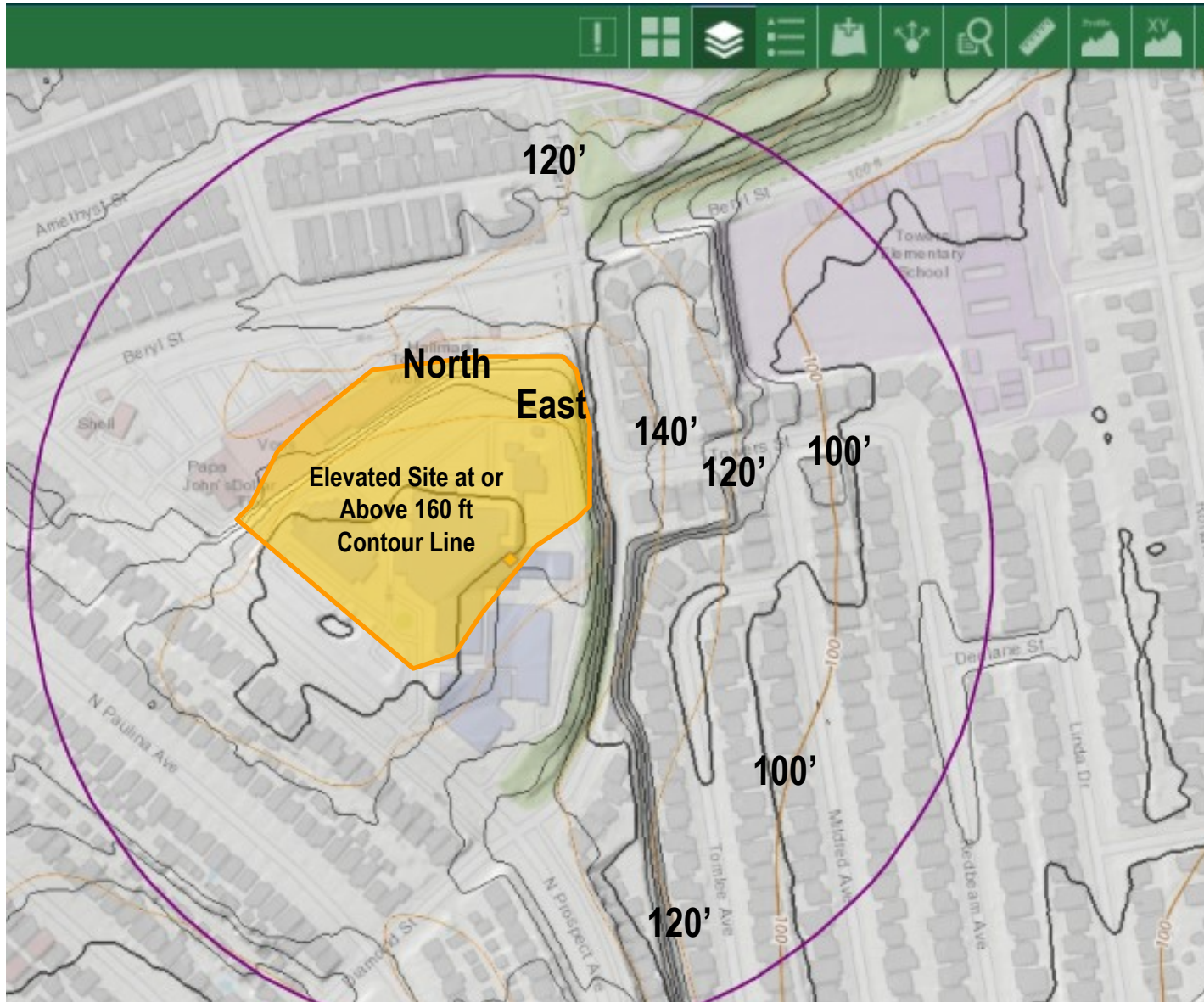
Tallest buildings in Redondo Beach

Here you see the 20 tallest buildings of Redondo Beach. This list only regards multi-story buildings.

#	Building	City	Floors	Height	Year
1	 Ocean Plaza	Redondo Beach	10	≈121 ft	1974
2	 Delphi Apartments	Redondo Beach	9	≈109 ft	1973
3	 Apartments at King Harbor	Redondo Beach	6	≈73 ft	1973
4	 230 South Catalina Avenue	Redondo Beach	6	≈73 ft	1974
5	 510-520 The Village	Redondo Beach	6	≈73 ft	1980
6	 140 The Village	Redondo Beach	6	≈73 ft	1980
7	 130 The Village	Redondo Beach	6	≈73 ft	1980
8	 120 The Village	Redondo Beach	6	≈73 ft	1980
9	 110 The Village	Redondo Beach	6	≈73 ft	1980
10	 200 South Catalina Avenue	Redondo Beach	6	≈73 ft	1972
11	 The Sand Castle	Redondo Beach	6	≈73 ft	1971
12	 Seaview Apartments	Redondo Beach	5	≈61 ft	1969
13	 Crowne Plaza Redondo Beach & Marina	Redondo Beach	5	≈61 ft	1987
14	 250 The Village	Redondo Beach	4	≈49 ft	1978
15	 240 The Village	Redondo Beach	4	≈49 ft	1978
16	 230 The Village	Redondo Beach	4	≈49 ft	1978
17	 220 The Village	Redondo Beach	4	≈49 ft	1978
18	 210 The Village	Redondo Beach	4	≈49 ft	1978
19	 Casa de Los Amigos	Redondo Beach	4	≈49 ft	1977
20	 2750 Artesia Boulevard	Redondo Beach	3	≈36 ft	2007

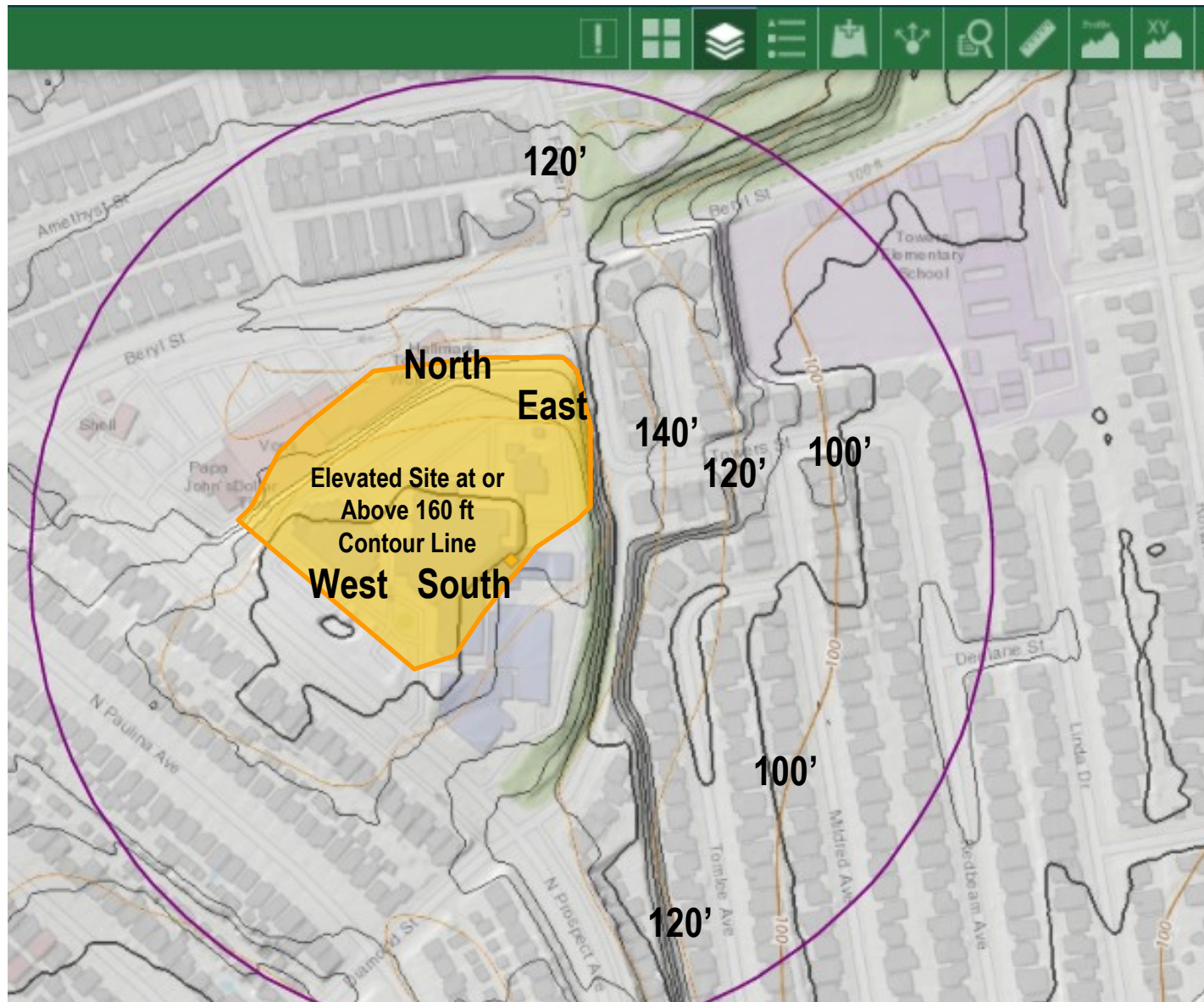
BCHD Phase 1/RCFE
 112.7' @ Beryl & Flagler
 109.7' @ Beryl Sidewalk
 82.2' @ Internal Courtyard

BCHD Pre-CUP Demonstrates Disrespect of the Elevated Site by Proposing Development on the North and East Perimeter with Excessive Height above Surrounding Property



BCHD Pre-CUP Fails to Demonstrate Phase 1 and 2 Locations on the Elevated Site ALL Perimeters with Excessive Height above Surrounding Property

Phase 1 – North, East Phase 2 – South, West

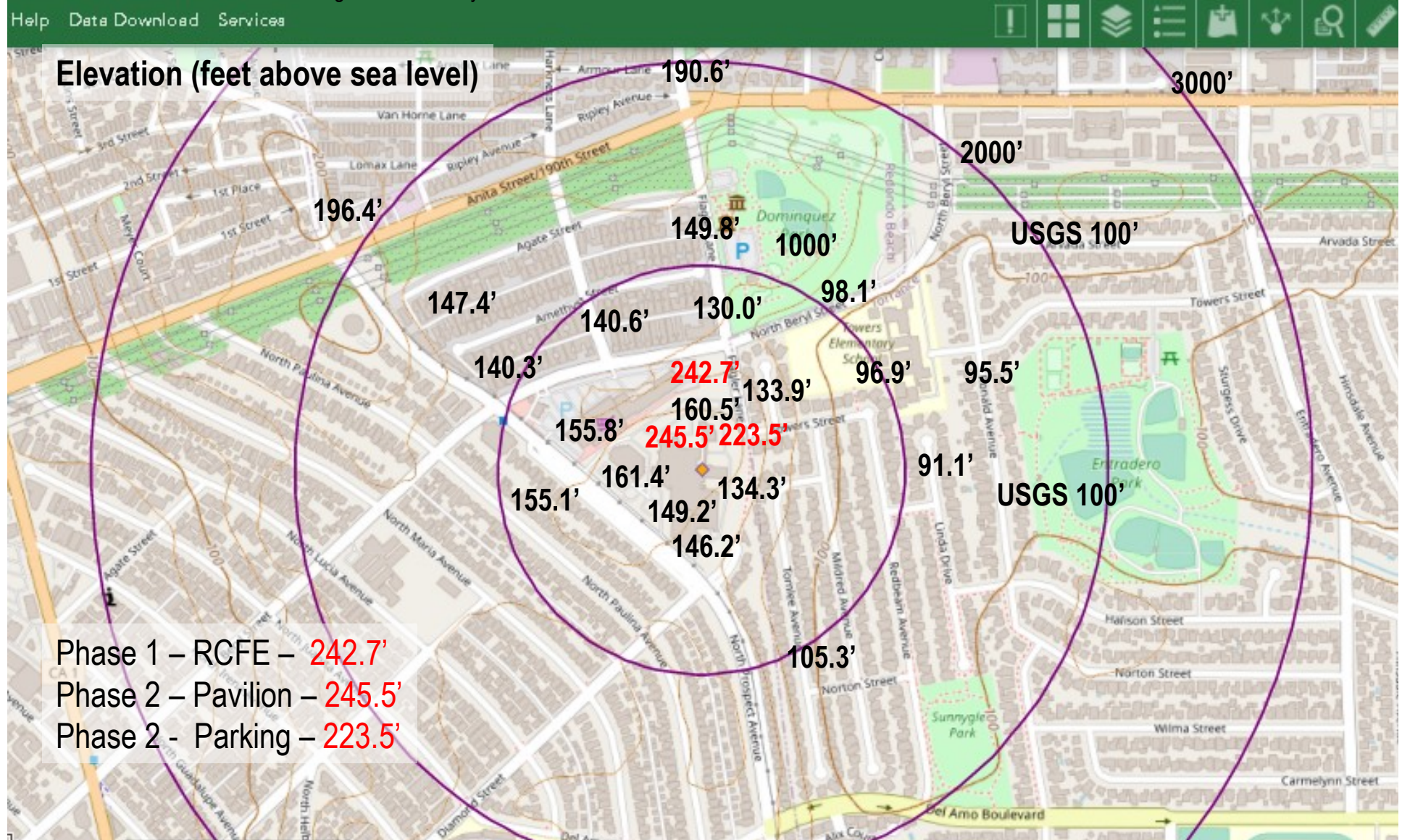


BCHD Pre-CUP Fails to Adequately Disclose Incompatible Height Above Surrounding Property Caused by Faulty Location on Site and Excessive Structure Height

RCFE vs Beryl & Flagler + 112.7' RCFE vs Towers & Redbeam + 145.8' RCFE vs Beryl & Prospect + 102.4' RCFE vs Linda Dr + 151.6'
RCFE vs Beryl St. + 109.7' RCFE vs Diamond Culdesac + 108.4' RCFE vs Tomlee St + 108.8' RCFE vs Paulina Ave + 87.6'

Note: Phase 2 Pavilion is +2.8' and height inconsistency to the west and south are understated

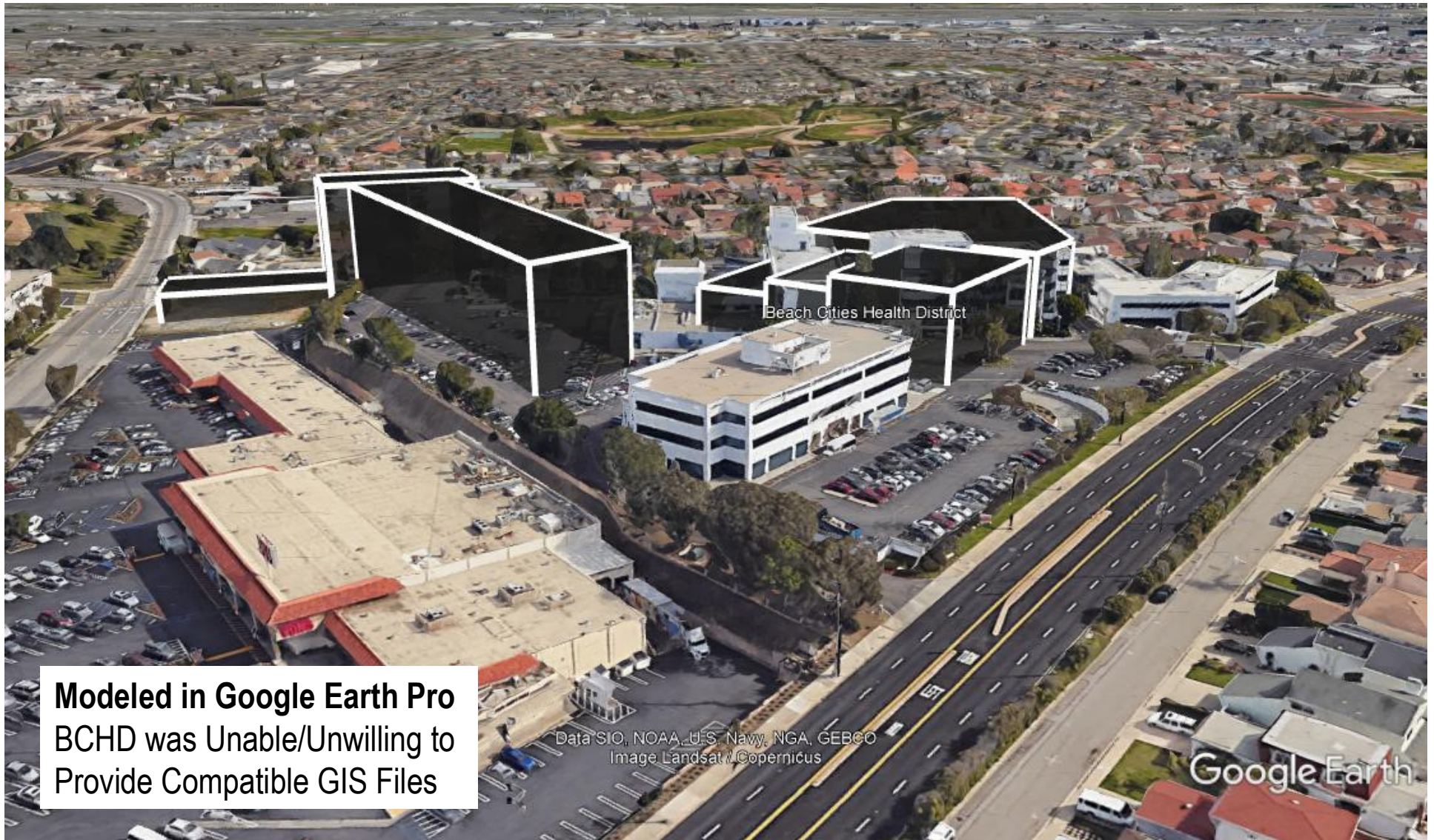
Source: USGS & BCHD



BCHD Pre-CUP Fails to Effectively Demonstrate Visual Privacy/Incompatibility/Inconsistency of Proposed Project and Adverse Impact on Surrounding Property (South View)



BCHD Pre-CUP Fails to Effectively Demonstrate Visual Privacy/Incompatibility/Inconsistency of Proposed Project and Adverse Impact on Surrounding Property (East View)



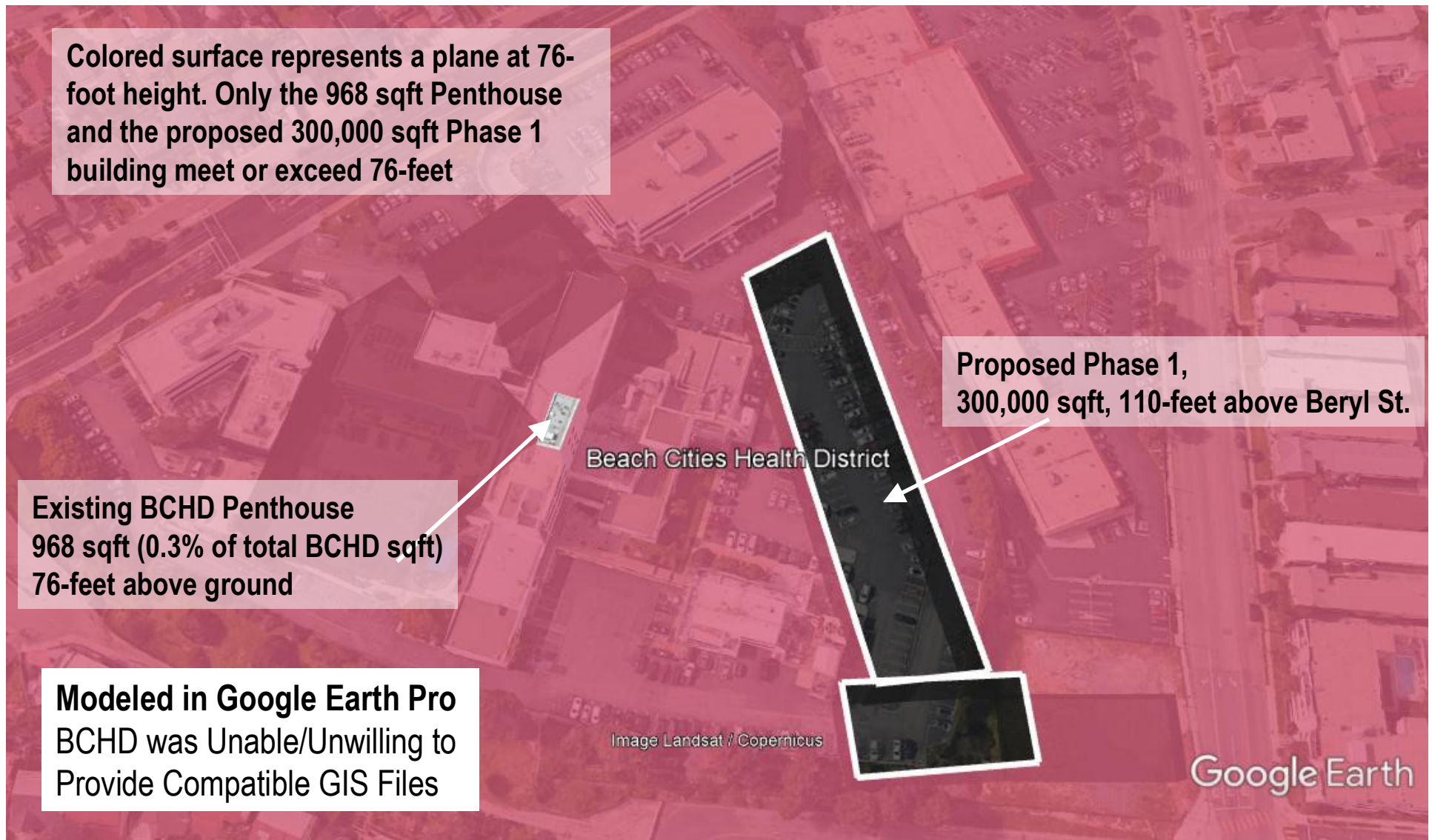
BCHD Pre-CUP Fails to Effectively Demonstrate Visual Privacy/Incompatibility/Inconsistency of Proposed Project and Adverse Impact on Surrounding Property (North View)



BCHD Pre-CUP Fails to Effectively Demonstrate Visual Privacy/Incompatibility/Inconsistency of Proposed Project and Adverse Impact on Surrounding Property (West View)



BCHD Pre-CUP Misrepresents Existing Height as 76-feet above ground when only 0.3% or 968 sqft of 312,000 sqft is at 76-feet. Over 99% of buildings are 52-feet or lower. 76-feet is merely a mechanical room projection, not a structural height.



BCHD Pre-CUP Fails to Acknowledge or Demonstrate Over 99% of Existing Building Square Feet are 52-feet or Lower and Nearly All of Proposed Phase 1 and Phase 2 Exceeds 52-feet



BCHD Pre-CUP Fails to Adequately Visualize the Height of the Project Height to Surrounding Property

Below is a cut plane at project elevation across surrounding neighborhoods



BCHD Project Elevation Exceeds All Surrounding Structures Except 220kV Steel Towers

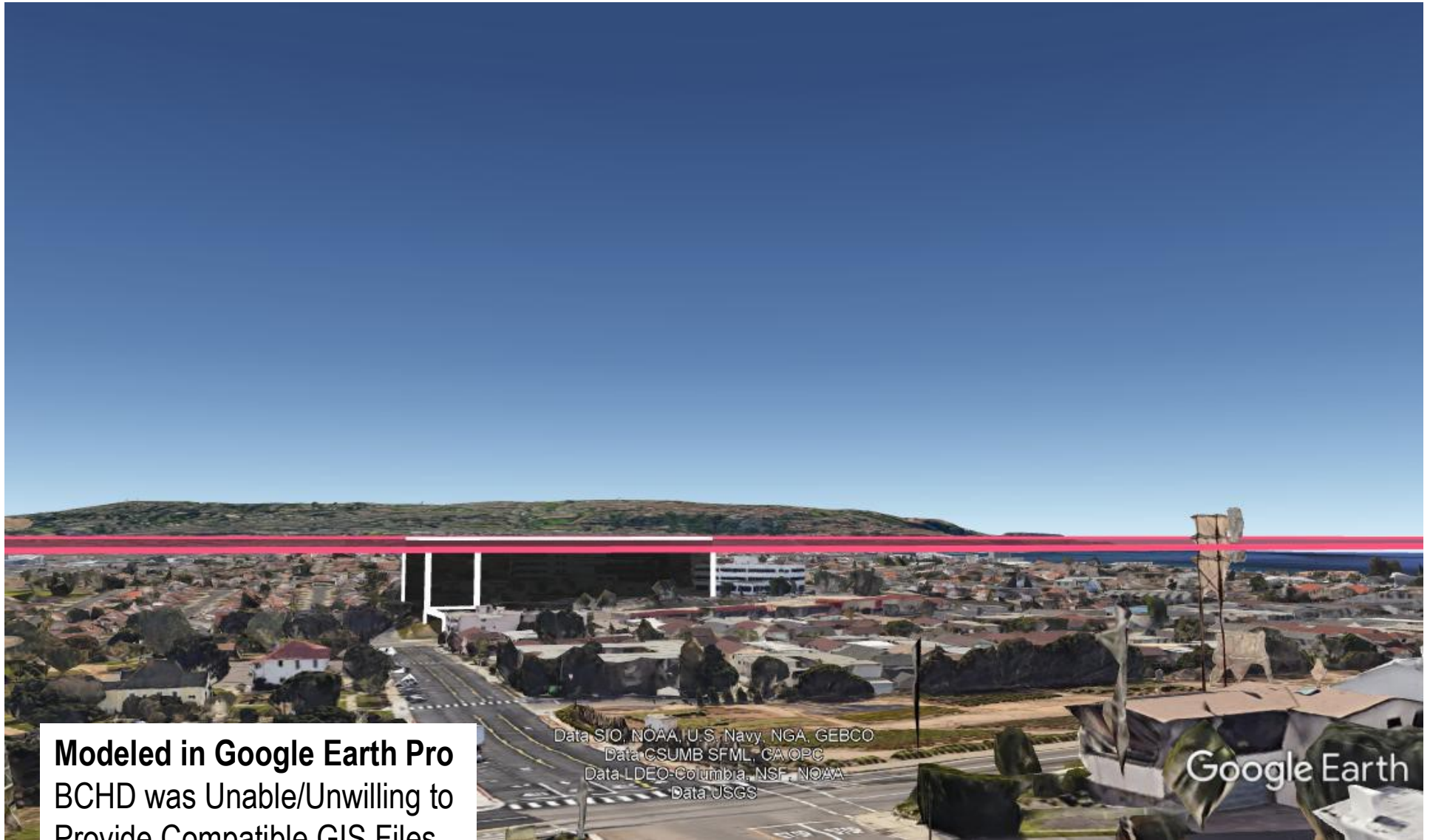


Modeled in Google Earth Pro
BCHD was Unable/Unwilling to
Provide Compatible GIS Files

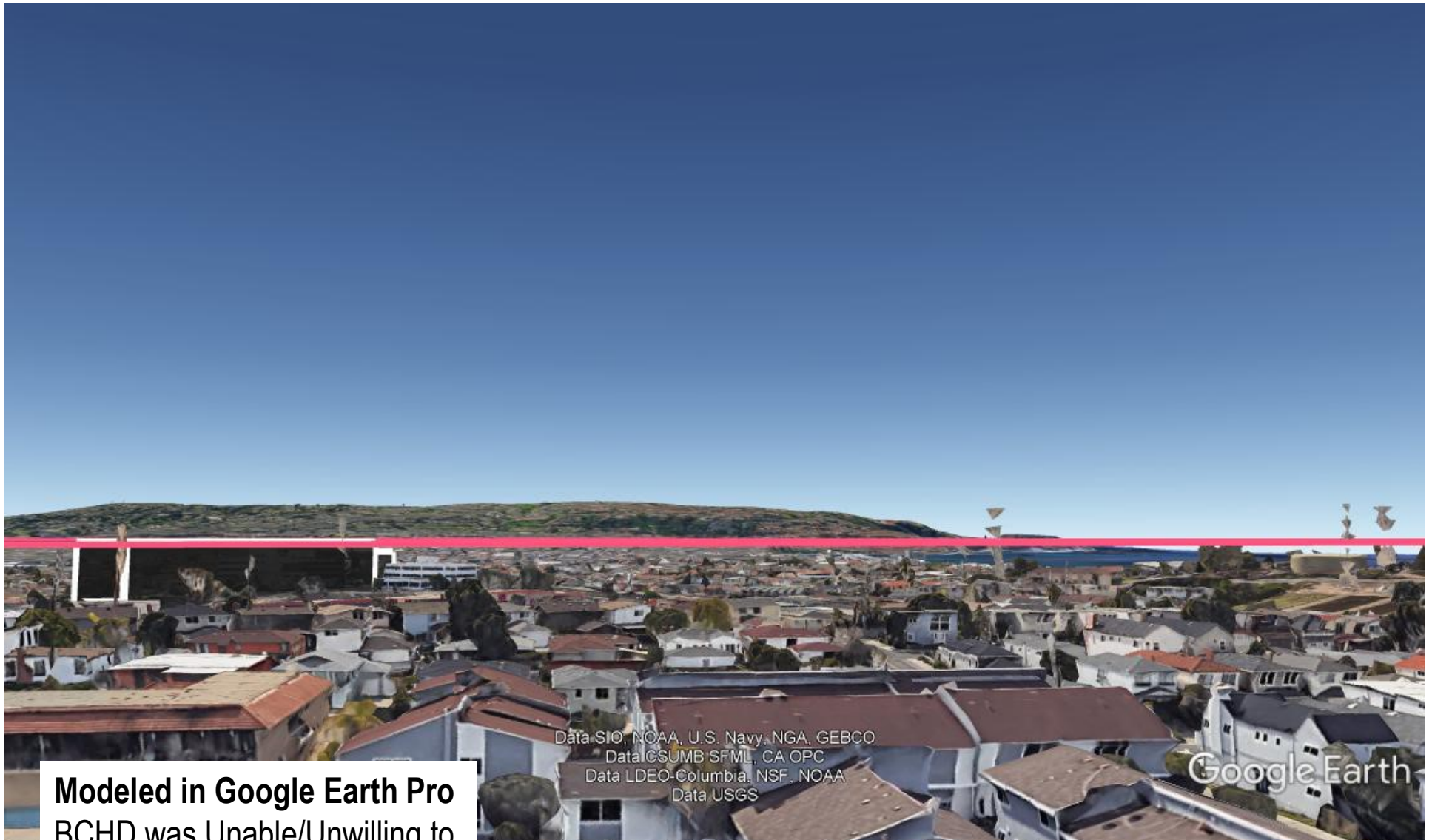
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Data CSUMB SFML, CA OPC
Data LDEO-Columbia, NSF, NOAA
Data USGS

Google Earth

BCHD Project Elevation Substantially Exceeds Existing BCHD Structures



BCHD Project Elevation Substantially Exceeds Existing BCHD Structures

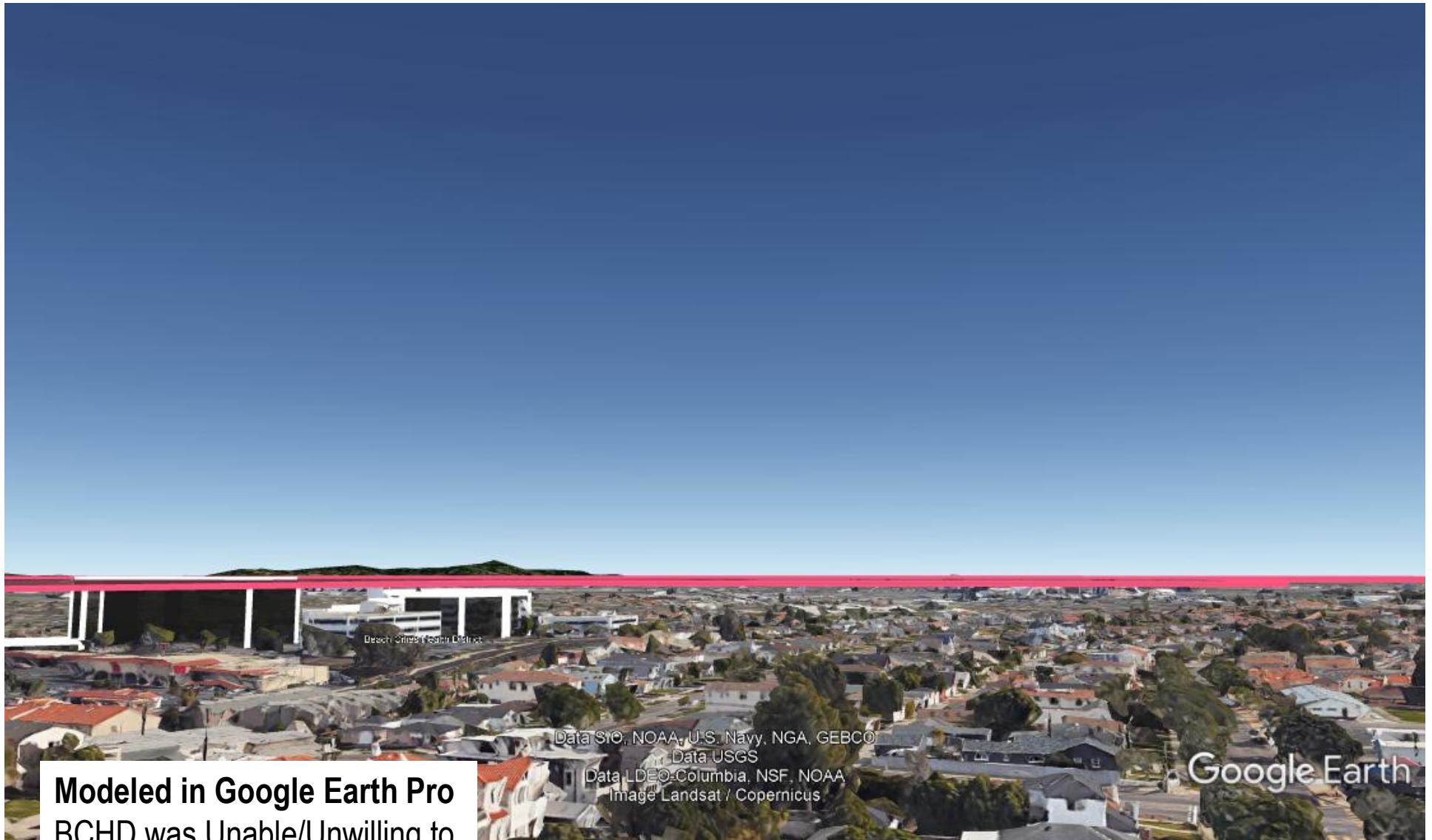


Modeled in Google Earth Pro
BCHD was Unable/Unwilling to
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Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Data CSUMB SFML, CA OPC
Data LDEO-Columbia, NSF, NOAA
Data USGS

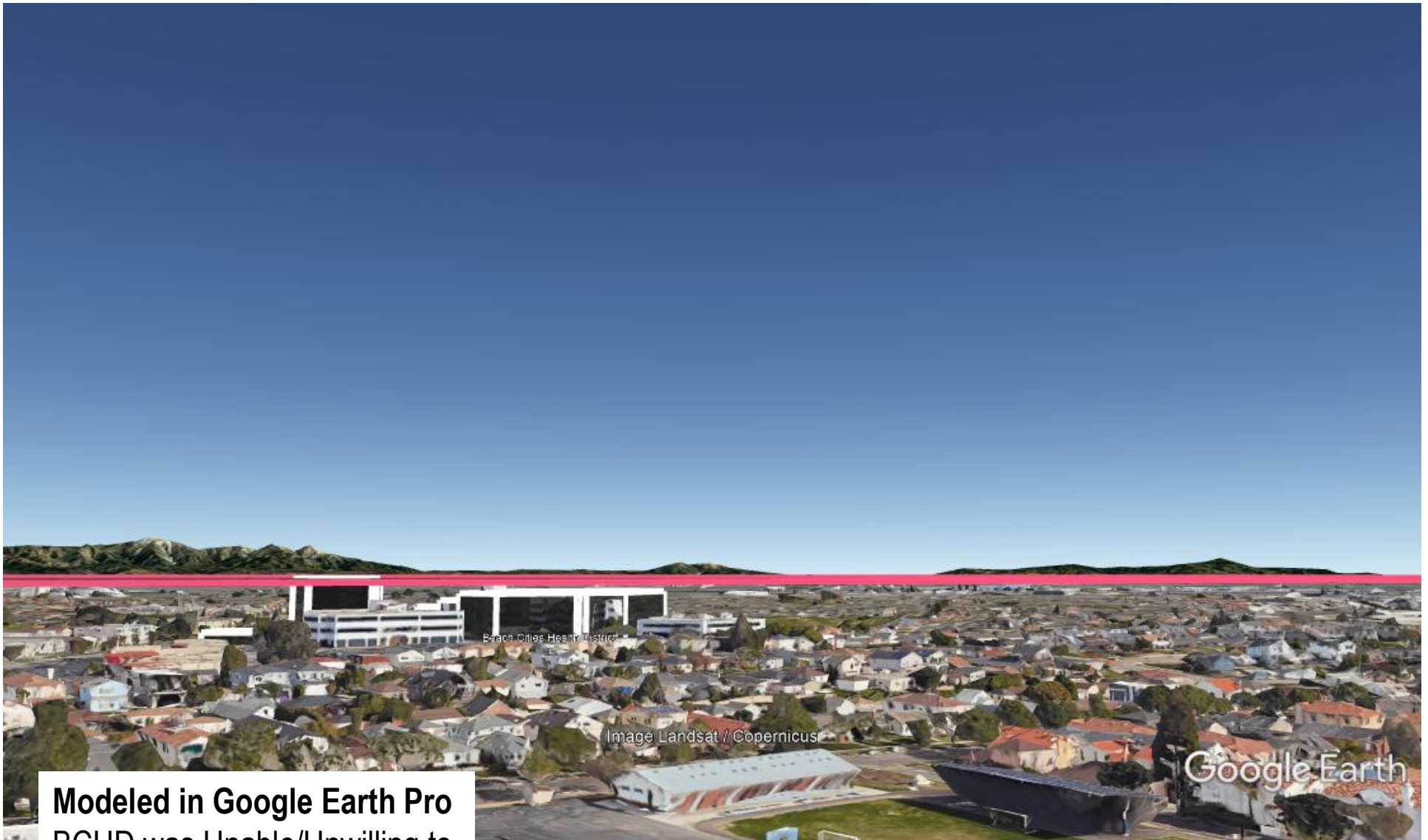
Google Earth

BCHD Project Elevation Substantially Exceeds Existing BCHD Structures



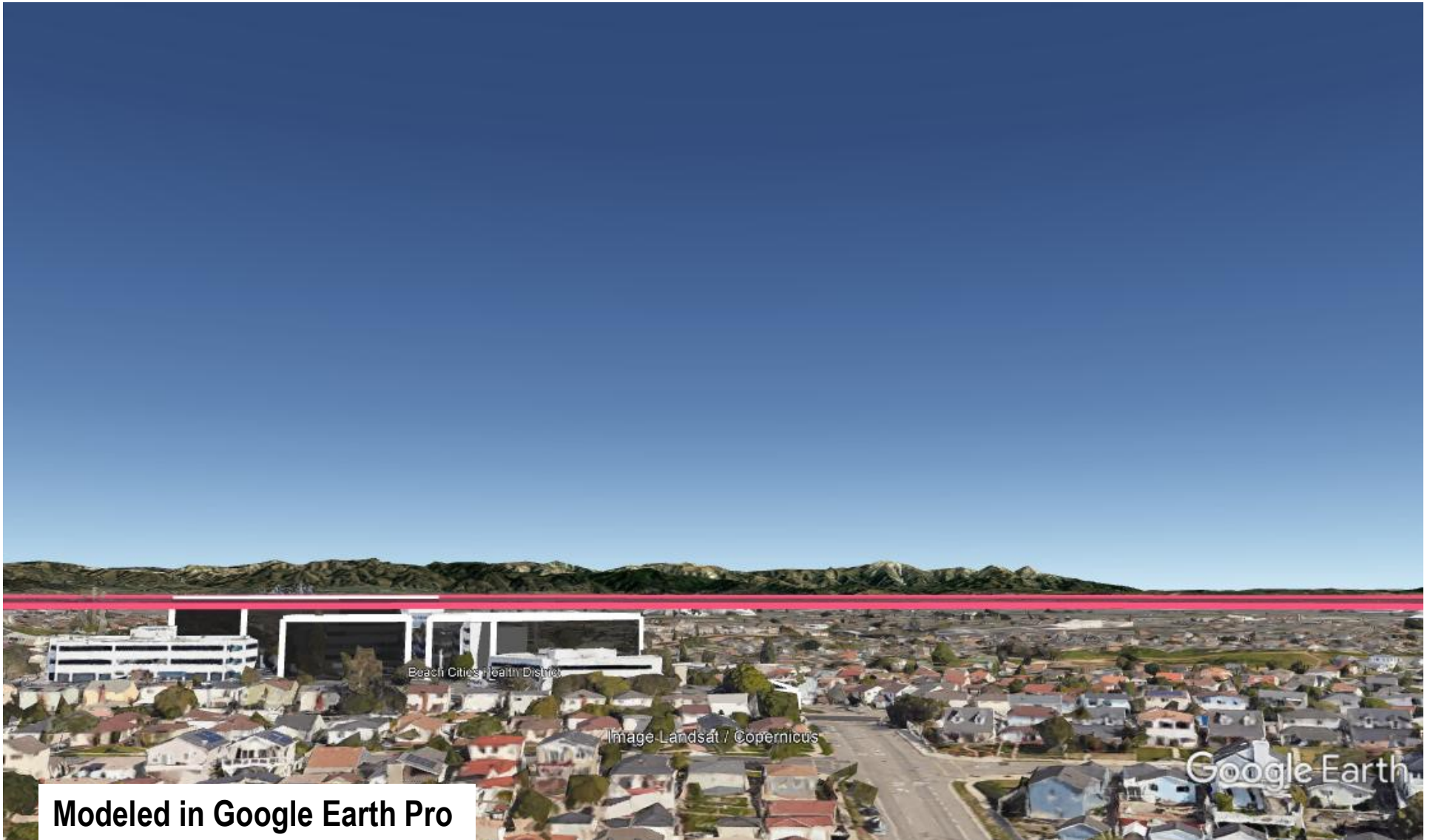
Modeled in Google Earth Pro
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BCHD Project Elevation Substantially Exceeds Existing BCHD Structures



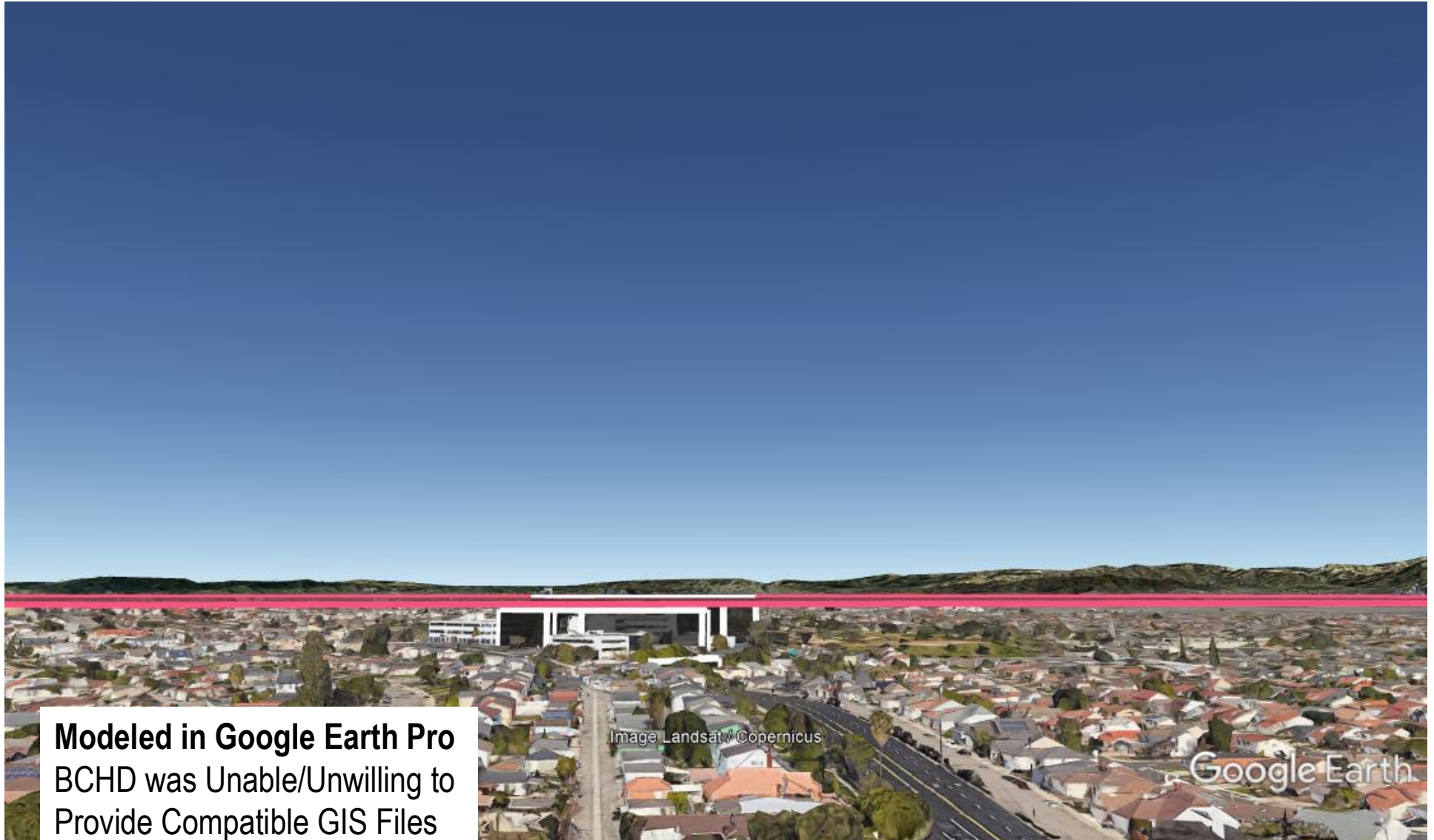
Modeled in Google Earth Pro
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BCHD Project Elevation Substantially Exceeds Existing BCHD Structures



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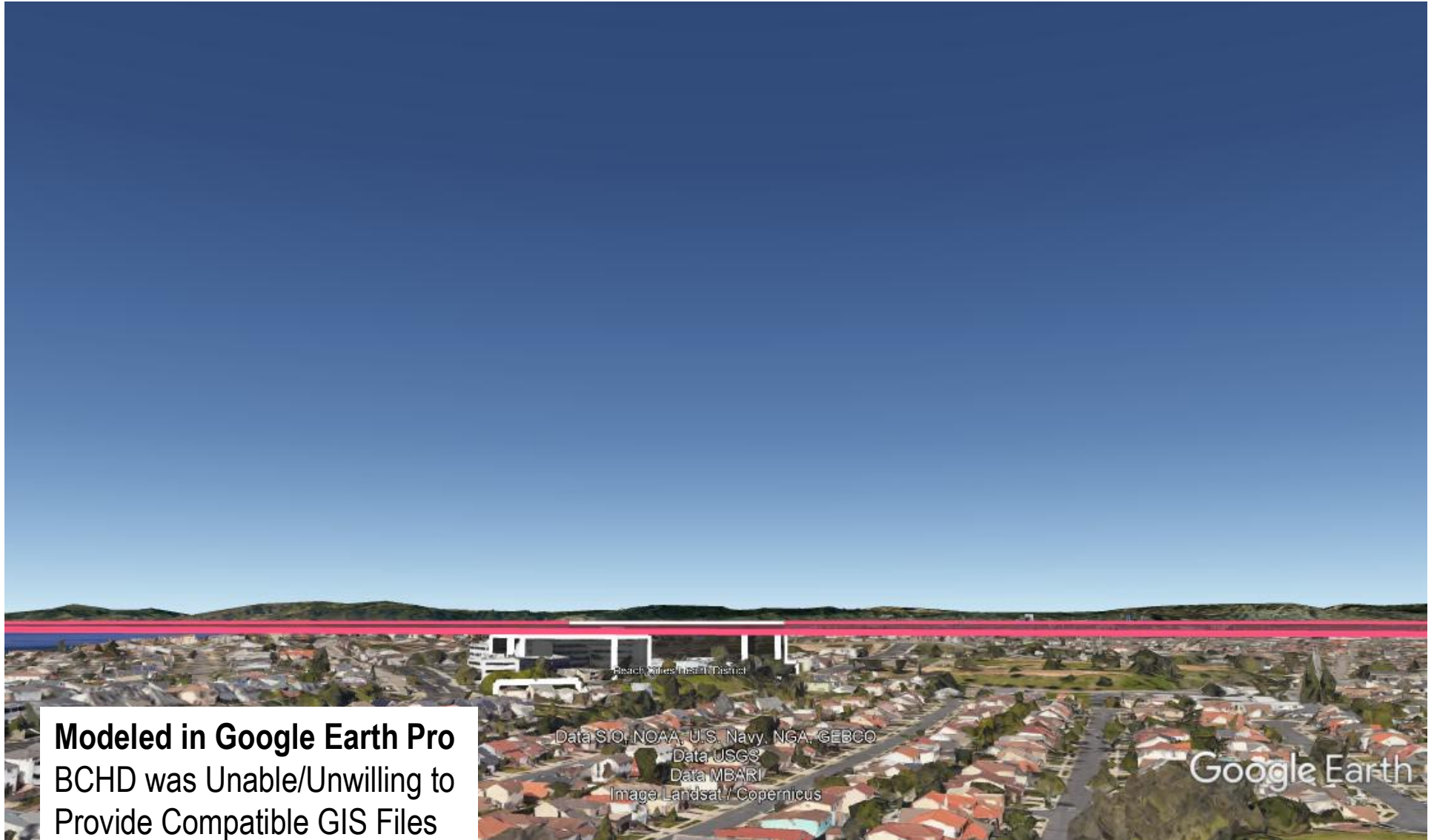


Modeled in Google Earth Pro
BCHD was Unable/Unwilling to
Provide Compatible GIS Files

Image Landsat / Copernicus

Google Earth

BCHD Project Elevation Substantially Exceeds Existing BCHD Structures



Modeled in Google Earth Pro
BCHD was Unable/Unwilling to
Provide Compatible GIS Files

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Data USGS
Data MBARI
Image Landsat / Copernicus

Google Earth

BCHD Falsely States Project Height Not To Exceed 83-feet, Yet BCHD Requests 107.5 & 108.7-feet in Pre-CUP Application

BCHD proposed 107.5-feet as its maximum project height in the Pre-CUP application, later proposed 108.7-feet, while BCHD publicly states not too exceed 83-feet

HEIGHTS	MAX. HEIGHT	PROPOSED
		107'-6"
*HEIGHT OF BUILDINGS OR STRUCTURES SHALL BE DETERMINED SUBJECT TO PLANNING COMMISSION DESIGN REVIEW.		

BCHD Website Statement:

- Building height limited to 83 feet and under (the tallest building on the current campus is 76 feet)

BUILDING DATA	
BUILDING CONSTRUCTION TYPE:	I-A UNSEPARATED OR 2A WITH VE
BUILDING OCCUPANCY:	ASSISTED LIVING: MEMORY CARE: COMMUNITY SERVICES:
	PACE MEDICAL SERVICE: YOUTH WELLNESS CENTER:
	SERVICE/ PARKING:
BUILDING HEIGHT:	108'-8"

BCHD Pre-CUP Proposes Tree Removal Outside the Project Lot and Outside the City of Redondo Beach



BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVENUE, REDONDO BEACH, CA 90277
OWNER CONTACT: BEACH CITIES HEALTH DISTRICT | TOM BAKALY | TEL: 310.374.3426, x118 | WWW.BCHD.ORG



ARTIST'S RENDERING

PAUL MURDOCH
ARCHITECTS

6310 SAN VICENTE BLVD SUITE 400
LOS ANGELES, CALIFORNIA 90048
310 358-0993

THE DRAWINGS AND SPECIFICATIONS AND IDEAL DESIGN AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED. WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

NO. DATE REVISION

BEACH CITIES
HEALTH DISTRICT
HEALTHY LIVING
CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO:
19010

DRAWING TITLE
COVER SHEET

SCALE
DATE
02/02/2022
DRAWN
AO
CHECKED
PM
SHEET NO.

G000



LEGEND

- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- EXISTING ELEVATION
- EXISTING CONTOUR
- BLOCK WALL
- EXISTING FENCE
- BEGINNING OF CURB RETURN
- CENTERLINE
- EASTERLY
- FOUND
- FINISH FLOOR
- FIRE HYDRANT
- FLOW LINE
- GARAGE FINISH FLOOR
- GAS METER
- GLY WIRE
- LEAD AND TAG
- MANHOLE
- NORTHERLY
- PROPERTY CORNER
- PROPERTY LINE
- POWER POLE
- SPIKE AND WASHER
- SOUTHERLY
- SPIKE
- SANITARY SEWER MANHOLE
- STAKE
- STREET LIGHT
- TOP OF CURB
- TOP OF WALL
- TOP OF DRIVEWAY APRON
- WESTERLY
- WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT: (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

LINE TABLE

Course	Bearing	Distance
L1	N 54°27'45" E	18.22'
L2	N 68°41'19" E	36.23'
L3	N 56°07'14" E	33.64'
L4	N 61°10'11" E	30.80'
L5	N 47°58'42" E	21.18'
L6	N 34°45'39" W	2.57'
L7	S 25°00'14" W	19.72'
L8	S 33°30'59" W	47.04'
L9	S 25°58'25" W	63.88'
L10	S 34°29'00" W	72.68'
L11	S 43°48'19" W	8.66'
L12	N 85°19'44" W	31.63'
L13	N 63°20'39" W	10.45'
L14	N 58°11'03" W	6.33'

CURVE TABLE

Curve	Radius	Length	Delta
C1	15.00'	12.77'	48°47'35"
C2	15.00'	23.50'	89°46'17"
C3	15.00'	29.02'	110°51'36"



NOTE: TOPOGRAPHY BASED ON AERIAL PHOTOGRAMMETRY PROVIDED BY OLYMPIC MAPPING.

FOR REFERENCE ONLY

SURVEY AND TOPOGRAPHY
FOR
KELLY OLIN
BEACH CITIES HEALTH DISTRICT
514 N. PROSPECT AVE.
REDONDO BEACH, CA 90277
310-374-3426 EXT. 141

GARY J. ROEHL R.C.E. 30826



JOB NO.
12-444
SHEET
1
OF
1

NOTE:
A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE, DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.

ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DENN ENGINEERS SHALL RELIEVE DENN ENGINEERS FROM ANY LIABILITY OR DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEY'S FEES OR COSTS INCURRED IN ANY PROCEEDING THAT DENN ENGINEERS MAY BE JOINED.

3914 DEL AMO BLVD, SUITE 921 • TORRANCE, CA 90503 • (310) 542-9433

BERYL STREET

NOT A PART
OF THIS
SURVEY

FLAGLER LANE

TOWERS ST.

CARNELIAN STREET (VACATED)

PROSPECT AVENUE

PARCEL MAP NO. 13030

1

DIAMOND ST.

LEGEND

- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- EXISTING ELEVATION
- EXISTING CONTOUR
- EXISTING FENCE
- BLOCK WALL
- BOR - BEGINNING OF CURB RETURN
- CL - CENTERLINE
- ELY - EASTERLY
- FD - FLOW LINE
- FF - FINISH FLOOR
- FL - FLOW LINE
- GM - GAS METER
- GW - GUY WIRE
- L&T - LEAD AND TAG
- MH - MANHOLE
- NLY - NORTHERLY
- PC - PROPERTY CORNER
- PL - PROPERTY LINE
- PP - POWER POLE
- S&W - SPIKE AND WASHER
- SLY - SOUTHERLY
- SPK - SPIKE
- SSMH - SANITARY SEWER MANHOLE
- STK - STAKE
- STLT - STREET LIGHT
- TC - TOP OF CURB
- TW - TOP OF WALL
- TX - TOP OF DRIVEWAY APRON
- WLY - WESTERLY
- WM - WATER METER

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TREE INVENTORY LEGEND

- INVENTORIED TREE

Date prepared: 08/22/19
Prepared by: S. McAllaster, ISA Certified Arborist
Reviewed by: Cy Carlberg, RCA #405

FOR REFERENCE ONLY

Carlberg ASSOCIATES
Horticulturists and Registered Consulting ARBORISTS

Provide arborist tree report and inventory - Need legend of trees. Trunk diameter, tree species, height. Tree replacement may be required.

TREE LOCATION EXHIBIT
BEACH CITIES HEALTH DISTRICT
514 NORTH PROSPECT AVENUE, REDONDO BEACH, CALIFORNIA 90277
PREPARED FOR: BEACH CITIES HEALTH DISTRICT
514 NORTH PROSPECT AVENUE, REDONDO BEACH, CA 90277

www.cycarlberg.com Date: 08.22.19 By: S. McAllaster

SURVEY AND TOPOGRAPHY

FOR
KELLY OLIN
BEACH CITIES HEALTH DISTRICT
514 N. PROSPECT AVE.
REDONDO BEACH, CA 90277
310-374-3426 EXT. 141

DRAWN BY: CE CHECKED BY: TS
ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DENN ENGINEERS SHALL RELIEVE DENN ENGINEERS FROM ANY LIABILITY OR DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEY'S FEES OR COSTS INCURRED IN ANY PROCEEDINGS THAT DENN ENGINEERS MAY BE JOINED.

GARY J. ROEHL R.C.E. 30826

DENN ENGINEERS

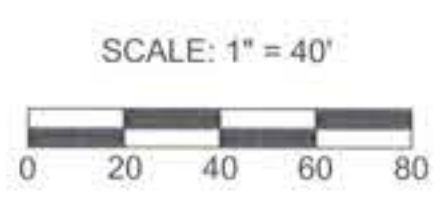
3914 DEL AMO BLVD. SUITE 921 • TORRANCE, CA 90503 • (310) 542-9433

JOB NO. 12-444
SHEET 1
OF 1

JOB ADDRESS
514 N. PROSPECT AVE.
REDONDO BEACH, CA

LEGAL DESCRIPTION
PARCEL 1
P.M. NO. 13030
P.M.B. 144-3
APN 7502-017-901

NOTE: TOPOGRAPHY BASED ON AERIAL PHOTOGRAMMETRY PROVIDED BY OLYMPIC MAPPING.



NOTE:
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BERYL STREET

CARNELIAN STREET (VACATED)

PROSPECT AVENUE

FLAGLER LANE

TOWERS ST.

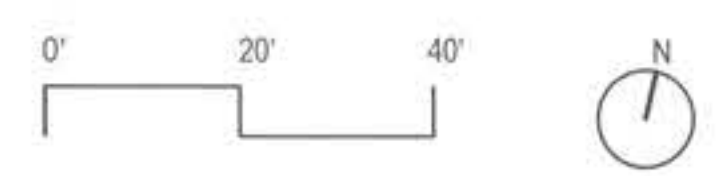
DIAMOND ST.



SYMBOL LEGEND

- EXISTING TREES TO BE DEMOLISHED
 - EXISTING TREES TO REMAIN
- Need legend to go along with inventory - trunk diameter, tree height, species.*
- Replacement plan likely required.*

FOR REFERENCE ONLY



PAUL MURDOCH ARCHITECTS

6310 SAN VICENTE BLVD SUITE 400
LOS ANGELES, CALIFORNIA 90048
310 358-0993

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BEACH CITIES HEALTH DISTRICT
HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
EXISTING TREE DEMO PLAN

SCALE
1" = 40'

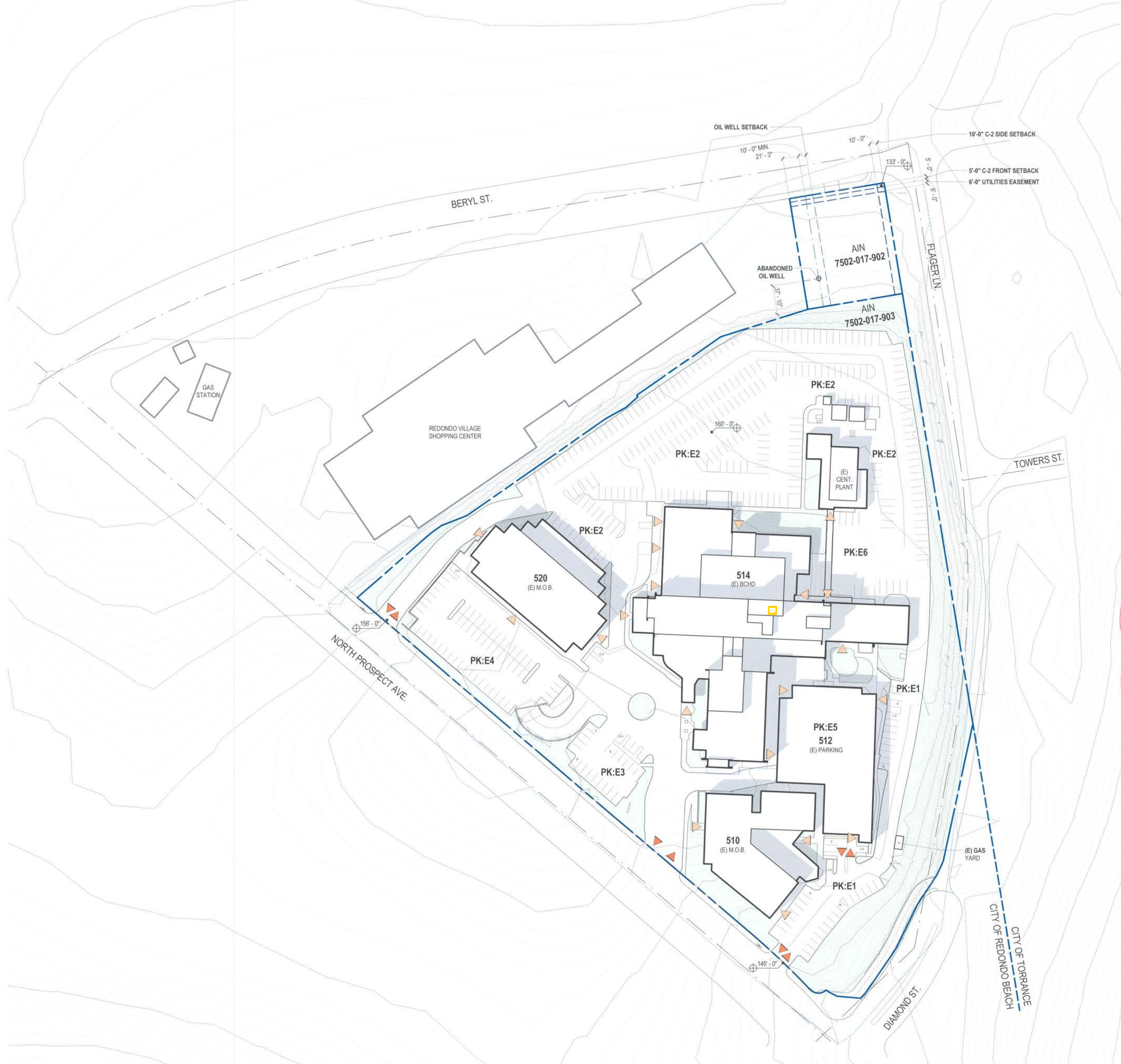
DATE
02/02/2022

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Author

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Checker

SHEET NO.

R003



EXISTING LAND USE DESIGNATIONS AND ZONING

AIN: 7502-017-903

ZONING DISTRICT P-CF COMMUNITY FACILITY ZONE

LAND USE: P PUBLIC OR INSTITUTIONAL

AREA: 9.94 ACRES

AIN: 750-2017-902

ZONING DISTRICT C-2 COMMERCIAL ZONE

LAND USE: C-2, COMMERCIAL

AREA: 0.43 ACRES

LAND USE DESIGNATIONS AND ZONING REFERENCES:

- CITY OF REDONDO BEACH GENERAL PLAN (CITY OF REDONDO BEACH 2008, 2011, SECTION 3.10 LAND USE AND PLANNING),
- REDONDO BEACH ZONING ORDINANCE
- REDONDO BEACH MUNICIPAL CODE TITLE 10 PLANNING AND ZONING CHAPTER 2 ZONING AND LAND USE

PAUL MURDOCH ARCHITECTS

6310 SAN VICENTE BLVD SUITE 400
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310.358.0993

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EXISTING SITE OPEN SPACE

HILLSIDE	50,950 SF
OTHER	31,910 SF
TOTAL EXISTING OPEN SPACE	82,940 SF

EXISTING PARKING

PK:E1	41 SPACES	3 ACCESSIBLE
PK:E2	257 SPACES	3 ACCESSIBLE
PK:E3	24 SPACES	4 ACCESSIBLE
PK:E4*	281 SPACES	8 ACCESSIBLE
PK:E5*	199 SPACES	2 ACCESSIBLE
PK:E6*	11 SPACES	0 ACCESSIBLE
TOTAL*	813 TOTAL	20 ACCESSIBLE
*TOTAL PK:E4	281 SPACES	8 ACCESSIBLE
SURFACE	62 SPACES	4 ACCESSIBLE
P1	107 SPACES	4 ACCESSIBLE
P2	112 SPACES	0 ACCESSIBLE
*TOTAL PK:E5	199 SPACES	2 ACCESSIBLE
TOP DECK	59 SPACES	0 ACCESSIBLE
2ND LEVEL	52 SPACES	0 ACCESSIBLE
1ST LEVEL	53 SPACES	2 ACCESSIBLE
UNDERGROUND	35 SPACES	0 ACCESSIBLE
*TOTAL (E) SURFACE	395 SPACES	14 ACCESSIBLE
*TOTAL (E) STRUCTURE	418 SPACES	6 ACCESSIBLE

*PARKING SPACES SUBTOTALS + TOTALS INCLUDE ACCESSIBLE SPACES.

Provide analysis of existing parking vs. existing uses per RBMC parking standards to confirm if parking is conforming per legal non-conforming.

SYMBOL LEGEND

- PEDESTRIAN ENTRY / EXIT
- VEHICULAR ENTRY / EXIT

NO. DATE REVISION

BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

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(E) A100



EXISTING SITE OPEN SPACE	
SOFTSCAPE	83,900 SF
UNDEVELOPED LAND	18,900 SF
HARDSCAPE	228,900 SF
BUILDINGS	120,400 SF
TOTAL SITE AREA	452,100 SF
TOTAL OPEN SPACE	331,700 SF

*PROGRAMMABLE OPEN SPACE 0.03 ACRES

SYMBOL LEGEND

- SOFTSCAPE
18% OF TOTAL SITE AREA
- PROGRAMMABLE OPEN SPACE
0.3% OF TOTAL SITE AREA
- UNDEVELOPED LAND
4% OF TOTAL SITE AREA
- HARDSCAPE
51% OF TOTAL SITE AREA
- BUILDINGS
27% OF TOTAL SITE AREA

HARDSCAPE + BUILDING EQUALS 78% OF TOTAL SITE AREA

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BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

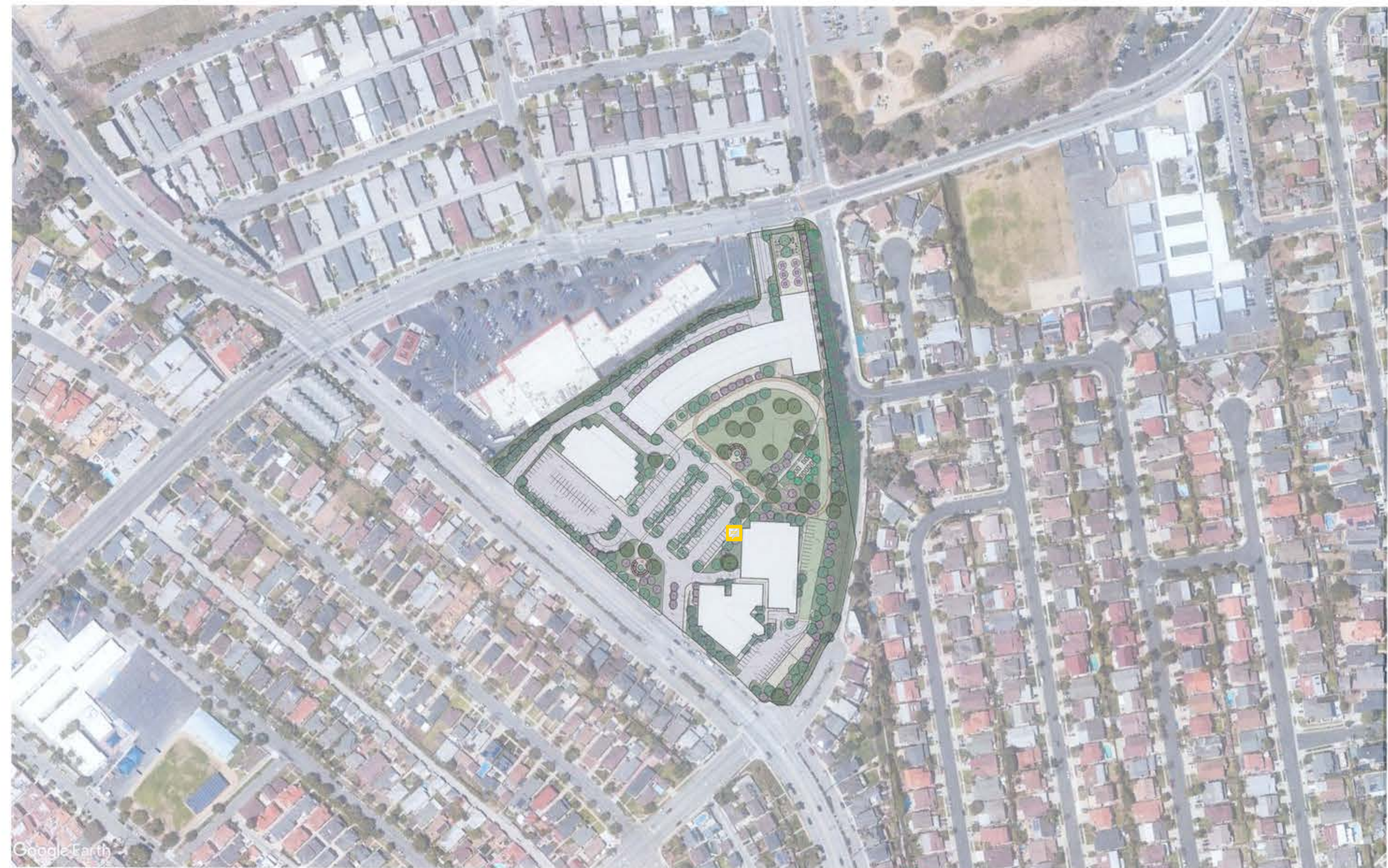
DRAWING TITLE
EXISTING OPEN
SPACE SITE PLAN

SCALE
AS INDICATED
DATE
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(E) A101



EXISTING SITE PLAN



PROPOSED SITE PLAN - Phase 1? or inclusive of all phases?



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ARCHITECTS

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NO. DATE REVISION

BEACH CITIES
HEALTH DISTRICT
HEALTHY LIVING
CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.

19010

DRAWING TITLE

EXISTING +
PROPOSED SITE
PLAN

SCALE

DATE

02/02/2022

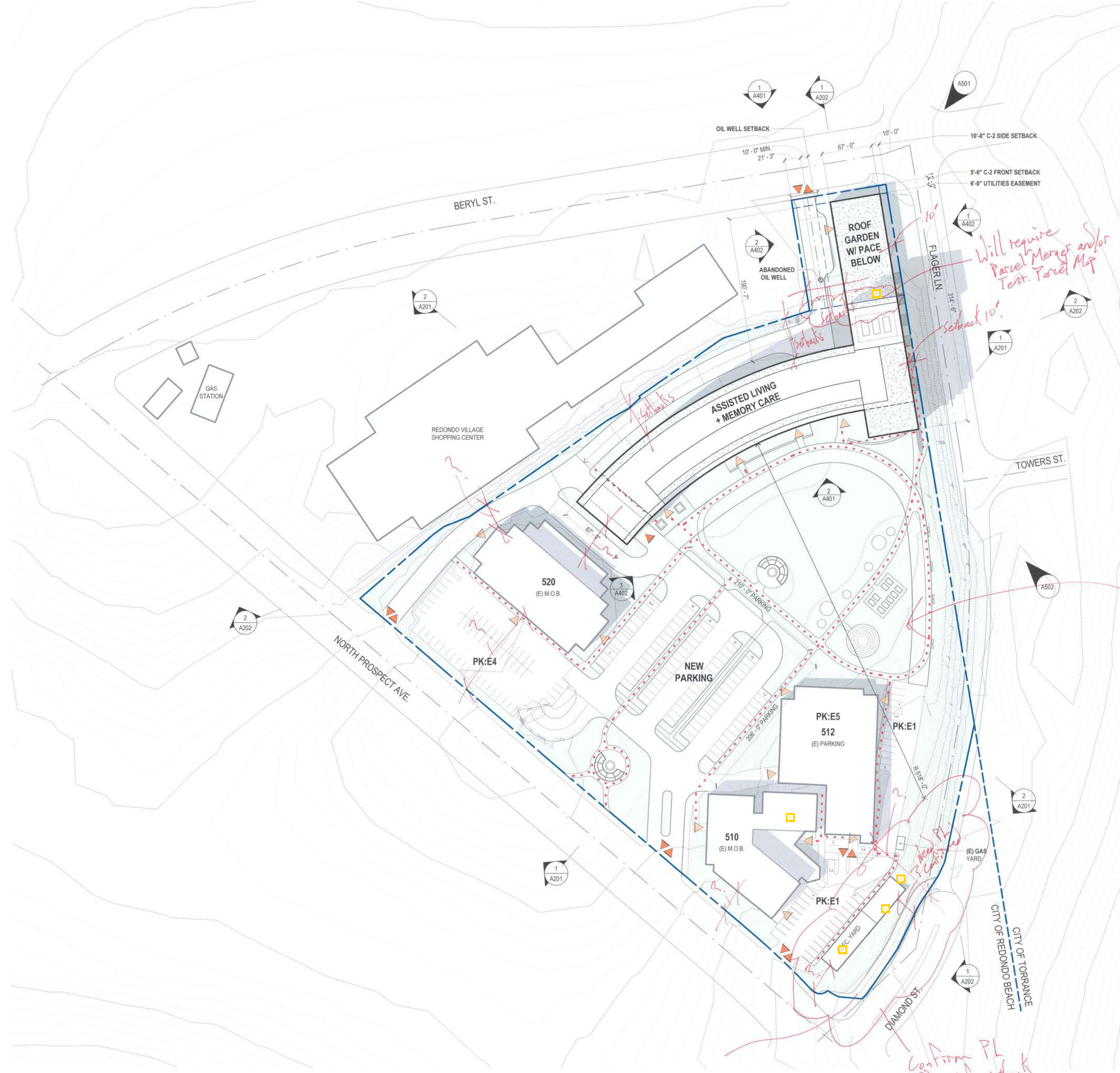
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A100

Is this just
Phase 1?



SITE OPEN SPACE	
MAIN CAMPUS	114,420 SF
HILLSIDE	45,850 SF
OTHER	35,800 SF
TOTAL OPEN SPACE	196,070 SF

PARKING		
PK:E1	39 SPACES	3 ACCESSIBLE
PK:E4	279 SPACES	6 ACCESSIBLE
PK:E5	199 SPACES	2 ACCESSIBLE
TOTAL EXISTING*	517 SPACES	11 ACCESSIBLE
TOTAL NEW*	86 SPACES	6 ACCESSIBLE
TOTAL*	603 SPACES	17 ACCESSIBLE

*PARKING SPACES SUBTOTALS + TOTALS INCLUDE ACCESSIBLE SPACES

SYMBOL LEGEND	
	PEDESTRIAN ENTRY / EXIT
	VEHICULAR ENTRY / EXIT
	ACCESSIBLE PATH OF TRAVEL

PAUL MURDOCH ARCHITECTS

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310.558.0993

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Provide analysis of proposed parking vs. proposed SF of proposed uses per RBMC parking standards to confirm project complies with parking requirements.

Include spot elevations throughout the site

- Existing spot elevations
- Proposed spot elevations (FF)

Confirm PL Identify setback to confirmed PL

NO.	DATE	REVISION
BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS		
514 NORTH PROSPECT AVE. REDONDO BEACH, CA 90277		
PMA PROJECT NO. 19010		
DRAWING TITLE SITE PLAN		
SCALE AS INDICATED		
DATE 02/02/2022		
DRAWN EC	CHECKED PM	
SHEET NO. A101		

SITE OPEN SPACE

SOFTSCAPE	203,500 SF
HARDSCAPE	139,000 SF
TOTAL SITE AREA	452,100 SF
TOTAL OPEN SPACE	342,500 SF
*PROGRAMMABLE OPEN SPACE	2.12 ACRES

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SYMBOL LEGEND

	SOFTSCAPE 25% OF TOTAL SITE AREA
	PROGRAMMABLE OPEN SPACE 20% OF TOTAL SITE AREA
	HARDSCAPE 31% OF TOTAL SITE AREA
	BUILDING 24% OF TOTAL SITE AREA

HARDSCAPE + BUILDING EQUALS 55% OF TOTAL SITE AREA

Provide Proposed
* Programmable Open Space
Plan —
- Hours
- Access
- Utilization Requirements
- Management
- Joint Use Agreement?



OPEN SPACE SITE PLAN

1" = 50'-0"



1

NO. DATE REVISION

BEACH CITIES
HEALTH DISTRICT
HEALTHY LIVING
CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

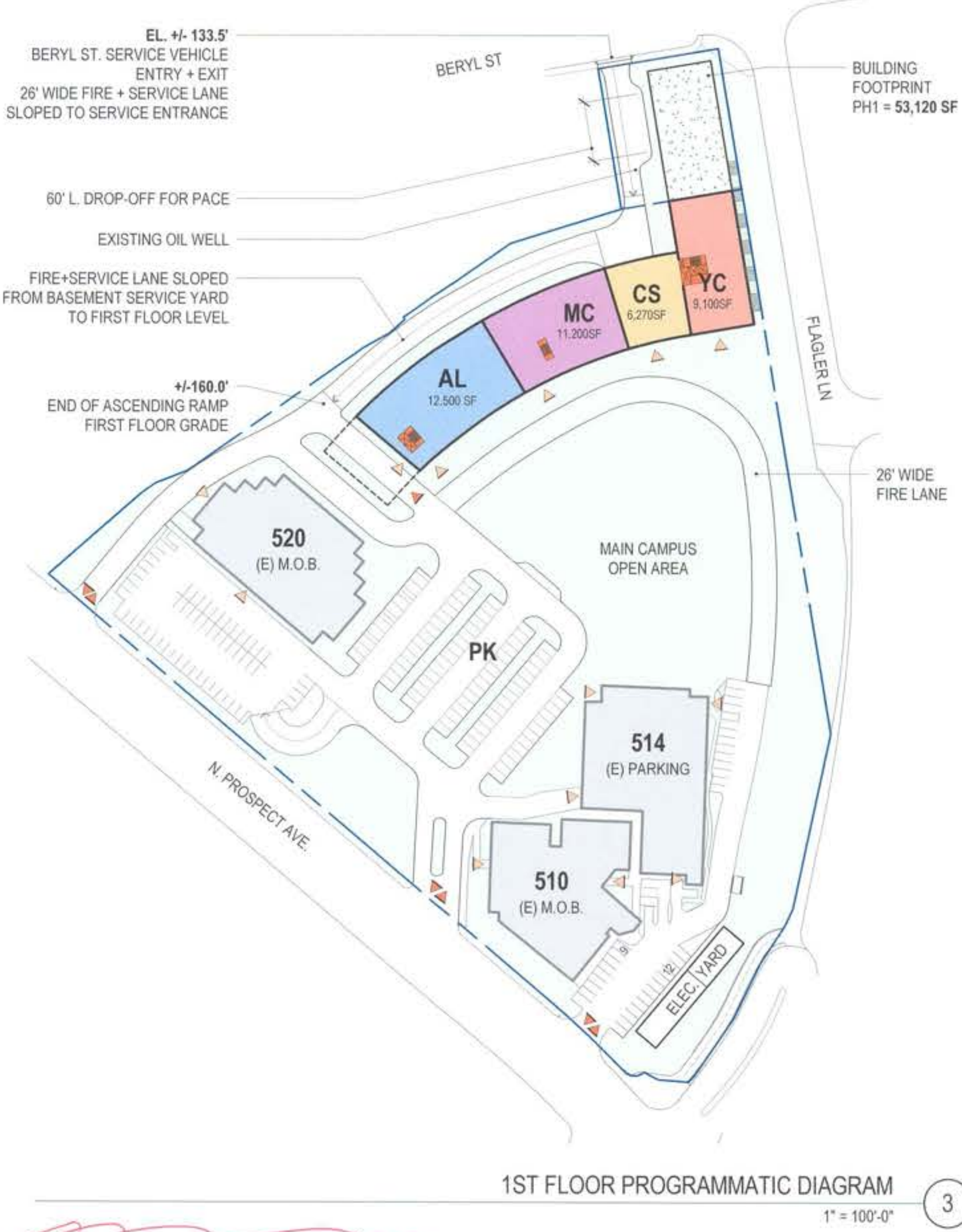
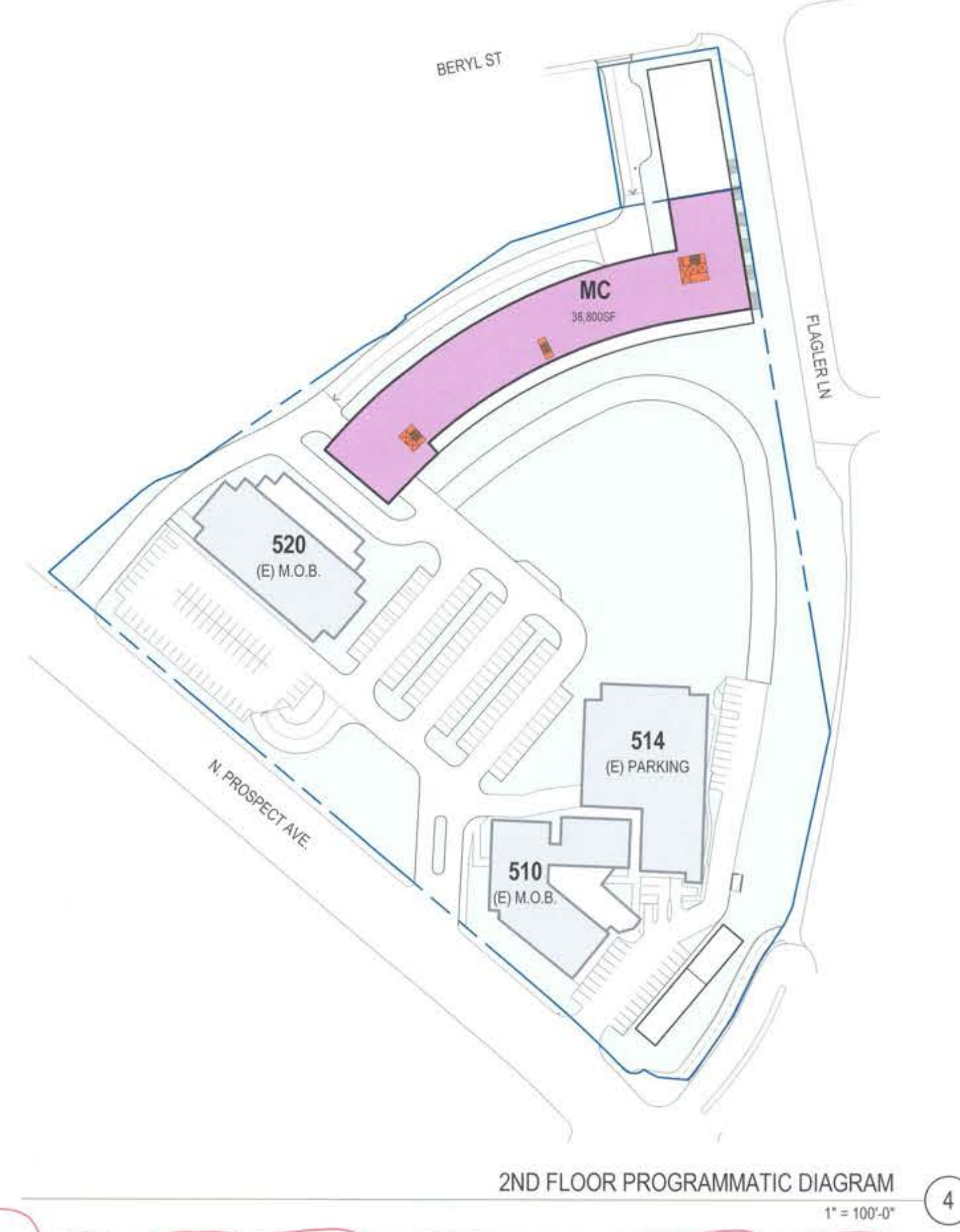
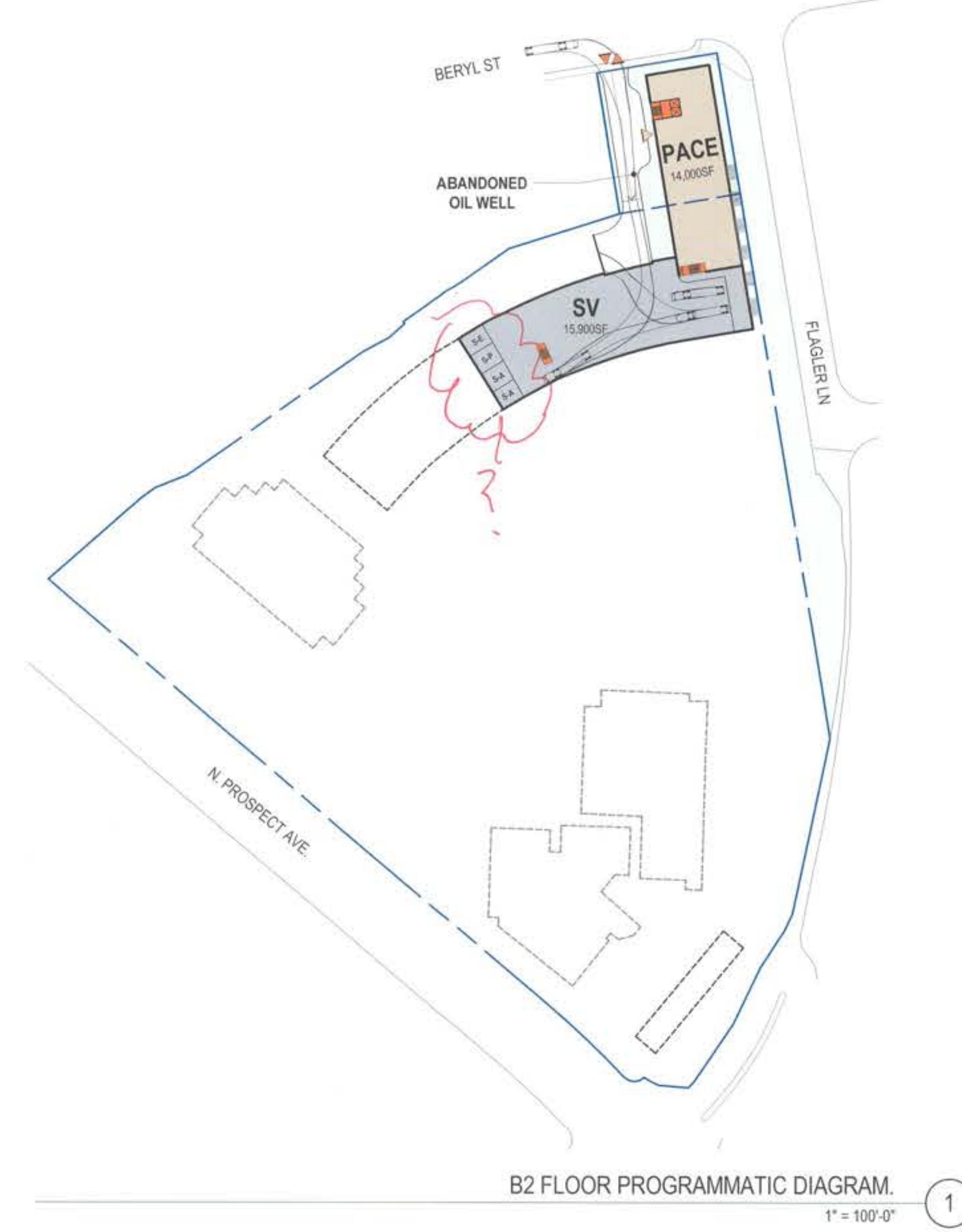
PMA PROJECT NO.
19010

DRAWING TITLE
OPEN SPACE SITE
PLAN

SCALE
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A102

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SV - SERVICE		YC - YOUTH WELLNESS CENTER		PACE - MEDICAL SERVICE SPACE		CS - COMMUNITY SERVICES		AL - ASSISTED LIVING		MC - MEMORY CARE	
B2 FLOOR	15,900 SF	1ST FLOOR	9,100 SF	B2 FLOOR	14,000 SF	1ST FLOOR	6,270 SF	B1 FLOOR	14,000 SF	1ST FLOOR	11,200 SF
								1ST FLOOR	12,500 SF	2ND FLOOR	38,800 SF
								TOTAL	26,500 SF	TOTAL	50,000 SF
AL TOTAL FOR ALL FLOORS = 196,900 SF										TOTAL AL + MC = 246,900 SF	

SYMBOL LEGEND

- PEDESTRIAN ENTRY / EXIT
- VEHICULAR ENTRY / EXIT
- VERTICAL CIRCULATION CORE

0' 100' 200' 400'

N

BEACH CITIES HEALTH DISTRICT
HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

NO. DATE REVISION

PMA PROJECT NO.
19010

DRAWING TITLE
FLOOR PLANS

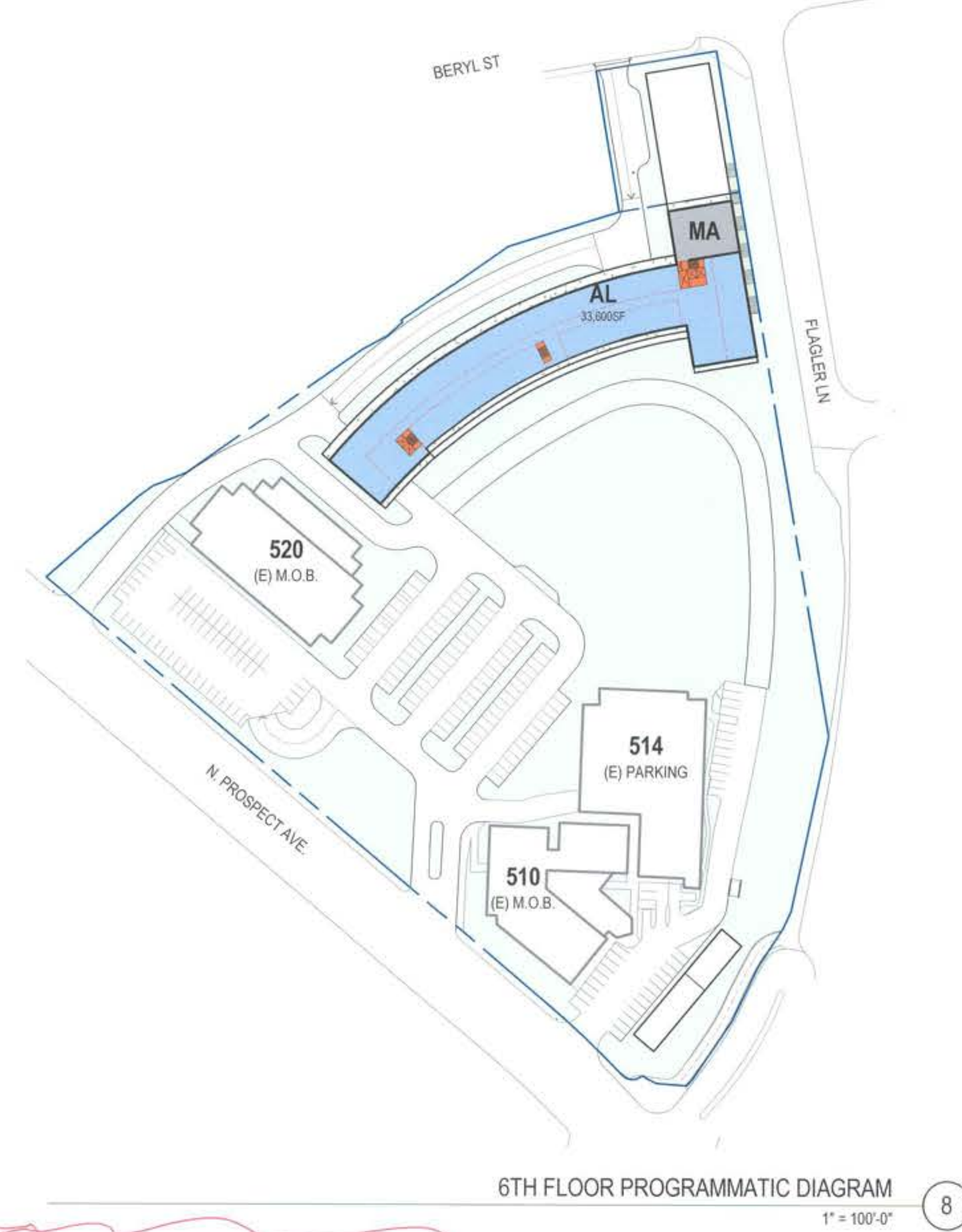
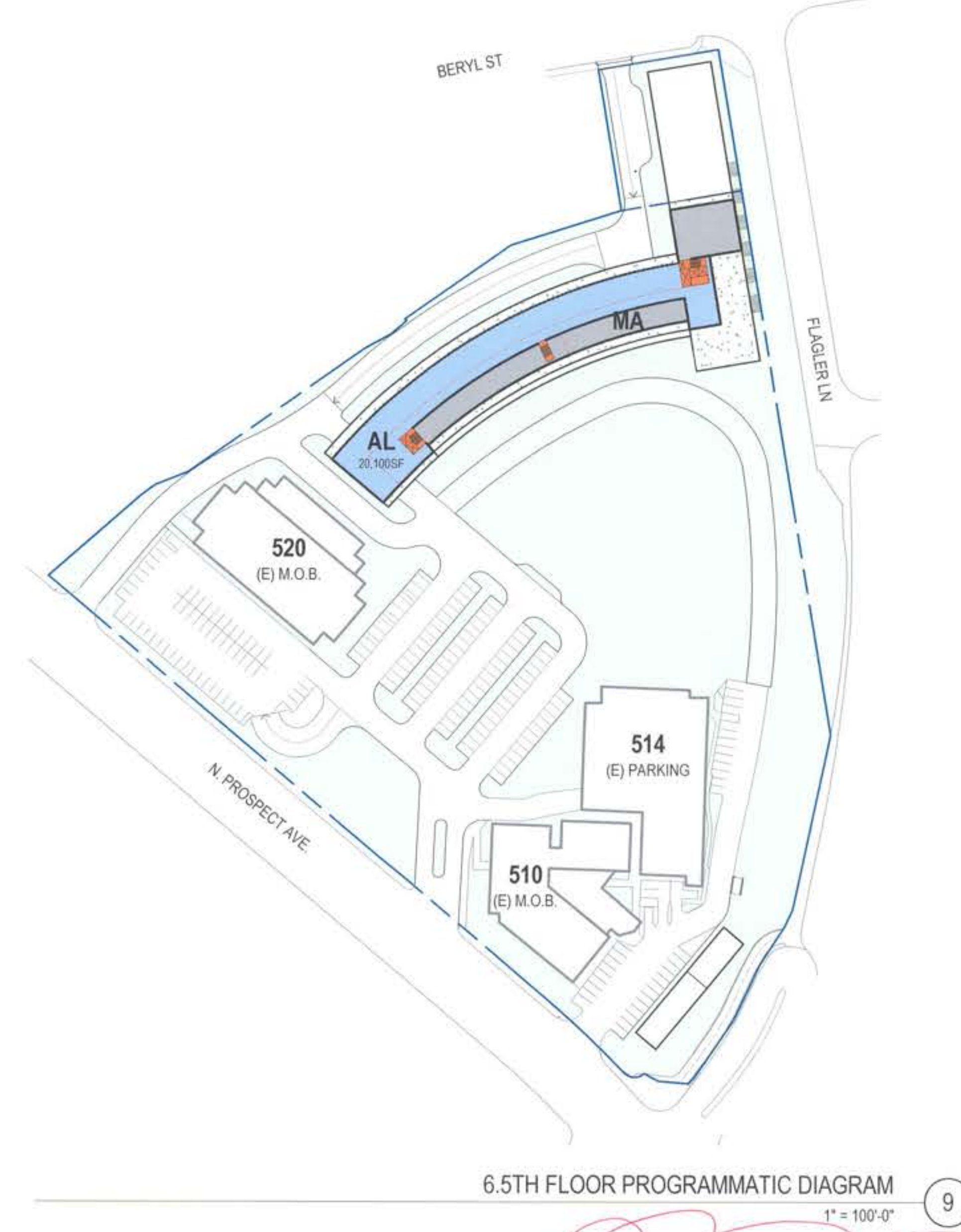
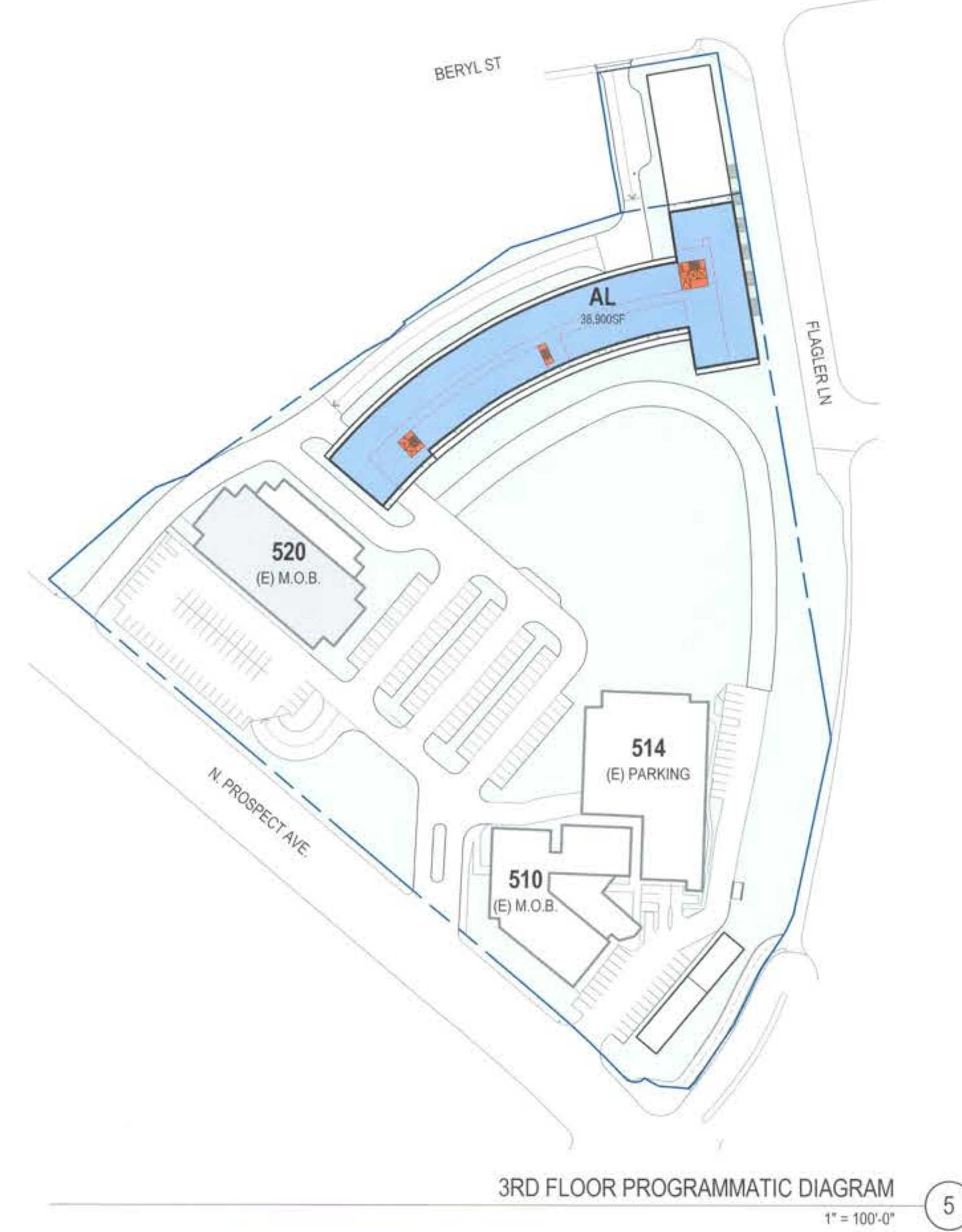
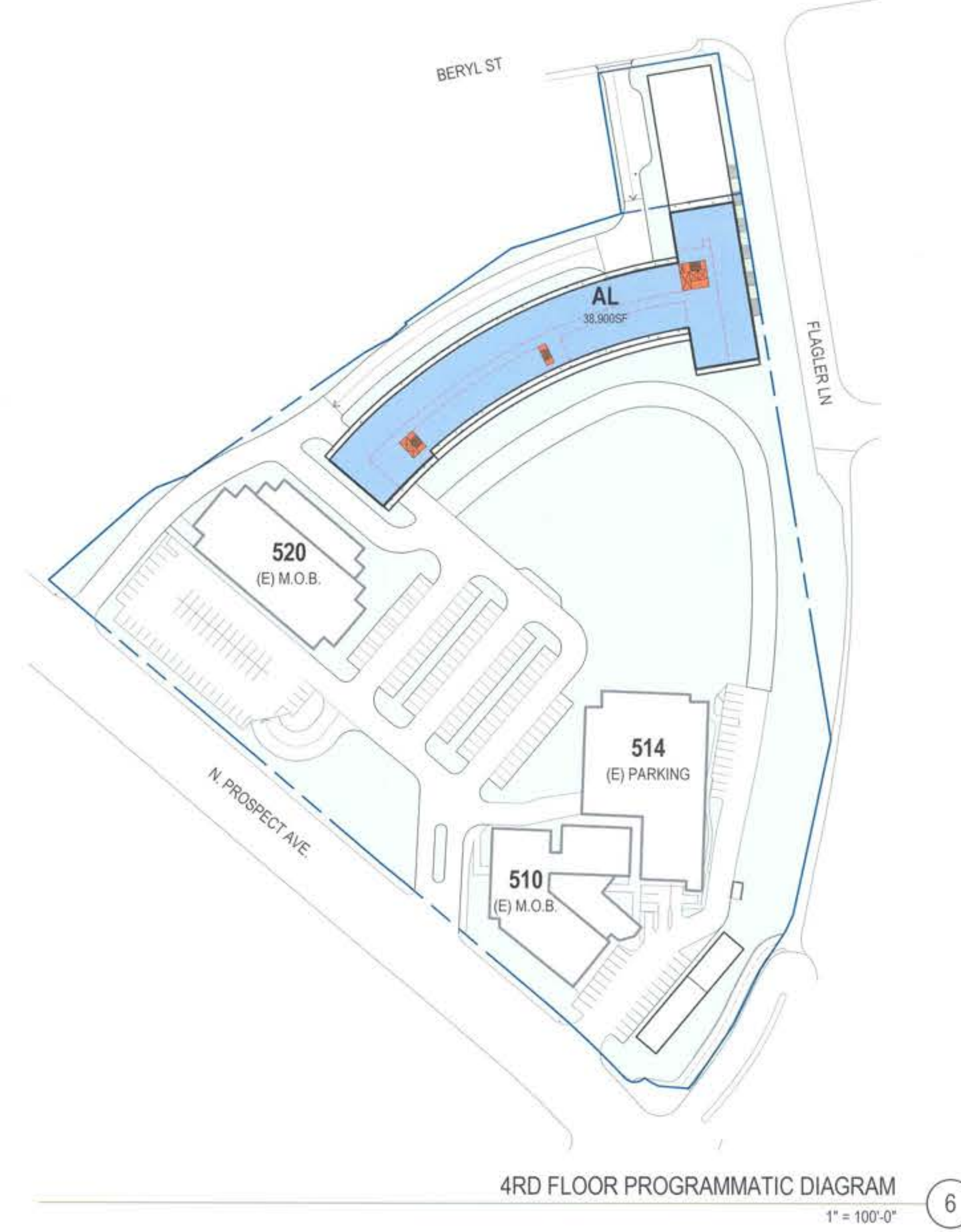
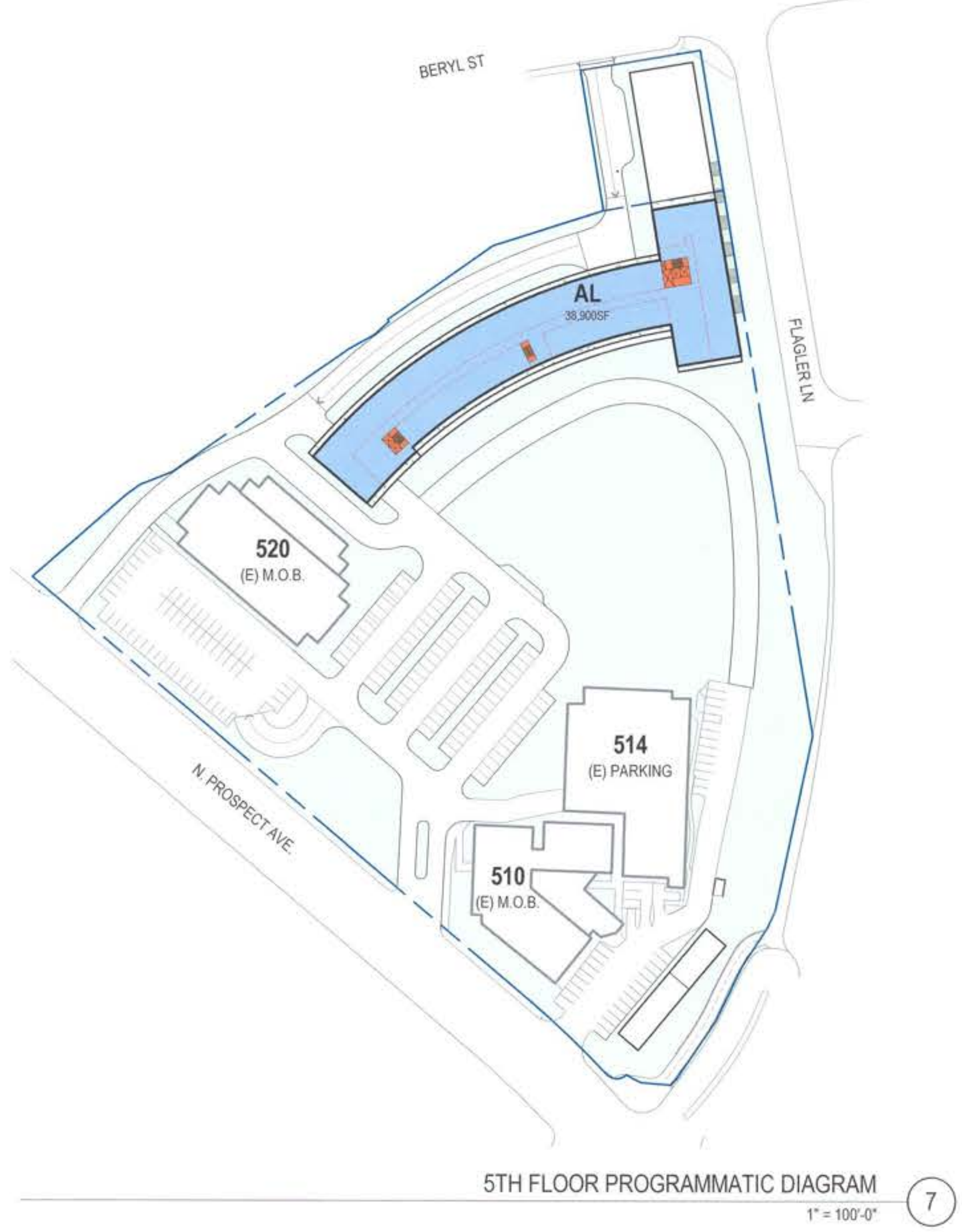
SCALE
AS INDICATED

DATE
02/02/2022

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A103



Provide Description of Operational Plan - Rooms/Beds - Staffing

AL - ASSISTED LIVING	
3RD FLOOR	38,900 SF
4TH FLOOR	38,900 SF
5TH FLOOR	38,900 SF
6TH FLOOR	33,600 SF
6.5TH FLOOR	20,100 SF
TOTAL	170,400 SF

AL TOTAL FOR ALL FLOORS = 196,900 SF

MA - ROOF TOP MECHANICAL AREA

provide screening details.

Elevators & Stairs?

SYMBOL LEGEND

- ◀ PEDESTRIAN ENTRY / EXIT
- ◀ VEHICULAR ENTRY / EXIT
- VERTICAL CIRCULATION CORE

0' 100' 200' 400'

N

PAUL MURDOCH ARCHITECTS

6310 SAN VICENTE BLVD SUITE 400
LOS ANGELES, CALIFORNIA 90048
310 358-0993

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NO. DATE REVISION

BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

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19010

DRAWING TITLE
FLOOR PLANS

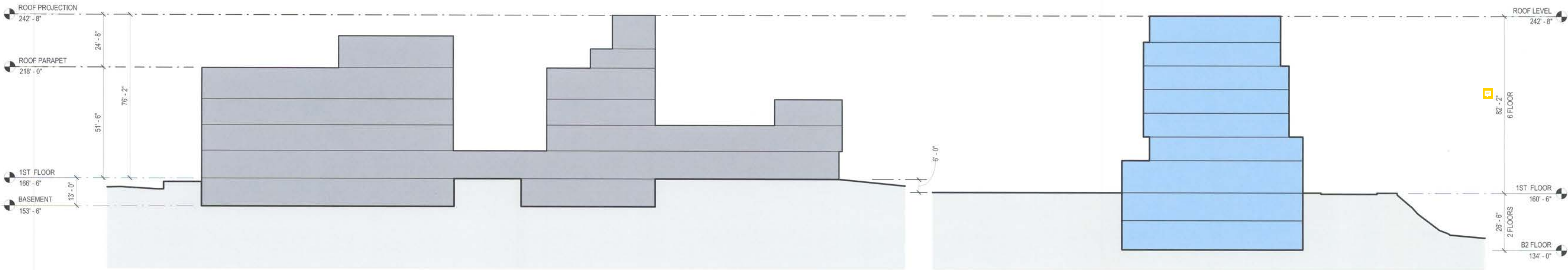
SCALE
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DATE
02/02/2022

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SHEET NO.
A104



EXISTING 514 BUILDING

PROPOSED BUILDING

• Provide "Section Lines" on a "Key Plan"

• Identify orientation of "Comparative Sections"





PAUL MURDOCH
ARCHITECTS

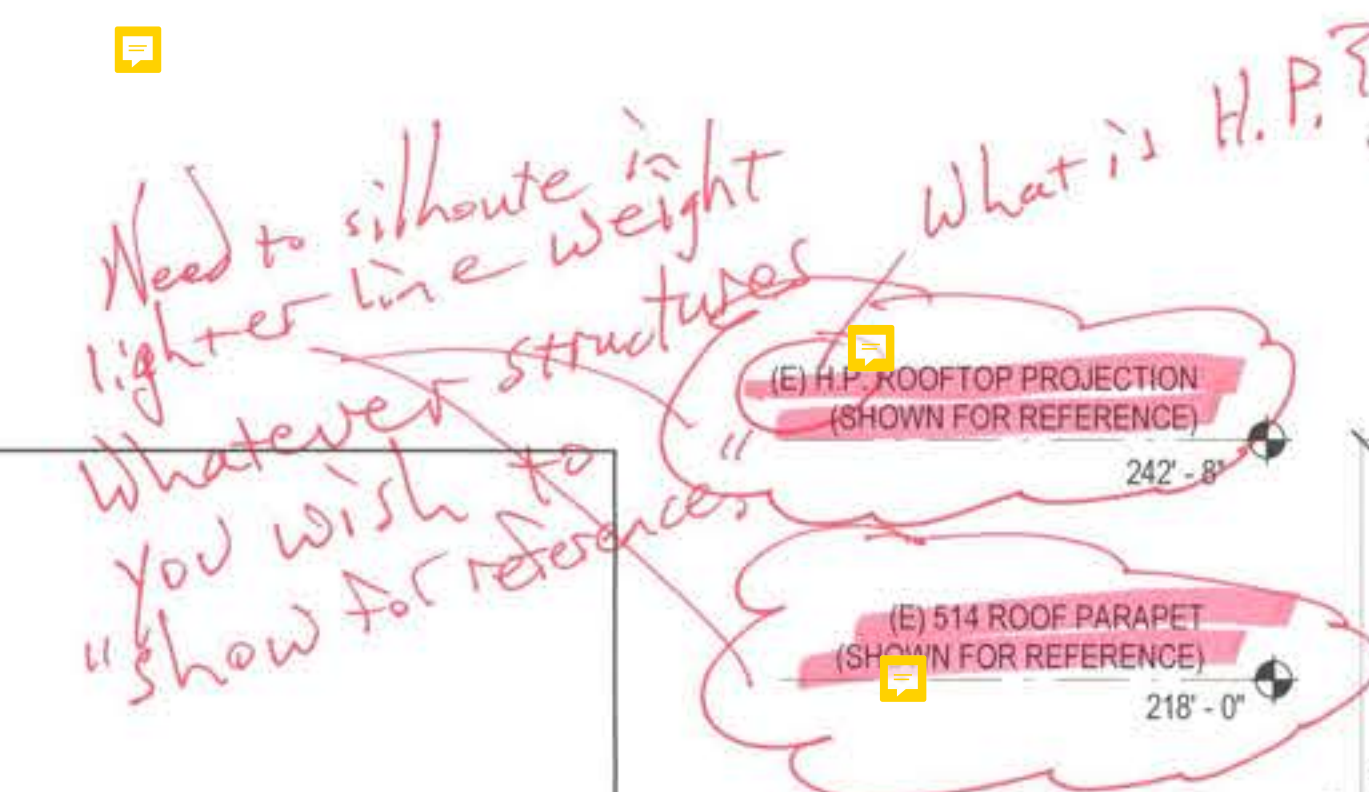
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310.358.0993

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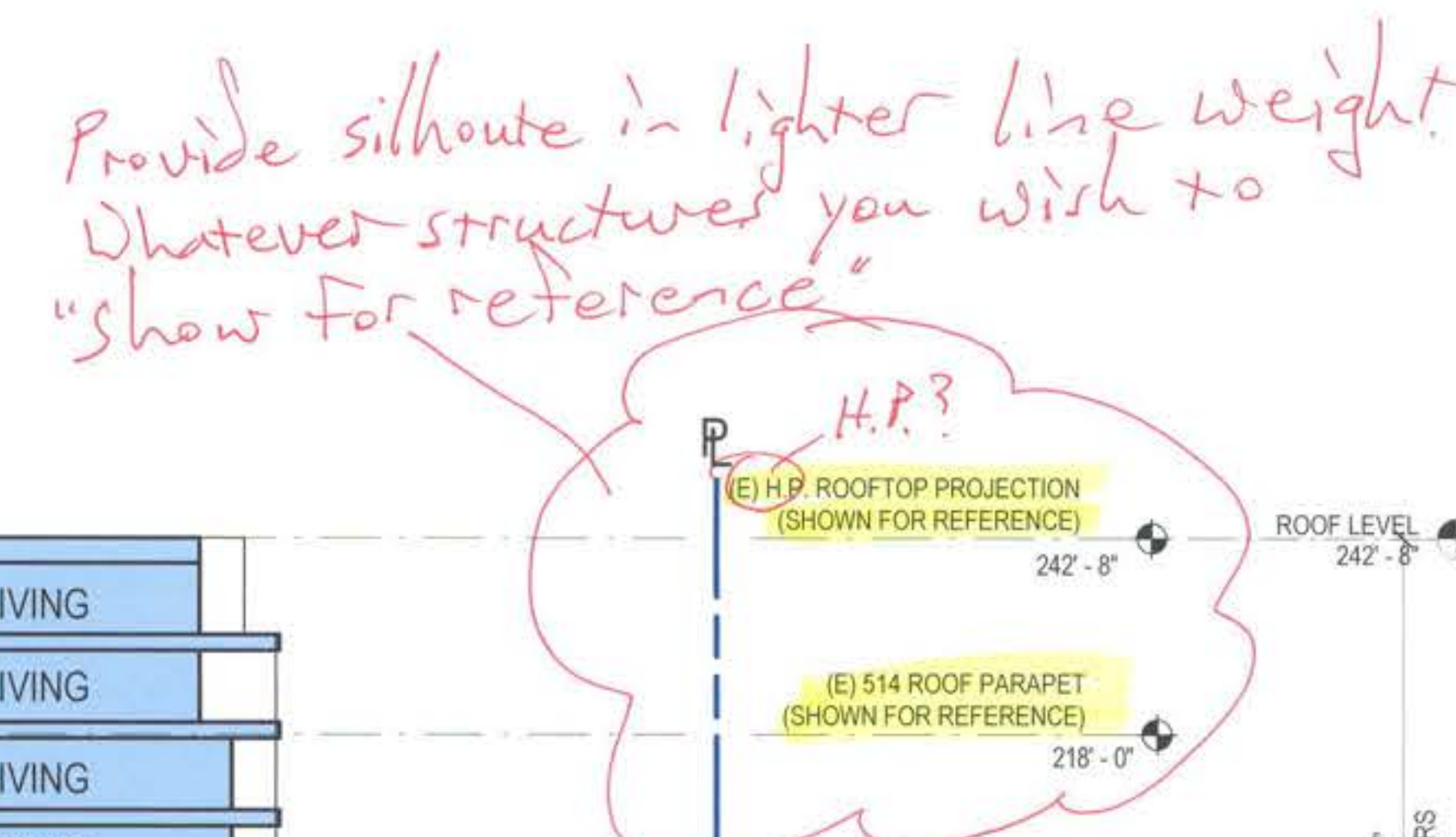
NO.	DATE	REVISION
BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS		
514 NORTH PROSPECT AVE. REDONDO BEACH, CA 90277		
PMA PROJECT NO. 19010		
DRAWING TITLE COMPARATIVE SECTIONS		
SCALE 1" = 20'-0"		
DATE 02/02/2022		
DRAWN AO	CHECKED PM	
SHEET NO. A200		



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 $1^{\circ} = 20' - 0''$

Need Key Plan identifying "Site Section (1)"



1" = 20'-0"

Need Key Plan identify
Site Section (2)



NO.	DATE	REVISION
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BEACH CITIES
HEALTH DISTRICT
HEALTHY LIVING
CAMPUS

514 NORTH PROSPECT AVE
REDONDO BEACH, CA 90277

PMA PROJECT NO.

19010

DRAWING TITLE

SITE SECTIONS

SCALE

1" = 20'-0"

DATE
02/02/2021

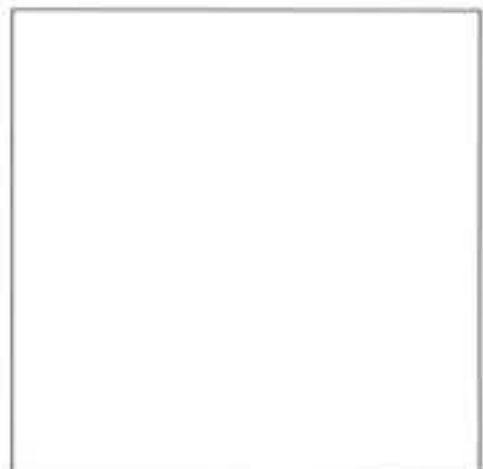
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A201

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NO. DATE REVISION

BEACH CITIES
HEALTH DISTRICT
HEALTHY LIVING
CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE

SITE SECTIONS

SCALE
1" = 20'-0"

DATE
02/02/2022

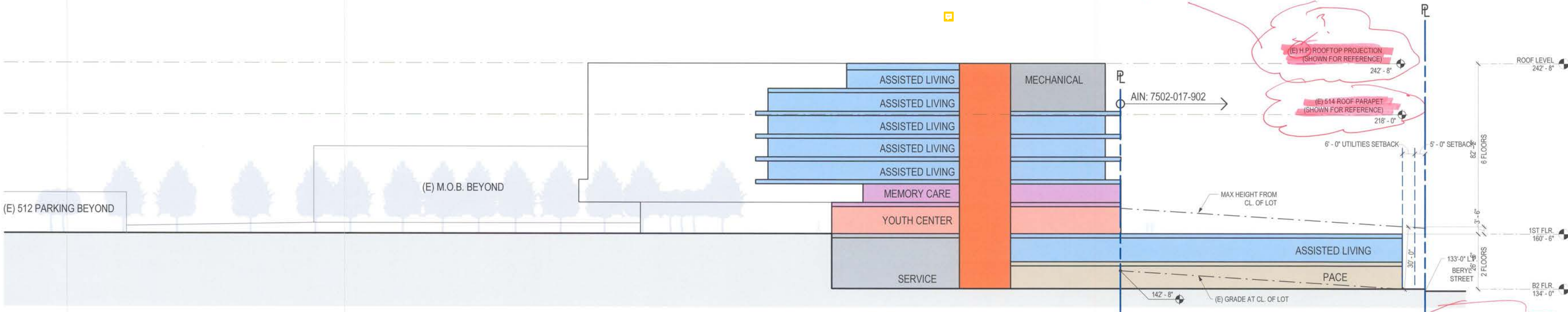
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A202

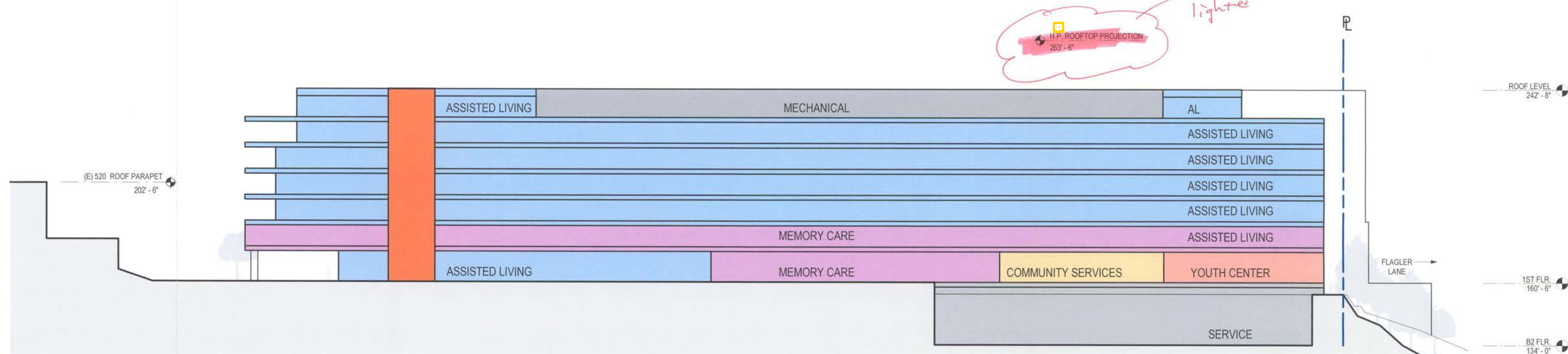
Provide actual silhouette in lighter line weight.



SITE SECTION -03
1" = 20'-0"

Need Key

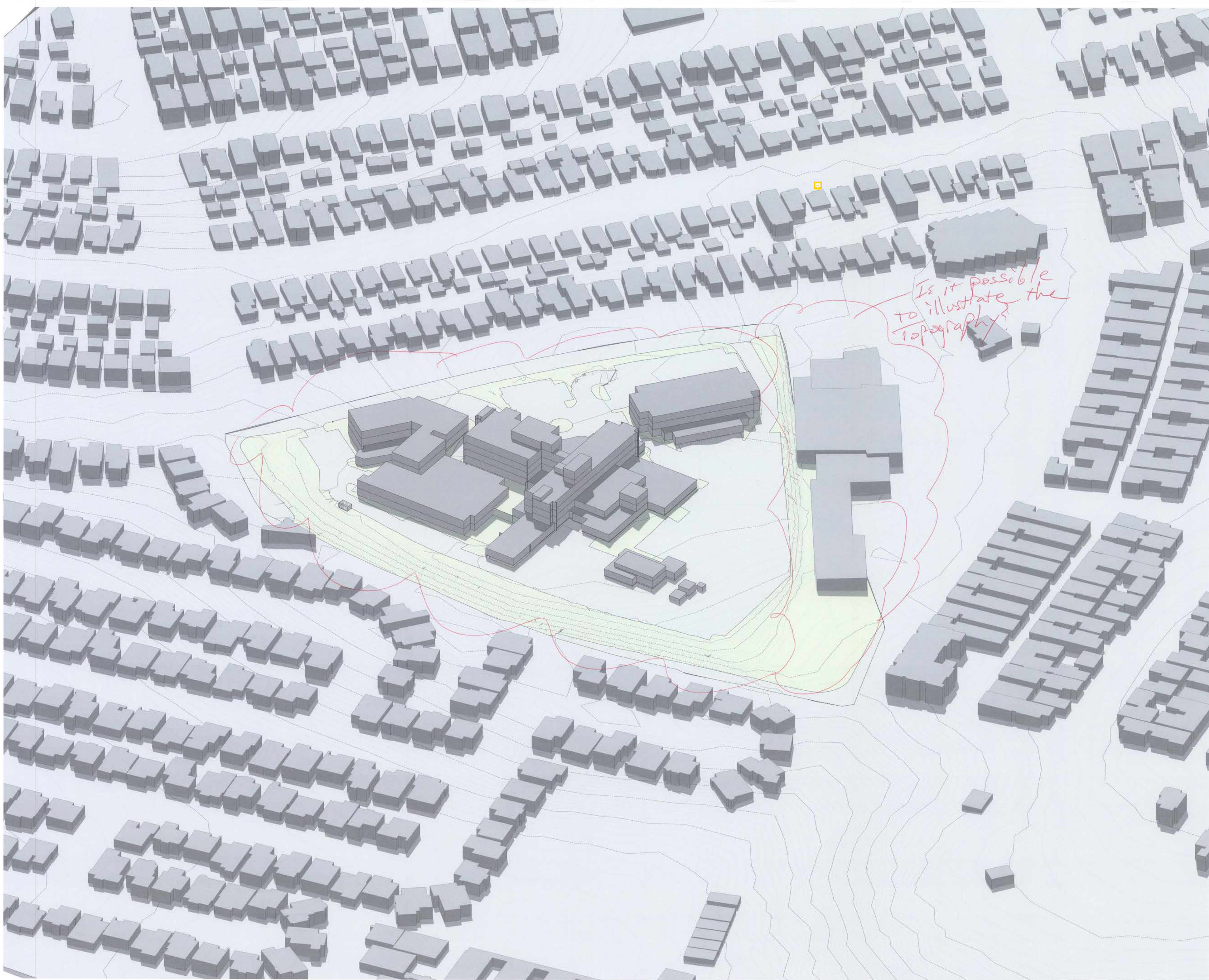
Show actual silhouette in lighter line weight.



SITE SECTION -04
1" = 20'-0"

Need Key







Appreciate the idea
of this exhibit. We somehow
need to model the topography
in addition to the structures
as the topography represents
the massing completely.



PAUL MURDOCH
ARCHITECTS

6310 SAN VICENTE BLVD SUITE 400
LOS ANGELES, CALIFORNIA 90048
310.355.0993

THE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGN, AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

NO. DATE REVISION

BEACH CITIES
HEALTH DISTRICT
HEALTHY LIVING
CAMPUS

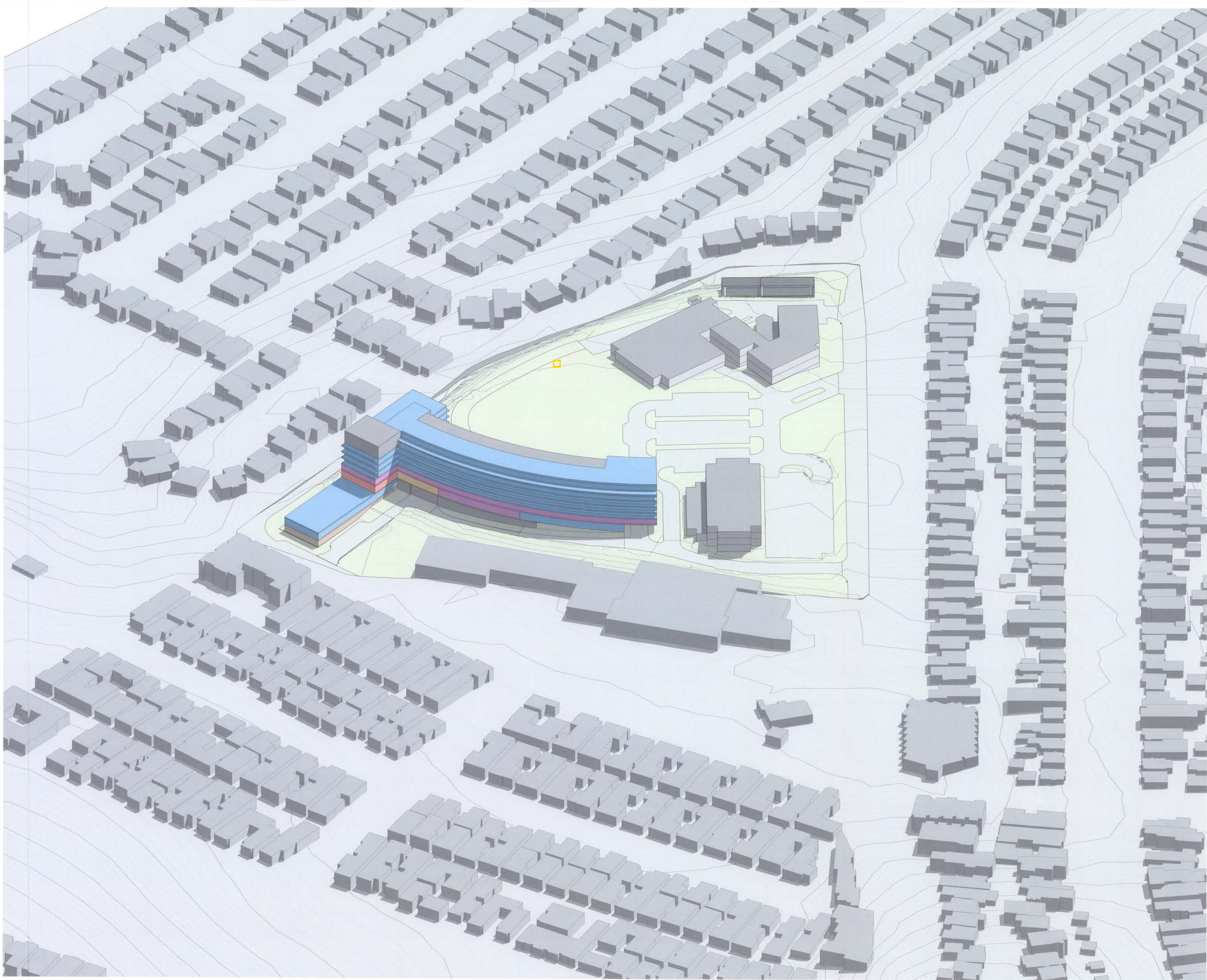
514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
NORTHEAST 3D
MASSING VIEW

SCALE
DATE
02/02/2022
DRAWN
AO
CHECKED
PM
SHEET NO.

A301



PAUL MURDOCH
ARCHITECTS

6310 SAN VICENTE BLVD SUITE 400
LOS ANGELES, CALIFORNIA 90048
310.355-0993

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NO.	DATE	REVISION
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BEACH CITIES
HEALTH DISTRICT
HEALTHY LIVING
CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
NORTHWEST 3D MASSING VIEW

SCALE	
DATE	
02/02/2022	
DRAWN	CHECKED
AO	PM
SHEET NO.	

A302



PAUL MURDOCH
ARCHITECTS

6310 SAN VICENTE BLVD SUITE 400
LOS ANGELES, CALIFORNIA 90048
310 358-0993

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BEACH CITIES
HEALTH DISTRICT
HEALTHY LIVING
CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
SOUTHEAST 3D
MASSING VIEW

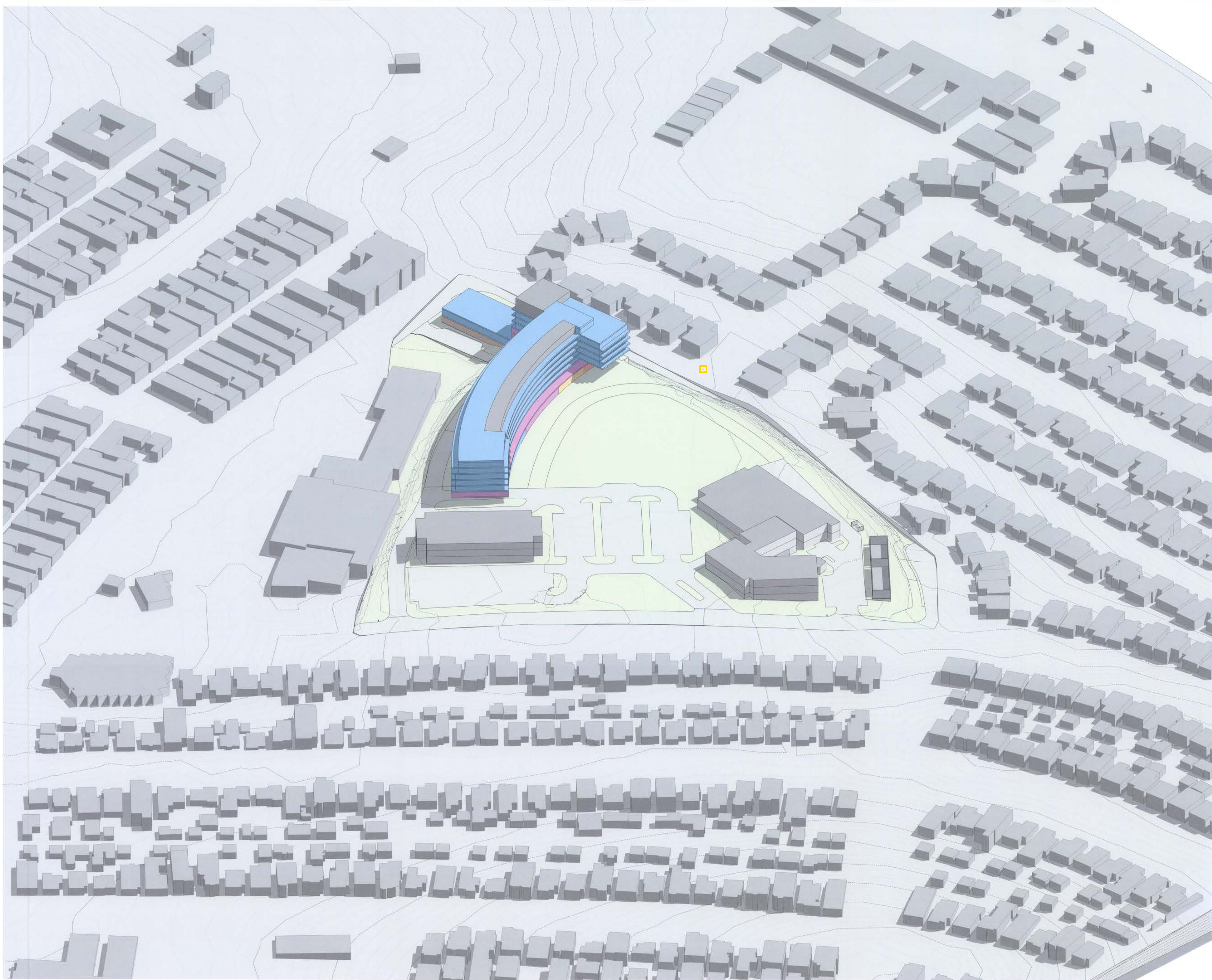
SCALE

DATE
02/02/2022

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AO PM

SHEET NO.

A303



PAUL MURDOCH
ARCHITECTS

6310 SAN VICENTE BLVD SUITE 400
LOS ANGELES, CALIFORNIA 90048
310.558.0993

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BEACH CITIES
HEALTH DISTRICT
HEALTHY LIVING
CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.

19010

DRAWING TITLE

SOUTHWEST 3D
MASSING VIEW

SCALE

DATE

02/02/2022

DRAWN CHECKED

AO PM

SHEET NO.

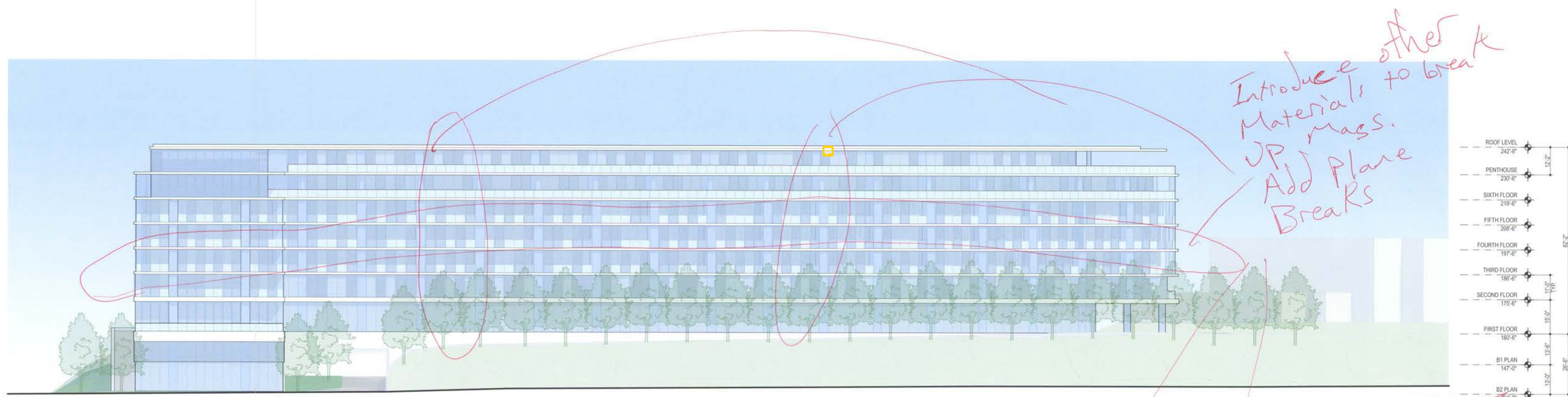
A304



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ARCHITECTS

6310 SAN VICENTE BLVD SUITE 400
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310 358-0993

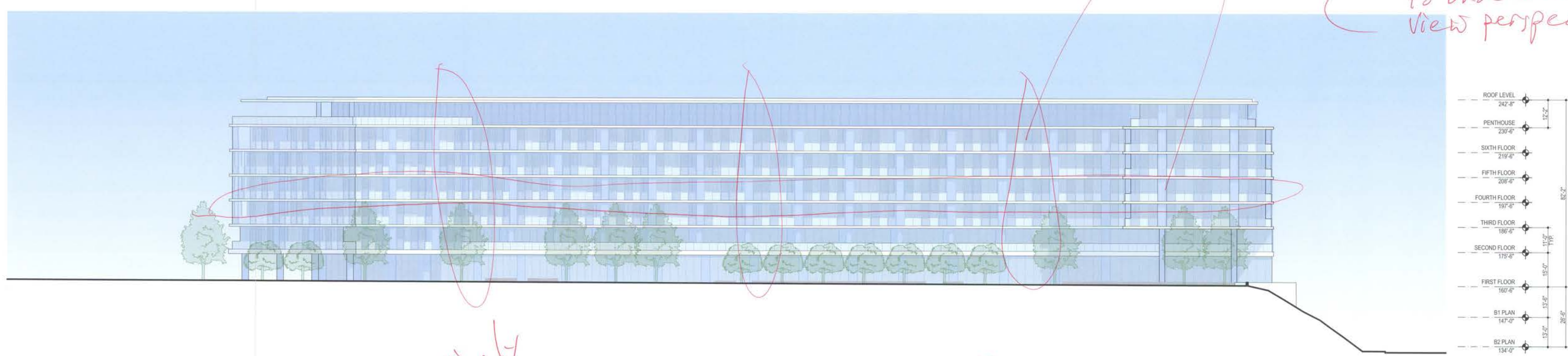
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EXTERIOR ELEVATION - NORTHEAST 1

1" = 20'-0"

ROOF LEVEL	242'-8"	
PENTHOUSE	230'-6"	12'-2"
SIXTH FLOOR	219'-6"	
FIFTH FLOOR	208'-6"	10'-0"
FOURTH FLOOR	197'-6"	10'-0"
THIRD FLOOR	186'-6"	11'-0"
SECOND FLOOR	175'-6"	10'-0"
FIRST FLOOR	160'-6"	15'-0"
B1 PLAN	147'-0"	13'-6"
B2 PLAN	134'-0"	13'-0"



EXTERIOR ELEVATION - SOUTHEAST 2

1" = 20'-0"

ROOF LEVEL	242'-8"	
PENTHOUSE	230'-6"	12'-2"
SIXTH FLOOR	219'-6"	
FIFTH FLOOR	208'-6"	10'-0"
FOURTH FLOOR	197'-6"	10'-0"
THIRD FLOOR	186'-6"	11'-0"
SECOND FLOOR	175'-6"	10'-0"
FIRST FLOOR	160'-6"	15'-0"
B1 PLAN	147'-0"	13'-6"
B2 PLAN	134'-0"	13'-0"

Alternatively
Project could also
amend some facades
of existing MOB's
to achieve consistent
architecture.

How are the proposed elevations
compatible/integrated with
existing MOB's to remain?
Include some Architectural
Elements that make site
development consistent.

provide Key Map
to understand view
perspective!

NO. DATE REVISION

BEACH CITIES
HEALTH DISTRICT
HEALTHY LIVING
CAMPUS

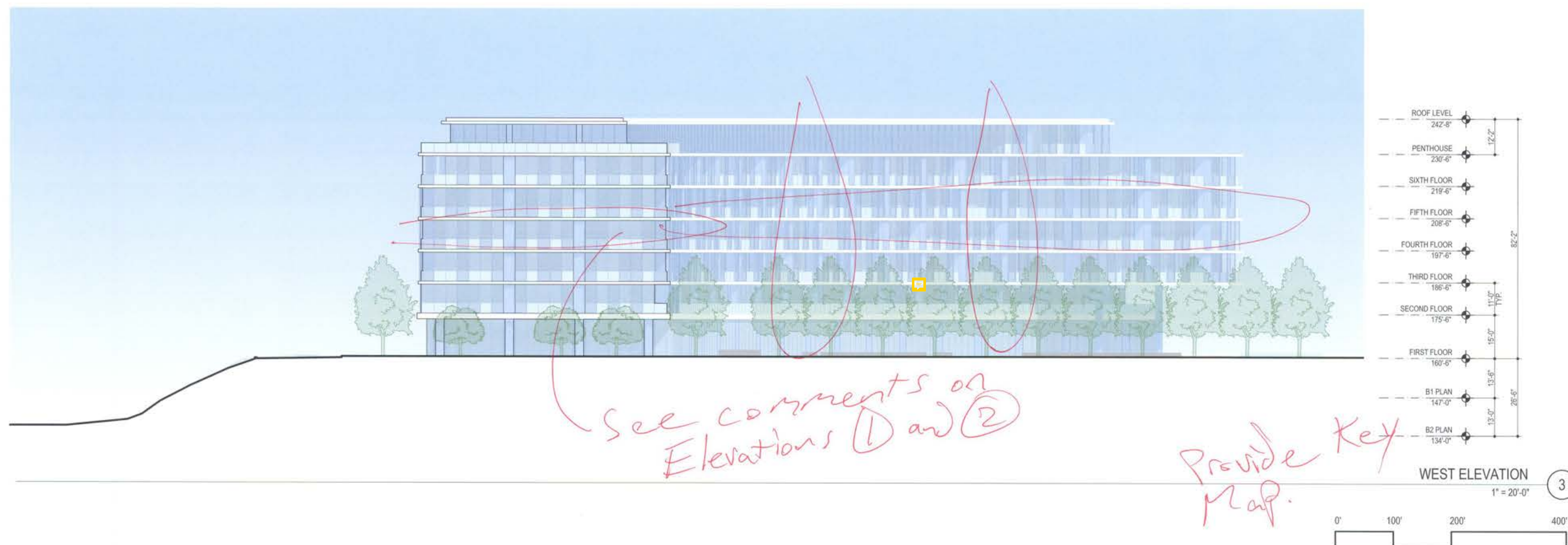
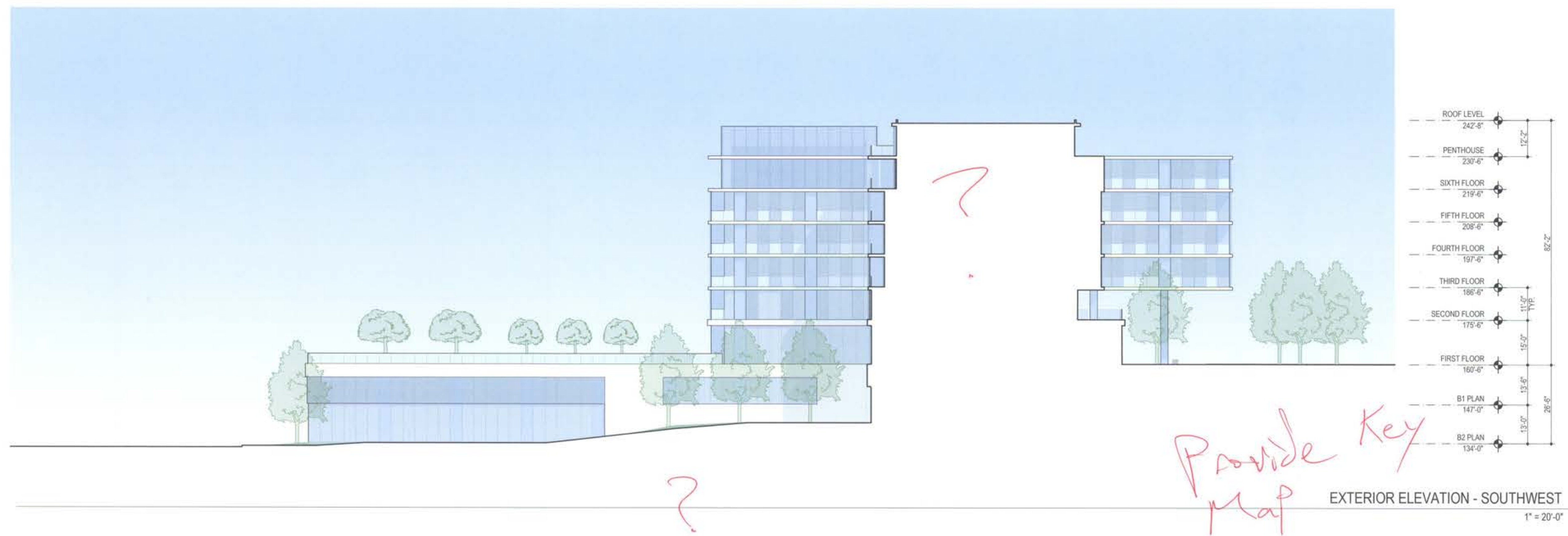
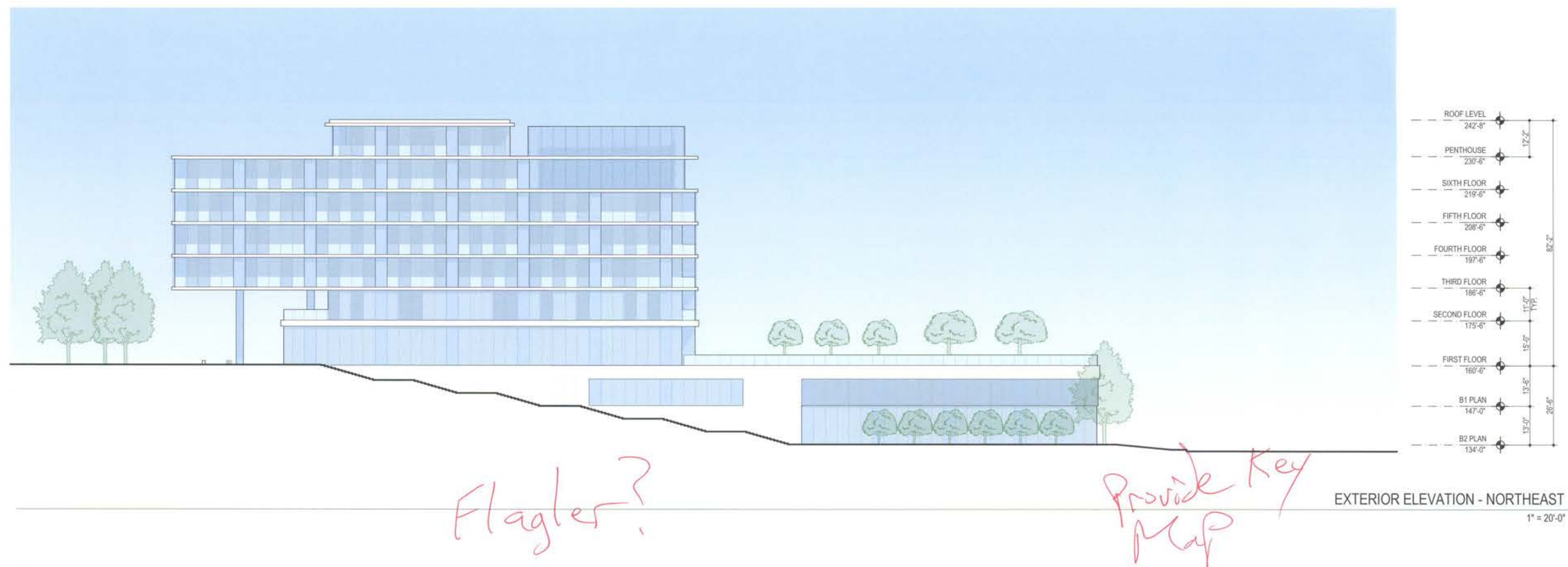
514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
ELEVATIONS

SCALE
AS INDICATED
DATE
02/02/2022
DRAWN
EC
CHECKED
PM
SHEET NO.

A401



PAUL MURDOCH
ARCHITECTS

6310 SAN VICENTE BLVD SUITE 400
LOS ANGELES, CALIFORNIA 90048
310.358.0993

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NO. DATE REVISION

BEACH CITIES
HEALTH DISTRICT
HEALTHY LIVING
CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
ELEVATIONS

SCALE:
AS INDICATED
DATE
02/02/2022
DRAWN
EC
CHECKED
PM
SHEET NO.

A402

Add additional
Colors & Materials & Surfaces.



PAUL MURDOCH
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LOS ANGELES, CALIFORNIA 90048
310.558.0955

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BEACH CITIES
HEALTH DISTRICT
HEALTHY LIVING
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514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.

19010

DRAWING TITLE

NORTHEAST
PERSPECTIVE VIEW

SCALE

DATE

02/02/2022

DRAWN CHECKED

EC PM

SHEET NO.

A501



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ARCHITECTS

6310 SAN VICENTE BLVD SUITE 400
LOS ANGELES, CALIFORNIA 90048
310 558-0993

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BEACH CITIES
HEALTH DISTRICT
HEALTHY LIVING
CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
SOUTHEAST
PERSPECTIVE VIEW

SCALE

DATE
02/02/2022

DRAWN CHECKED
EC PM

SHEET NO.

A502



PAUL MURDOCH
ARCHITECTS

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310.558.0993

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BEACH CITIES
HEALTH DISTRICT
HEALTHY LIVING
CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
MATERIALS +
COLOR PALETTE

SCALE

DATE

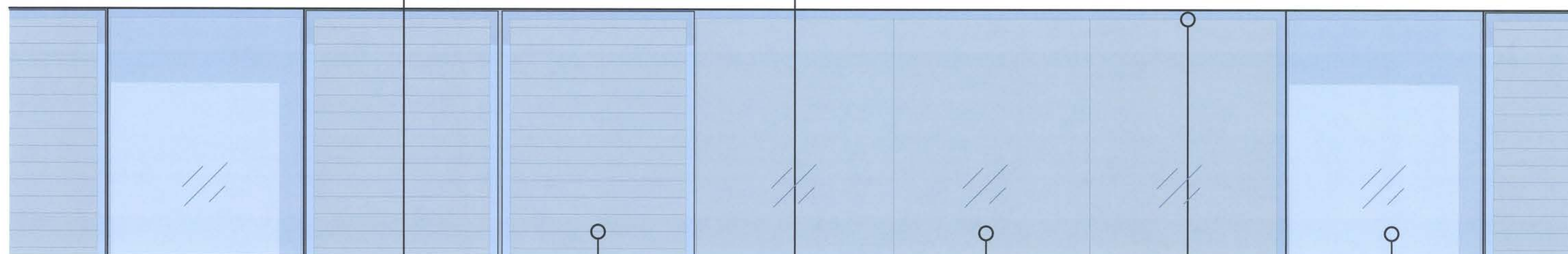
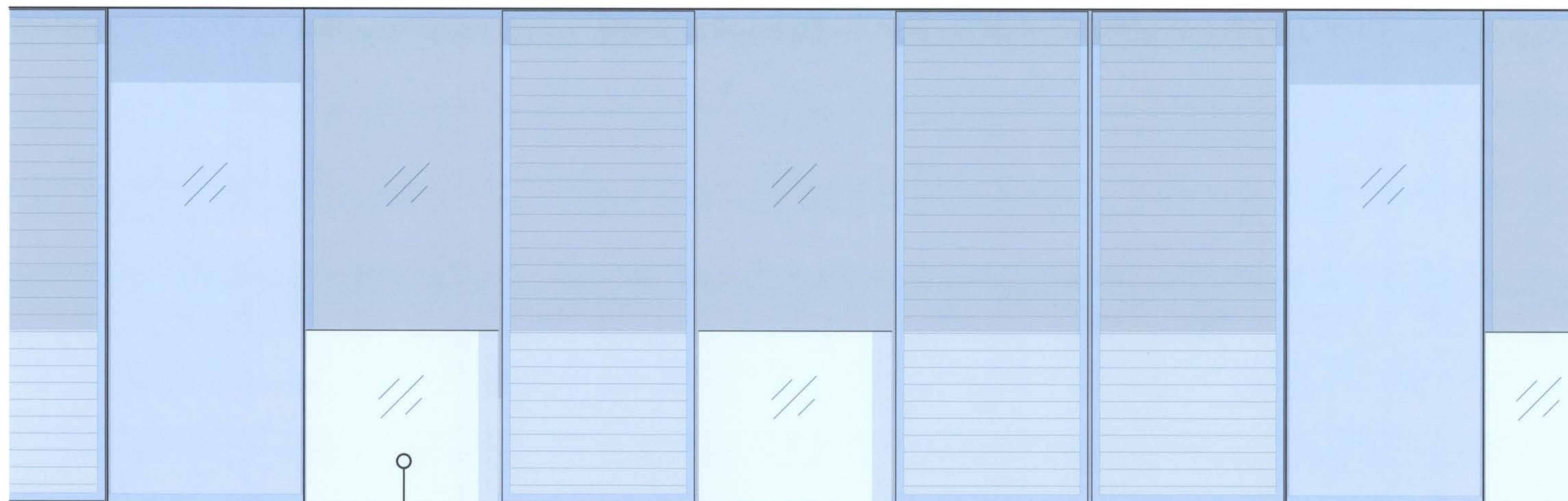
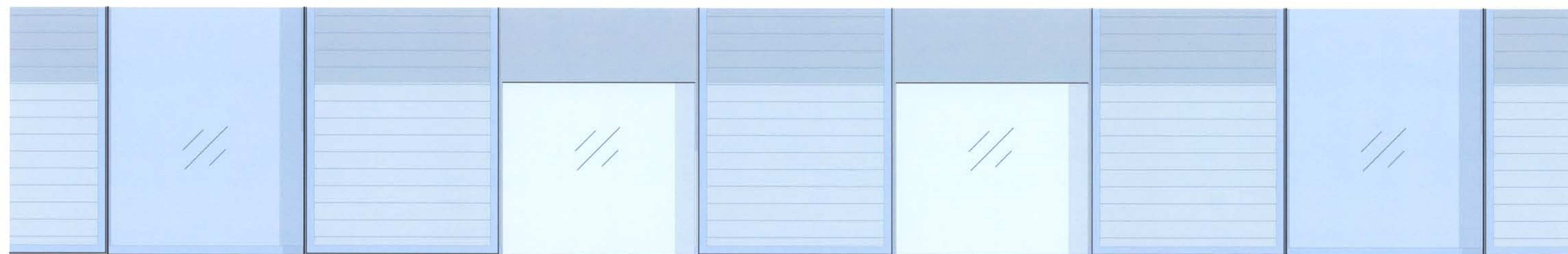
02/02/2022

DRAWN CHECKED

EC PM

SHEET NO.

A601



GLASS GUARDRAIL
TEMPERED SAFETY GLASS
COLOR: CLEAR

SLIDING SHADE SCREENS
PAINTED METAL
COLOR: SKY LIGHT BLUE

(GUARDRAIL + GLASS BEYOND)

EXPOSED STRUCTURE
PAINTED CONCRETE
COLOR: WHITE

VISION GLASS
DOUBLE GLAZED IGU
COLOR: TINTED BLUE-GREEN

CURTAINWALL SYSTEM
PAINTED METAL
COLOR: SKY LIGHT BLUE

SPANDREL GLASS
OPAQUE FINISH
COLOR: SKY LIGHT BLUE



LEGEND

- EXISTING TREE TO REMAIN
- SHADE / SCREENING TREE
- FLOWERING, ORNAMENTAL TREE
- SHRUB AND GROUNDCOVER PLANT MIX
- LAWN
- GRASS-CRETE FIRE LANE
- PEDESTRIAN WALKWAY
- SPECIALIZED PAVING

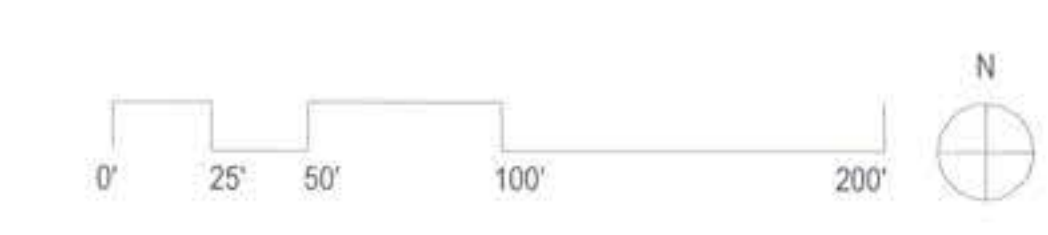
- GARDEN ENTRY PLAZA**
 - Large specimen trees and shrub planting
 - Pergola, Water Feature, Directional Signage
 - Seating areas with shade for ride share waiting
- MAIN STREET**
 - 26' Fire Lane
 - Tree lined promenade
 - Benches shaded by tree canopies
 - Location for Farmer's Market / Health Fair Expos
- CENTRAL LAWN**
 - Natural lawn
 - Group Classes such as Yoga, Zumba, Meditation
 - Space for community events such as outdoor movies
 - Areas of trees for shade
- FLEX DECK / GROUP EXERCISE PLATFORM**
 - Flexible use platform for small performances or group exercise classes
- THE PORCH**
 - Casual, small scale dining spaces
 - Adirondack / Rocking Chairs
- GARDEN ROOF DECK**
 - Flexible event space
 - Outdoor dining
 - Lounge areas with fire pits
- WELLNESS WALK**
 - Distinct loop with distance markers and signage
 - Fitness stations, "Buddy" Benches, View areas
- SENSORY GARDENS**
 - Butterfly / Habitat Garden Plantings that showcase color, texture, and smell
- COMMUNITY DEMONSTRATION GARDEN**
 - Vegetable boxes and citrus trees
 - Area for demonstration classes to gather
- OUTDOOR GARDEN ROOMS**
 - Shaded garden rooms for small groups, surrounded by lush planting
- WALKING LABYRINTH**
- BIKE PARKING**
 - 14 Short term bike parking spaces with racks
- LANDSCAPE BUFFER**
 - Trees and slope stabilization planting to frame and screen views
- PARKING LOT LANDSCAPE**
 - 85 Total Parking Spaces including 6 accessible spaces
 - 1 Tree per 6 Parking Spaces
- UTILITY AREA**

1) Connect to Diamond & Prospect & Flagler
2) Need Bike Access to (3) Central Lawn

Trail-Access - Bike-Pedestrian

LANDSCAPE PLAN

SCALE: 1" = 50'-0"



PAUL MURDOCH ARCHITECTS

6310 SAN VICENTE BLVD SUITE 400
LOS ANGELES, CALIFORNIA 90048
310.358.0993

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BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
LANDSCAPE PLAN

SCALE
1" = 50'-0"

DATE
01/26/2022

DRAWN
DC/CM

CHECKED
SP/DC

SHEET NO.
L101

514 PROSPECT AVE. CIVIL PLANS

GENERAL

- ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", AND CITY OF REDONDO BEACH LOCAL ORDINANCES AS APPLICABLE.
- ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL ENGINEERING INVESTIGATION, "GEOTECHNICAL STUDY REPORT PROPOSED SENIOR LIVING PROJECT 514 NORTH PROSPECT AVENUE, REDONDO BEACH, CALIFORNIA", BY CONVERSE CONSULTANTS DATED JUNE 24, 2016.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
- PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
- ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
- THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
- STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
- ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
- ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
- THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
- DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
- THRUST BLOCKS SHALL BE INSTALLED AT WATERLINE HORIZONTAL AND VERTICAL BENDS, TEES, CAPPED ENDS AND REDUCERS ACCORDING TO THE DETAILS PROVIDED ON THESE PLANS.
- CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR. CONSTRUCTION STAKING SURVEYOR SHALL BE RESPONSIBLE FOR COORDINATION OF THESE PLANS WITH SOURCE DRAWINGS PREPARED BY ARCHITECT, LANDSCAPE ARCHITECT, STRUCTURAL ENGINEER, MEP CONSULTANT AND ANY OTHER DISCIPLINE PRIOR TO START OF STAKING AND CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED.
- THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
- CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-227-2600) PRIOR TO EXCAVATION.
- ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
- ALL CURB DIMENSIONS AND RADI ARE TO PAVEMENT FACE OF CURB.
- CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
- WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF REDONDO BEACH FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERM CONDITIONS OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.

CITY OF REDONDO BEACH GRADING NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE EXCAVATION AND GRADING REQUIREMENTS OF THE CITY OF REDONDO BEACH AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. ANY VIOLATION WILL RESULT IN THE STOPPING OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
- NO WORK WHATSOEVER SHALL BE STARTED WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR OR SOIL ENGINEER.
- CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL AND 1 VERTICAL.
- FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL AND SHALL HAVE NOT LESS THAN 90% COMPACTION AT THE FINISHED SURFACE, UNLESS SUPPORTED BY A SOIL STUDY PERFORMED BY A SOILS ENGINEER.
- FILLS SHALL BE COMPACTED THROUGHOUT TO 90% DENSITY AS DETERMINED BY THE ASTM: D-1557-78, AND CERTIFIED BY THE SOIL ENGINEER.
- CUT AND FILL SLOPES SHALL BE PLANTED WITH AN APPROVED GROUND COVER FOR EROSION CONTROL.
- PLANTED SLOPES SHALL BE WATERED AND MAINTAINED.
- FILL AREAS SHALL BE CLEANED OF ALL VEGETATION AND DEBRIS, SCARIFIED AND INSPECTED BY GRADING INSPECTOR OR SOIL ENGINEER AND APPROVED SOIL-TESTING AGENCY PRIOR TO PLACING OF FILL.
- PRIOR TO PLACING FILLS, THE BASINS LEFT BY PULLING TREES SHALL BE INSPECTED AND APPROVED BY THE GRADING INSPECTOR OR SOIL ENGINEER.
- AS FILLS ARE PLACED, SLOPE BENCHING SHALL BE PROVIDED IF NATURAL GRADE IS OVER 5 HORIZONTAL TO 1 VERTICAL. BENCHING SHALL BE A MINIMUM OF 5' WIDTH, 15' IN WIDTH AT THE TOE WITH 5' EXPOSED.
- ALL EXISTING FILLS SHALL BE APPROVED BY THE GRADING INSPECTOR OR SOIL ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.
- THE EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED, OR CRUSHED IN PLACE AND BACKFILLED, AND APPROVED BY THE GRADING INSPECTOR OR SOIL ENGINEER.
- APPROVED EROSION PROTECTION DEVICES SHALL BE PROVIDED AND MAINTAINED DURING THE RAINY SEASON AND SHALL BE IN THE PLACE AT THE END OF EACH DAY'S WORK.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE FROM BEGINNING TO COMPLETION OF GRADING OPERATIONS PER CITY OF REDONDO REGULATIONS ON CONSTRUCTION SANITATION FACILITY.
- THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
- THE PERMITTEE SHALL NOTIFY THE ENGINEERING AND BUILDING SERVICES WHEN THE GRADING OPERATION IS READY FOR ROUGH GRADING INSPECTION. WHEN ALL WORK INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND PROTECTIVE DEVICES HAS BEEN COMPLETED AND REQUIRED REPORTS HAVE BEEN SUBMITTED.
- GRADING INSPECTION DURING INSTALLATION IS REQUIRED FOR ALL DRAIN DEVICES. FILL TERRACE BENCHES AND FILL SLOPES MUST BE APPROVED BY THE SOIL ENGINEER AND DESIGN ENGINEER PRIOR TO TERRACE PAVING.
- DRAINAGE PIPE THAT WILL UNDERLAY STRUCTURES MUST BE REINFORCED CONCRETE OR CAST IRON AND THE STRUCTURE FOUNDATIONS MUST BE ENGINEERED BY A FOUNDATION ENGINEER. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR DESIGN INSPECTION DURING CONSTRUCTION OF THE PIPE AND WILL CERTIFY TO THE STABILITY AND THAT THE WORK WAS DONE TO HIS SATISFACTION.
- SUBMISSION OF PROFESSIONAL OPINION THAT THE SUBSOILS HAVE SUFFICIENT STABILITY TO HOLD THE ADDITIONAL WEIGHT OF THE PROPOSED FILLS WITHOUT SETTLEMENT THAT WILL CAUSE DAMAGE TO PROPOSED IMPROVEMENTS MUST BE SUBMITTED MUST BE SUBMITTED TO THE BUILDING OFFICIALS PRIOR TO PLACEMENT OF FILL.
- APPROVED EROSION PROTECTION DEVICES SHALL BE PROVIDED AND MAINTAINED FOR CONSTRUCTION DURING THE RAINY SEASON BETWEEN NOVEMBER 1ST AND APRIL 15TH AND SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- ALL TRENCH BACKFILLS IN SLOPES OR LEVEL AREAS OF PRIVATE PROPERTY SHALL BE TESTED AND CERTIFIED BY THE SITE SOIL-TESTING FIRM. THE SOIL CERTIFICATION SHALL INCLUDE THE STABILITY OF THE BACKFILL AND THAT THE COMPACTION IN 90% OF THE MAXIMUM DRY DENSITY USING THE ASTM: D-1557-78.
- ALL TRENCH BACKFILLS IN PUBLIC PROPERTY WHERE PRIVATE PROPERTY STRUCTURES OR SLOPES BEAR ON THEM FOR SUPPORT SHALL BE CERTIFIED BY THE SITE SOIL-TESTING FIRM.
- THE ENGINEERING GEOLOGIST SHALL MAINTAIN PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
- ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL RECOMMEND NECESSARY TREATMENT TO THE BUILDING OFFICIAL FOR APPROVAL.
- WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPE IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER WILL SUBMIT DESIGN, LOCATION AND CALCULATIONS TO THE BUILDING OFFICIALS PRIOR TO CONSTRUCTIONS. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER WILL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
- THE DESIGN ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING AND CONSTRUCTION TO INSURE COMPLIANCE WITH THE APPROVED PLANS.
- A GRADING PERMIT IS REQUIRED WHEN GRADING/EXCAVATION INVOLVES A CUT OR FILL DEPTH OF 3'-0" OR MORE AND/OR 200 CUBIC YARDS. SUBMIT GRADING PLANS AND SOILS REPORT TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. DUST SHALL BE CONTROLLED CONTINUOUSLY BY WATERING OR BY OTHER APPROVED MEANS IF EXCAVATION. CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT (USA-1-800-422-4133) PRIOR TO ANY EXCAVATION.
- A SHORING PERMIT IS REQUIRED FOR ANY VERTICAL CUT OR FILL THAT IS 5'-0" IN HEIGHT OR OVER. ENGINEERED SHORING PLANS AND CALCULATION MUST BE SUBMITTED TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. PER SECTION 3301.2 OF THE CBC, THE HOLDER OF A SHORING PERMIT SHALL NOTIFY IN WRITING ALL THE OWNERS OF ADJACENT PROPERTIES NOT LESS THAN 10 DAYS BEFORE SUCH EXCAVATION IS TO COMMENCE. AN OSHA PERMIT IS ALSO REQUIRED, A COPY OF WHICH SHALL BE SUBMITTED TO THE BUILDING DIVISION. SHORING CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT (1-800-422-4133) PRIOR TO ANY EXCAVATION.

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES

- ALL PERSONS WORKING AT THE SITE SHOULD OBTAIN, READ AND UNDERSTAND THE BEST MANAGEMENT PRACTICES PAMPHLET FOR THE TYPE(S) OF CONSTRUCTION BEING DONE.
- STOCKPILE OF SOIL, DEMOLITION DEBRIS, CEMENT, SAND, TOP SOIL, ETC. MUST BE COVERED WITH A WATERPROOF MATERIAL OR BERMED TO PREVENT BEING WASHED OFF SITE.
- FUELS, OILS, PAINTS, SOLVENTS, AND OTHER LIQUID MATERIALS MUST BE KEPT INSIDE BERMED AREAS. SPILLS MUST NOT BE WASHED TO THE STREET.
- WASTE CONCRETE MUST NOT BE WASHED INTO STREET, STORM DRAIN CATCH BASINS, OR PUBLIC RIGHT-OF-WAY. ALL DUST AND SLURRY FROM CONCRETE CUTTING MUST BE REMOVED USING A WET-DRY VACUUM OR EQUIVALENT.
- TRASH AND OTHER CONSTRUCTION SOLID WASTES MUST BE PLACED IN A COVERED TRASH RECEPTACLE.
- ERODED SOIL FROM DISTURBED SLOPES MUST BE CONTAINED USING BERMS, SILT FENCES, SETTING BASINS, OR GOOD EROSION MANAGEMENT PRACTICES SUCH AS RESEEDING.
- WASH WATER FROM CLEANING CONSTRUCTION VEHICLES AND EQUIPMENT MUST BE KEPT ON-SITE WITHING A CONTAINMENT AREA.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 1

P.M. NO. 13030
P.M.B. 144-3

APN: 7502-017-901

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	MIN	MINIMUM
BCR	BEGIN CURVE RETURN	MH	MANHOLE
BW	BACK OF WALK	(N)	NORTH
BLDG	BUILDING	NTS	NOT TO SCALE
BM	BENCH MARK	PA	PLANTER AREA
BS	BOTTOM OF STAIRS	POC	POINT OF CONNECTION
BMP	BEST MANAGEMENT PRACTICES	PV	POST INDICATOR VALVE
CB	CATCH BASIN	PCC	POINT OF COMPOUND CURVE
CI	CAST IRON	PRC	POINT OF REVERSE CURVE
CL	CENTER LINE	PRV	PRESSURE REDUCING VALVE
CMU	CONCRETE MASONRY UNIT	PVC	POLYVINYL CHLORIDE
CO	CLEANOUT	R	RADIUS
CONC	PORTLAND CEMENT CONCRETE	RCIP	RECTANGULAR CAST IRON PIPE
CF	CURB FACE	RD	ROOF DRAIN
DW	DOMESTIC WATER	RW	RIGHT-OF-WAY
(E)	EAST	(N)	SOUTH
ECR	END CURVE RETURN	S=	SLOPE EQUALS
EG	EDGE OF GUTTER	SD	STORM DRAIN
EL OR ELEV	ELEVATION	SSMH	SANITARY SEWER MANHOLE
ELEC	ELECTRIC, ELECTRICAL	SS	SANITARY SEWER
EX. OR EXIST.	EXISTING	STD	STANDARD
FDC	FIRE DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FF	FINISHED FLOOR	TC	TOP OF CURB
FG	FINISHED GRADE (LANDSCAPE)	TEL	TELEPHONE
FS	FINISHED SURFACE (HARDSCAPE)	TG	TOP OF GRATE
FH	FIRE HYDRANT	TOS	TOP OF STAIRS
FL	FLOW LINE	TW	TOP OF WALL
FT	FOOT OR FEET	TS	TOP OF STAIRS
FU	FIXTURE UNITS	TYP	TYPICAL
FW	FIRE WATER	TV	TELEVISION
GP	GALLONS PER MINUTE	VIF	VERIFY IN FIELD
GV	GATE VALVE	VLT	VAULT
HDPE	HIGH DENSITY POLYETHYLENE	VCP	VITRIFIED CLAY PIPE
HP	HIGH POINT	(W)	WEST
INV.	INVERT	W	WATER
LP	LOW POINT	WM	WATER METER
MAX	MAXIMUM	WV	WATER VALVE

LEGEND

ANNOTATION

100.00 XX
(100.00)XX
XX
2.0%
2:1
XX
CX
FF=100.00

SITE

SURFACE ELEVATION/UTILITY ELEVATION
EXISTING SURFACE ELEVATION/UTILITY ELEVATION
CONSTRUCTION NOTE
FLOW (DIRECTION AND GRADE)
SLOPE (DIRECTION AND RUN/RISE)
HORIZONTAL CONTROL POINT LABEL
CURVE DATA LABEL
PAD/FINISHED FLOOR ELEVATION

EROSION CONTROL

SANDBAGS
FIBER ROLL
PROPOSED BUILDING EXCAVATION OUTLINE
EXISTING DRAINAGE DIRECTION OF FLOW
PROTECT TREE IN PLACE

GRADING

100
CB
R
SAWCUT
LIMITS OF GRADING
GRADING BENCH
GRADED SLOPE (HORIZONTAL:VERTICAL)

UTILITY

SS
W
DW
FW
SD
GAS
E
T
PERFORATED PIPE
POINT OF CONNECTION
COORDINATION POINT
CAP OR PLUG
UTILITY MANHOLE
UTILITY CLEANOUT
STORM DRAIN INLET
AREA DRAIN/PLANTER DRAIN
TRENCH DRAIN
FIRE HYDRANT
THRUST BLOCK
FIRE DEPARTMENT CONNECTION (FDC)
POST INDICATOR VALVE (PIV)
WATER VALVE
BACKFLOW ASSEMBLY
UTILITY METER VAULT

SHEET INDEX

C000 TITLE SHEET
C100 EROSION CONTROL PLAN
C210 GRADING PLAN
C300 LOW IMPACT DEVELOPMENT/DRAINAGE PLAN
C400 UTILITY PLAN
C500 FIRE ACCESS PLAN

PROJECT DIRECTORY

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717 SOUTH MYRTLE AVE
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310 358-0993 F.310 358-9196

THE DRAWINGS AND SPECIFICATIONS AND IDEAS
DESIGNS, AND ARRANGEMENTS REPRESENTED
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SHALL BE COPIED, REPRODUCED TO OTHERS, OR
USED IN CONNECTION WITH ANY WORK OR
PROJECT OTHER THAN THE SPECIFIC PROJECT FOR
WHICH THEY HAVE BEEN PREPARED AND
DEVELOPED WITHOUT THE WRITTEN CONSENT OF
THE ARCHITECT. VISUAL CONTACT WITH THESE
DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE
CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE
RESTRICTIONS. WRITTEN DIMENSIONS ON THESE
DRAWINGS SHALL HAVE PRECEDENCE OVER
SCALED DIMENSIONS. CONTRACTORS SHALL
VERIFY AND BE RESPONSIBLE FOR ALL
DIMENSIONS AND CONDITIONS ON THE JOB AND
THIS OFFICE MUST BE NOTIFIED OF ANY
VARIATIONS FROM THE DIMENSIONS AND
CONDITIONS SHOWN BY THESE DRAWINGS. SHOP
DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR
REVIEW BEFORE PROCEEDING WITH FABRICATION



319 Main Street
El Segundo, CA 90245
Tel: 213.239.9700

JLA Job No. 19725



NO. DATE REVISION

BEACH CITIES
HEALTH DISTRICT
HEALTHY LIVING
CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

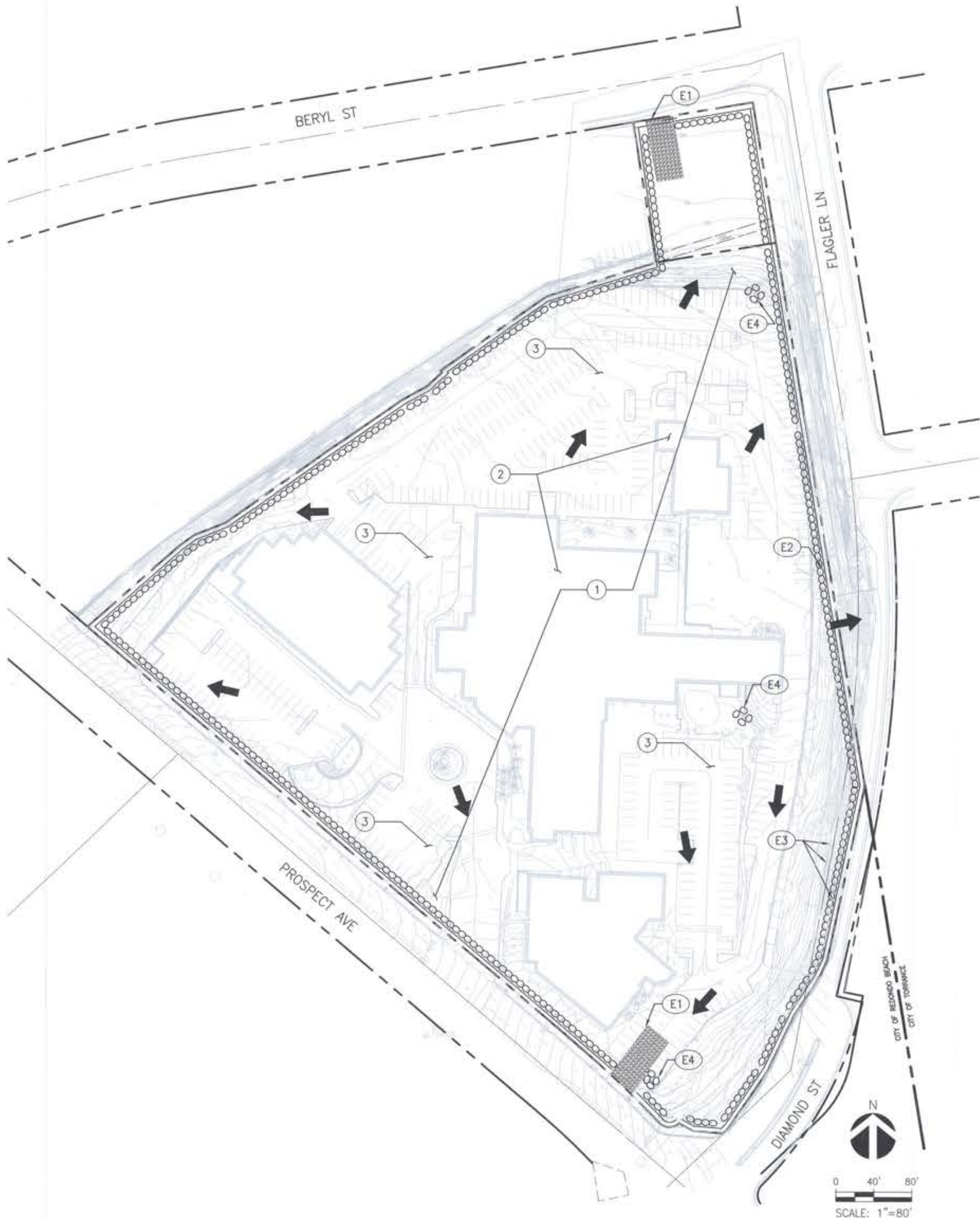
DRAWING TITLE
TITLE SHEET

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Author: []
Checker: []
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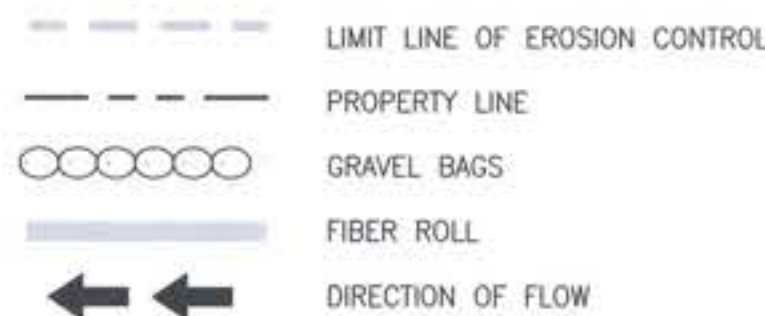
C000

1-800-227-2600
CALL USA/SC FOR
UNDERGROUND LOCATING
48 HOURS BEFORE YOU
DIG!

IMPORTANT NOTICE
SECTION 4216/4217 OF THE GOVERNMENT CODE
REQUIRES A DIGALERT IDENTIFICATION NUMBER
BE ISSUED BEFORE A "PERMIT TO EXCAVATE"
WILL BE VALID. FOR YOUR DIGALERT I.D.
NUMBER CALL UNDERGROUND SERVICE ALERT
TOLL FREE 1-800-227-2600 TWO WORKING
DAYS BEFORE YOU DIG



LEGEND



DEMOLITION NOTES

REMOVE & DEMOLISH

- SEE GENERAL DEMOLITION NOTES HEREON.
- DEMO AND REMOVE ITEM (AS NEEDED FOR CONSTRUCTION) AS NOTED.
- DEMO EXISTING ASPHALT PAVING.

EROSION CONTROL NOTES

- POSSIBLE STABILIZED CONSTRUCTION ENTRANCE LOCATIONS PER DETAIL 1, HEREON. CONTRACTOR TO LOCATE AS NECESSARY FOR CONSTRUCTION ACTIVITIES.
- PLACE SANDBAGS TRIPLE ROW PER DETAIL 2, HEREON.
- PLACE FIBER ROLL PER DETAIL 3, HEREON.
- PLACE INLET PROTECTION PER DETAIL 4, HEREON.

BMP NOTES

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JULY 2012, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):

EROSION CONTROL

- EC1-SCHEDULING
- EC2-PRESERVATION OF EXISTING VEGETATION
- EC3-HYDRAULIC MULCH
- EC4-HYDROSEEDING
- EC5-SOIL BINDERS
- EC6-STRAW MULCH
- EC7-GEOTEXTILES AND MATS
- EC8-WOOD MULCHING
- EC9-EARTH DIKES AND DRAINAGE SWALES
- EC10-VELOCITY DISSIPATION DEVICES
- EC11-SLOPE DRAINS
- EC12-STREAMBANK STABILIZATION
- EC13-RESERVED
- EC14-COMPOST BLANKET
- EC15-SOIL PREPARATION/ROUGHENING
- EC16-NON-VEGETATIVE STABILIZATION

TEMPORARY SEDIMENT CONTROL

- SE1-SILT FENCE
- SE2-SEDIMENT BASIN
- SE3-SEDIMENT TRAP
- SE4-CHECK DAM
- SE5-FIBER ROLLS
- SE6-GRAVEL BAG BERM
- SE7-STREET SWEEPING AND VACUUMING
- SE8-SANDBAG BARRIER
- SE9-STRAW BALE BARRIER
- SE10-STORM DRAIN INLET PROTECTION
- SE11-ACTIVE TREATMENT SYSTEMS
- SE12-MANUFACTURED LINEAR SEDIMENT CONTROLS
- SE13-COMPOST SOCKS AND BERMS
- SE14-BIOFILTER BAGS

EQUIPMENT TRACKING CONTROL

- TC1-STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC2-STABILIZED CONSTRUCTION ROADWAY
- TC3-ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL

- WE1-WIND EROSION CONTROL

NON-STORMWATER MANAGEMENT

- NS1-WATER CONSERVATION PRACTICES
- NS2-DEWATERING OPERATIONS
- NS3-PAVING AND GRINDING OPERATIONS
- NS4-TEMPORARY STREAM CROSSING
- NS5-CLEAR WATER DIVERSION
- NS6-ILLEGAL CONNECTION/DISCHARGE
- NS7-POTABLE WATER/IRRIGATION
- NS8-VEHICLE AND EQUIPMENT CLEANING
- NS9-VEHICLE AND EQUIPMENT FUELING
- NS10-VEHICLE AND EQUIPMENT MAINTENANCE
- NS11-PILE DRIVING OPERATIONS
- NS12-CONCRETE CURING
- NS13-CONCRETE FINISHING
- NS14-MATERIAL OVER WATER
- NS15-DEMOLITION ADJACENT TO WATER
- NS16-TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIALS POLLUTION CONTROL

- WM1-MATERIAL DELIVERY AND STORAGE
- WM2-MATERIAL USE
- WM3-STOCKPILE MANAGEMENT
- WM4-SPILL PREVENTION AND CONTROL
- WM5-SOLID WASTE MANAGEMENT
- WM6-HAZARDOUS WASTE MANAGEMENT
- WM7-CONTAMINATED SOIL MANAGEMENT
- WM8-CONCRETE WASTE MANAGEMENT
- WM9-SANITARY/SEPTIC WASTE MANAGEMENT
- WM10-LIQUID WASTE MANAGEMENT

GENERAL DEMOLITION NOTES

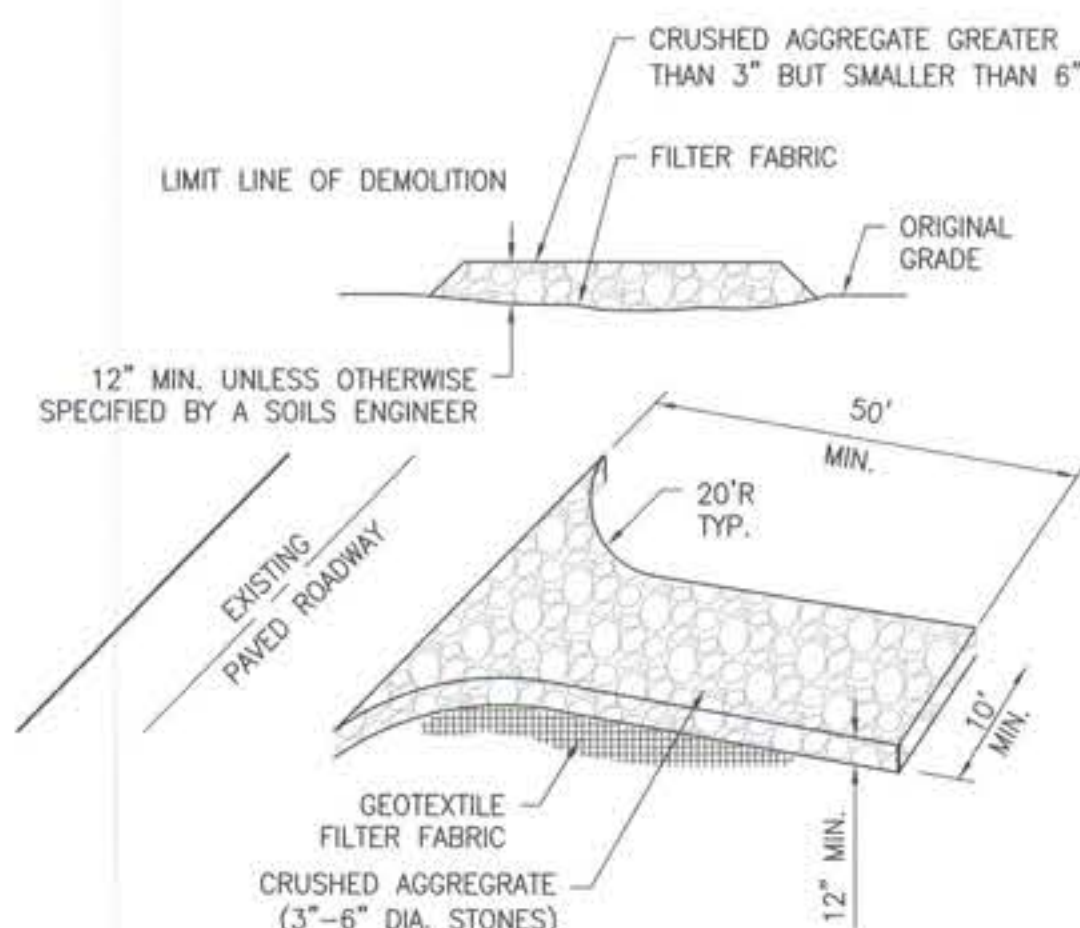
- CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
- REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
- THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
- DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
- DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
- DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
- DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

EROSION CONTROL NOTES

- TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
- ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR.
- WHEN THE INSPECTOR SO DIRECTS, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
- STORM AND SEWER DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS.
- EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS FORECAST, AND SHALL BE MAINTAINED DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15).
- SANDBAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE INSPECTOR SO DIRECTS.
- A "STANDBY EMERGENCY CREW" SHALL BE ALERTED BY THE PERMITTEE OR THE CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS. THE PARTY TO BE CONTACTED IS: NAME: _____ (TO BE FILLED IN BY CONTRACTOR) PHONE NUMBER: _____

DUST CONTROL NOTES

- DUST SHALL BE CONTROLLED BY WATERING AND/OR APPLYING A DUST PALLIATIVE. THE DUST PALLIATIVE SHALL BE APPLIED IN THE AMOUNT AT THE LOCATIONS AS DIRECTED BY THE ENGINEER.
- WATER FOR DUST CONTROL SHALL BE APPLIED BY MEANS OF PRESSURE TYPE DISTRIBUTORS OR PIPE LINES EQUIPPED WITH A SPRAY SYSTEM OR HOSES WITH NOZZLES THAT WILL INSURE A UNIFORM APPLICATION OF WATER.
- UNLESS WATER IS APPLIED BY MEANS OF PIPE LINES, AT LEAST ONE MOBILE UNIT WITH A MINIMUM CAPACITY OF 100 GALLONS SHALL BE AVAILABLE FOR APPLYING WATER.
- ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.
- PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZING OF EXPOSED SOILS.
- PROVIDE FOR RAPID CLEAN-UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.
- LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING & EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES.



NOTES:

- THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
- IF A WASH RACK IS INCLUDED, A SEDIMENT TRAP OF SOME KIND MUST ALSO BE PROVIDED TO COLLECT WASH WATER RUNOFF.
- ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE.

STREET MAINTENANCE NOTES

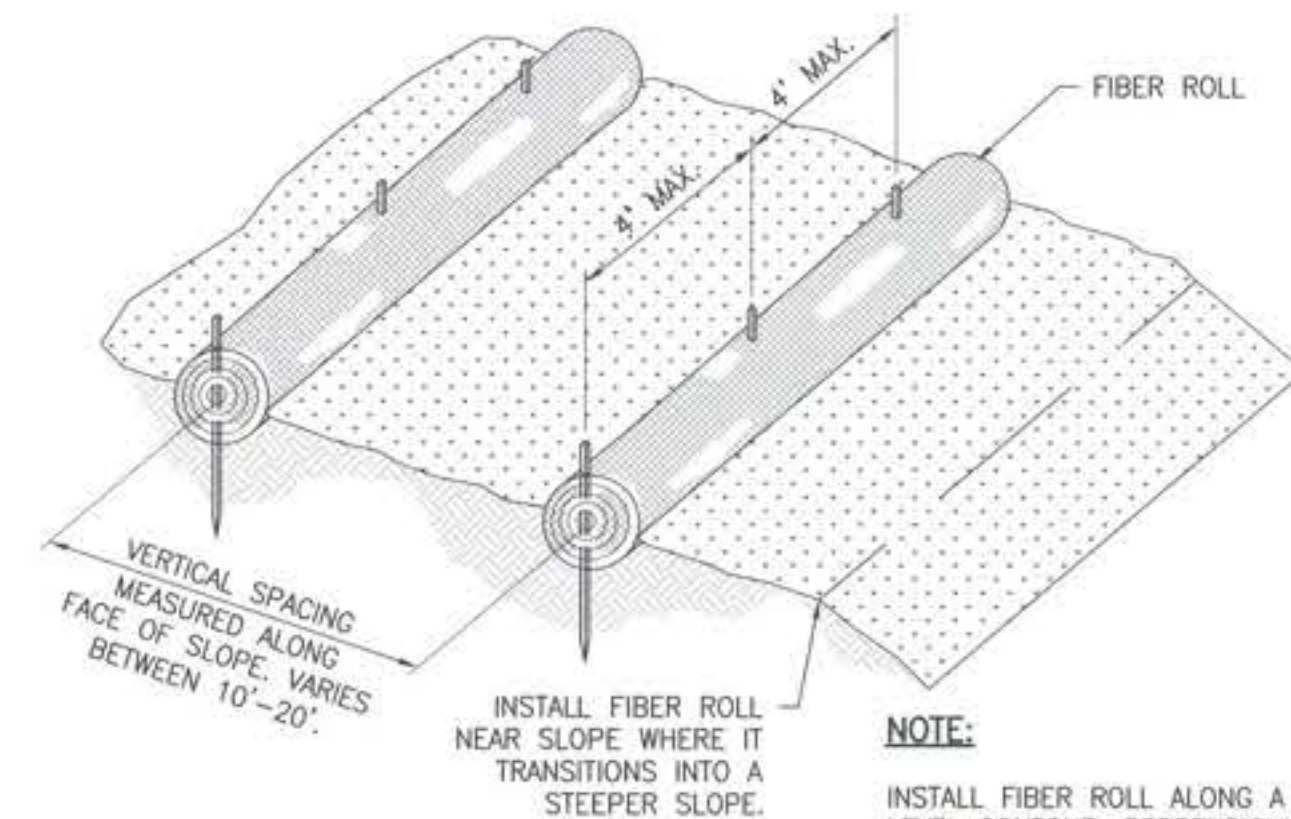
- REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
- SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
- PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

1 ER1-STABILIZED CONSTRUCTION ENTRANCE
C100 N.T.S.

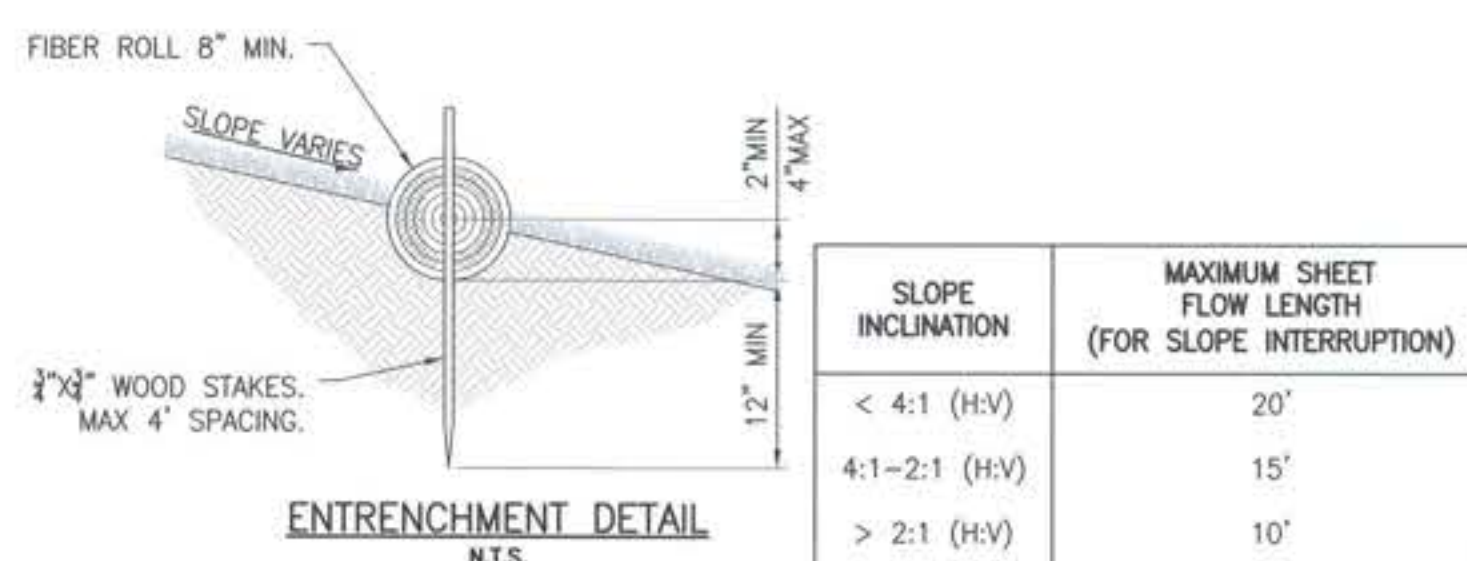
NOTES:

- BAG MATERIAL: BAGS SHOULD BE WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MINIMUM UNIT WEIGHT OF 4 OUNCES/YD², MULLEN BURST STRENGTH EXCEEDING 300 LB/IN² IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D3786, AND ULTRAVIOLET STABILITY EXCEEDING 70% IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D4355.
- BAG SIZE: EACH GRAVEL-FILLED BAG SHOULD HAVE A LENGTH OF 18 IN., WIDTH OF 12 IN., THICKNESS OF 3 IN., AND MASS OF APPROXIMATELY 33 LBS. BAG DIMENSIONS ARE NOMINAL, AND MAY VARY BASED ON LOCALLY AVAILABLE MATERIALS.
- FILL MATERIAL: FILL MATERIAL SHALL BE 0.5 TO 1.0 INCH CRUSHED ROCK, CLEAN AND FREE OF CLAY, ORGANIC MATTER, AND OTHER DELETERIOUS MATERIAL, OR OTHER SUITABLE OPEN-GRADED, NON-COHESIVE, POROUS GRAVEL.
- TURN THE ENDS OF GRAVEL BAG BARRIER UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND BARRIER.
- USE PYRAMID APPROACH WHEN STACKING BAGS.

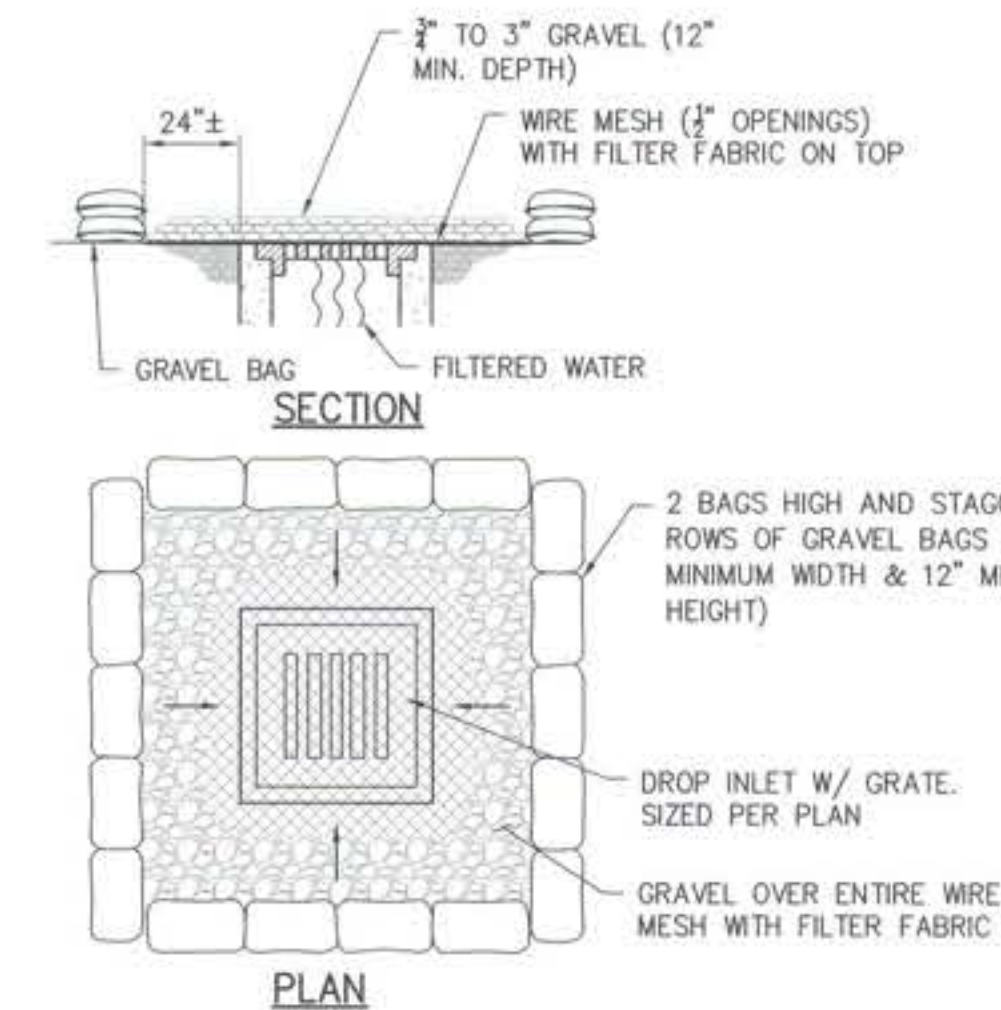
2 ER2-GRAVEL BAG BARRIER
C100 N.T.S.



TYPICAL FIBER ROLL INSTALLATION DETAIL



3 ER3-FIBER ROLL
C100 N.T.S.



NOTES:

- PLACE WIRE MESH OVER AND 1' (MINIMUM) BEYOND THE INLET STRUCTURE. (MESH OPENINGS NOT TO EXCEED 2" x 2" WIRE)
- PLACE FILTER FABRIC OVER WIRE MESH.
- PLACE 3/4" TO 3" GRAVEL OVER THE WIRE MESH WITH FILTER FABRIC (12" MINIMUM DEPTH OVER THE ENTIRE INLET OPENING).
- BAG MATERIAL: BAGS SHOULD BE WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MINIMUM UNIT WEIGHT OF 4 OUNCES/YD², MULLEN BURST STRENGTH EXCEEDING 300 LB/IN² IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D3786, AND ULTRAVIOLET STABILITY EXCEEDING 70% IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D4355.
- BAG SIZE: EACH GRAVEL-FILLED BAG SHOULD HAVE A LENGTH OF 18 IN., WIDTH OF 12 IN., THICKNESS OF 3 IN., AND MASS OF APPROXIMATELY 33 LBS. BAG DIMENSIONS ARE NOMINAL, AND MAY VARY BASED ON LOCALLY AVAILABLE MATERIALS.
- FILL MATERIAL: FILL MATERIAL SHALL BE 0.5 TO 1.0 INCH CRUSHED ROCK, CLEAN AND FREE OF CLAY, ORGANIC MATTER, AND OTHER DELETERIOUS MATERIAL, OR OTHER SUITABLE OPEN-GRADED, NON-COHESIVE, POROUS GRAVEL.
- USE PYRAMID APPROACH WHEN STACKING BAGS.
- LEAVE GAP OF ONE BAG ON TOP ROW TO SERVE AS SPILLWAY.

3 ER3-FIBER ROLL
C100 N.T.S.

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SIGN DATE: 01/28/2022

NO. DATE REVISION
**BEACH CITIES
HEALTH DISTRICT
HEALTHY LIVING
CAMPUS**

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PPM PROJECT NO.:

19010

DRAWING TITLE

**EROSION
CONTROL PLAN**

SCALE

AS NOTED

DATE

01/06/20

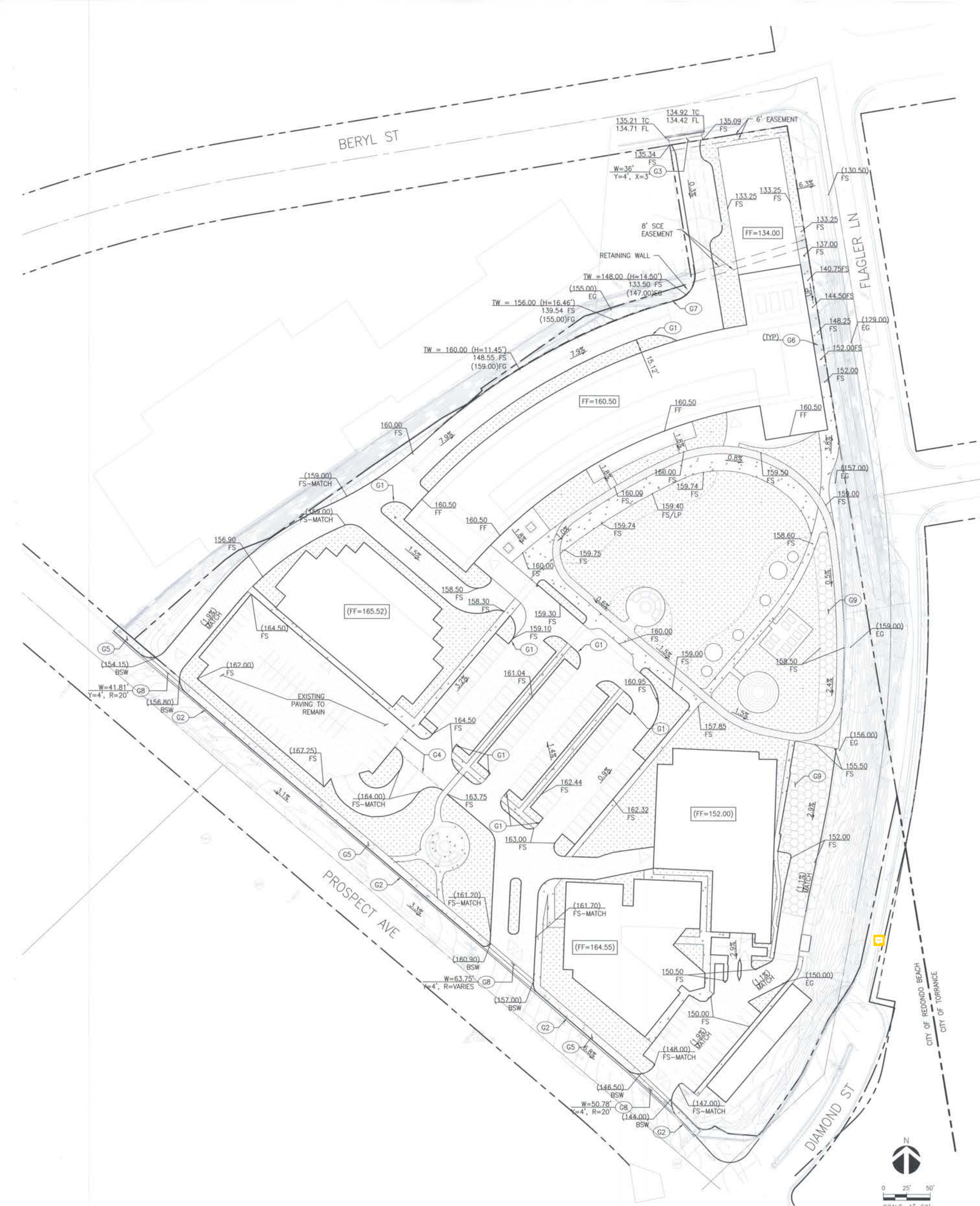
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Author

Checked

SHEET NO.

C100



LEGEND

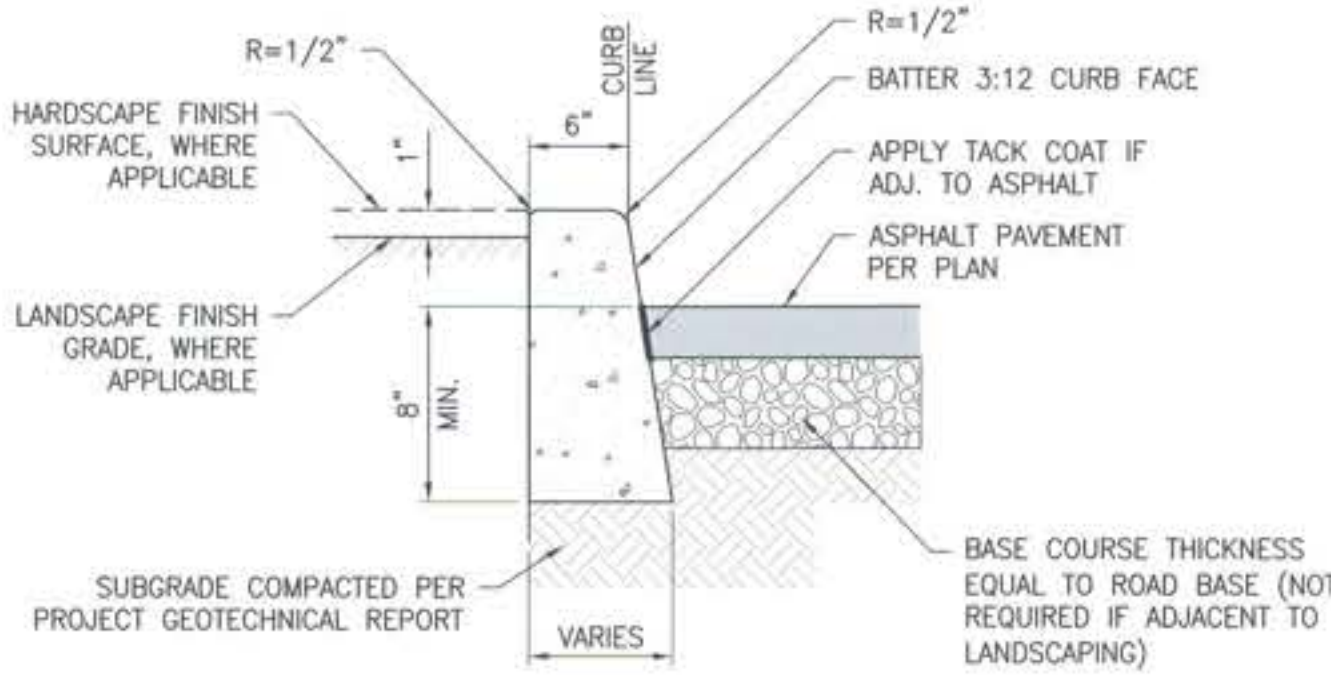
- LANDSCAPE BY OTHERS.
- CONCRETE PAVING.
- ASPHALT PAVING, DEPTH OF ASPHALT AND BASE TO MATCH EXISTING.
- COMPACTED DG PER LANDSCAPE PLANS.
- GRASSCRETE.

CONSTRUCTION NOTES

- G1 INSTALL 6" CONCRETE CURB PER DETAIL 1, HEREON.
- G2 INSTALL CURB AND GUTTER PER APWA STD PLAN 120-1.
- G3 INSTALL DRIVEWAY APRON PER APWA STD PLAN 110-2, TYPE B.
- G4 SAWCUT TO LIMIT AS SHOWN.
- G5 INSTALL SIDEWALK PAVING PER DETAIL 3, HEREON.
- G6 STAIRS ON GRADE PER DETAIL 5, HEREON.
- G7 INSTALL RETAINING WALL BY OTHERS.
- G8 INSTALL DRIVEWAY APRON PER APWA STD PLAN 110-2, TYPE C.

NOTES:

- 1. ALL PAVING AND PAVERS SHALL BE INSTALLED PER RECOMMENDATIONS STATED IN THE PROJECT GEOTECHNICAL REPORT.

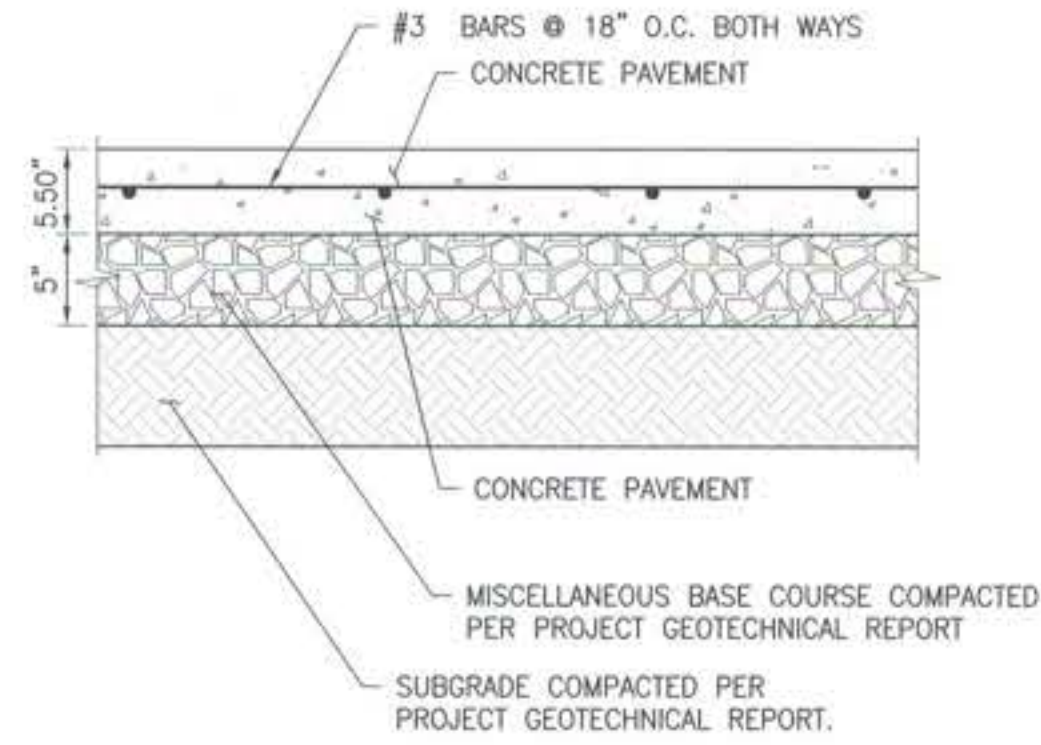


NOTES:

- 1. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED.
- 2. CONTROL JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 10' INTERVALS O.C.
- 3. WHERE A WALK IS ADJACENT TO THE CURB, THE JOINTS SHALL ALIGN WITH JOINTS IN THE WALK.

1 CONCRETE CURB DETAIL

N.T.S.

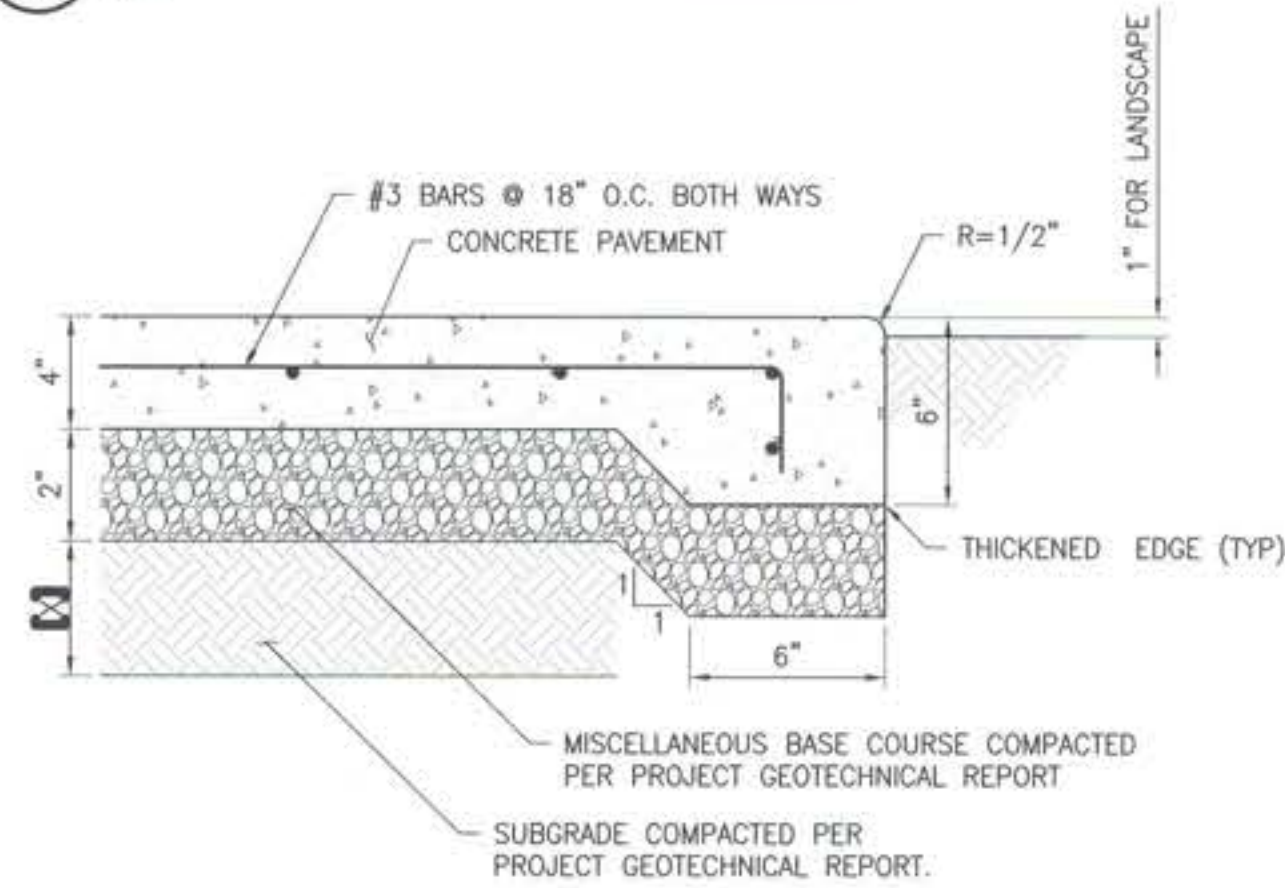


NOTES:

- 1. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
- 2. REFER TO ARCHITECTURAL DRAWINGS FOR COLOR, PATTERN, TEXTURE, AND FINISH.
- 3. SEE PLAN FOR LOCATION OF CONTROL JOINTS.
- 4. CONCRETE STRENGTH f'c = 3500 PSI MIN.

2 VEHICULAR CONCRETE DETAIL

N.T.S.



NOTES:

- 1. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
- 2. REFER TO ARCHITECTURAL DRAWINGS FOR COLOR, PATTERN, TEXTURE, AND FINISH.
- 3. SEE PLAN FOR LOCATION OF CONTROL JOINTS.

3 CONCRETE WALK SECTION

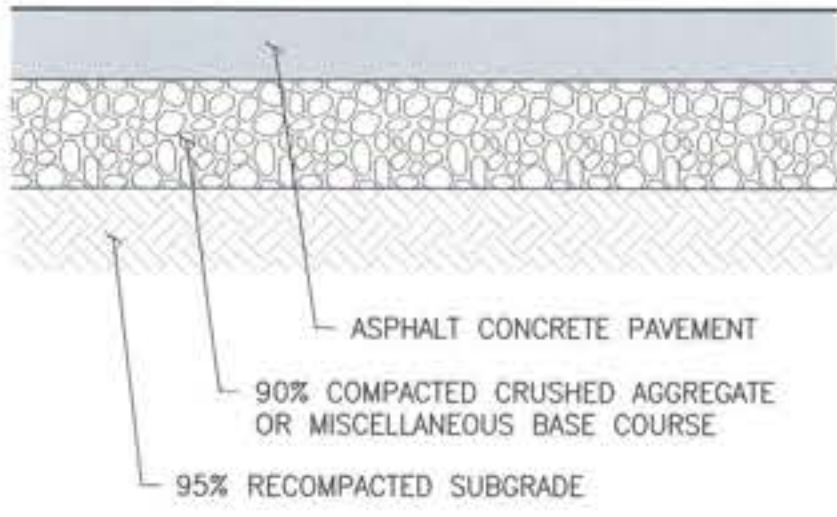
N.T.S.

ESTIMATED EARTHWORK QUANTITIES

REMOVAL AND RECOMPACTION:	0 CUBIC YARDS
CUT:	7,810 CUBIC YARDS
FILL:	16,760 CUBIC YARDS
(FROM EXISTING HOSPITAL BASEMENT)	
NET (FILL/IMPORT):	8,950 CUBIC YARDS

EARTHWORK CALCULATION NOTES:

- 1. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS, AND CONSTRUCTION MEANS AND METHODS.
- 2. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.
- 3. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, REPLACEMENT.
- 4. REMEDIAL GRADING INCLUDES OVEREXCAVATION OF 3' VERTICAL AND 5' HORIZONTAL EXCAVATIONS BELOW ANY PROPOSED FOUNDATION.



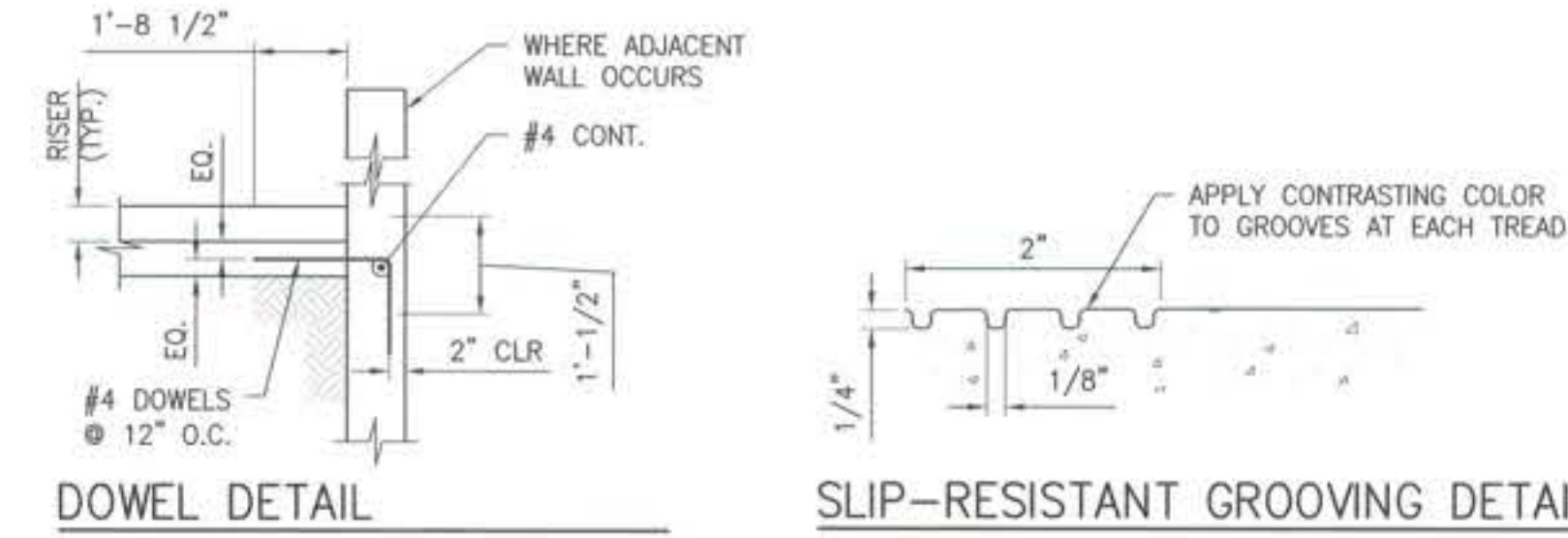
A.C. PAVEMENT TYPE	ASPHALT CONCRETE (INCHES)	BASE COURSE (INCHES)
VEHICULAR PARKING	2.5"	3.5"
HEAVY TRUCK TRAFFIC	6"	5.5"

NOTE:

- 1. PAVEMENT SECTIONS ARE BASED ON RECOMMENDATIONS FROM THE PROJECT GEOTECHNICAL REPORT.
- 2. SUBGRADE PREPARATION SHALL BE PERFORMED PER THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT

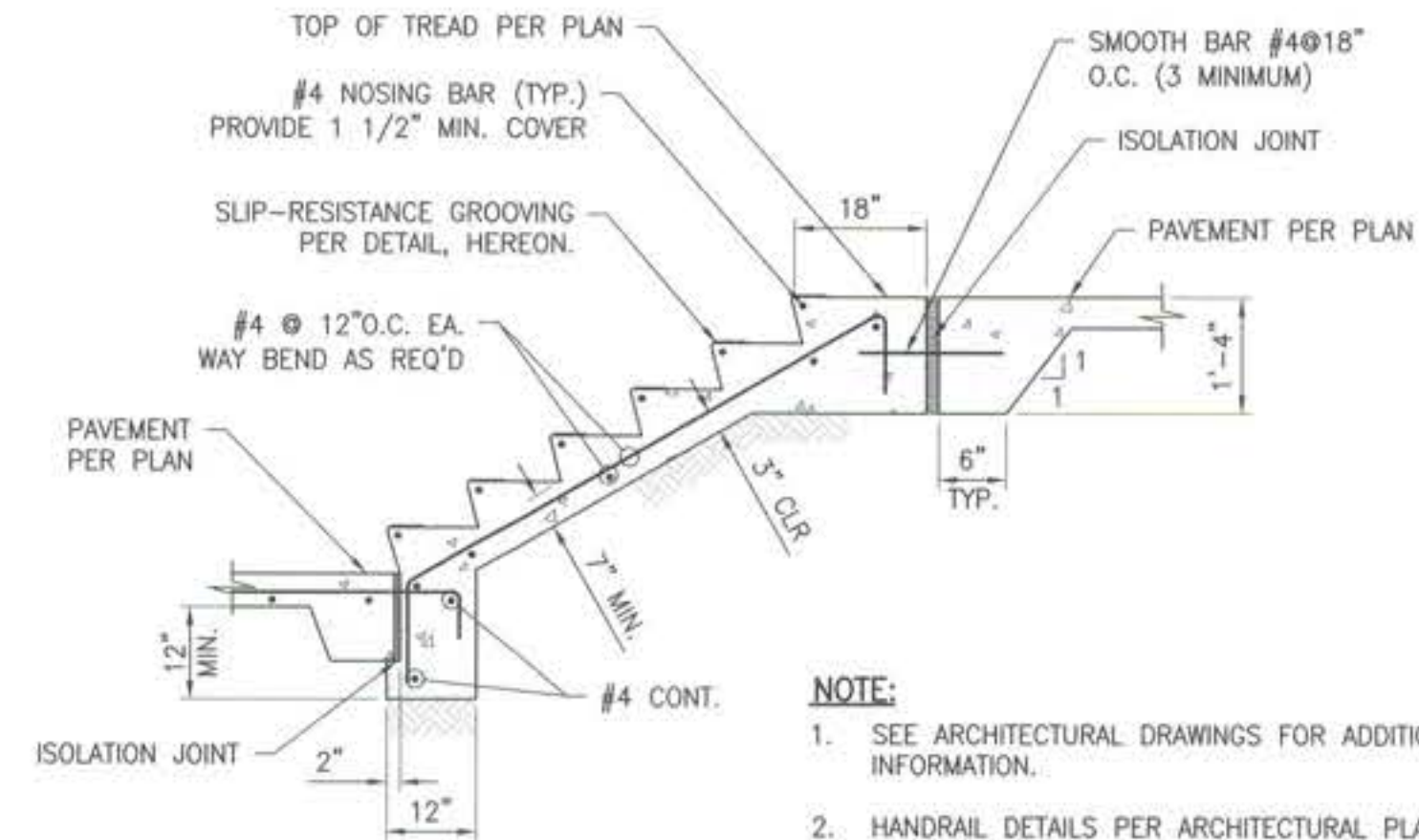
4 ASPHALT PAVING DETAIL

N.T.S.



DOWEL DETAIL

SLIP-RESISTANT GROOVING DETAIL



NOTE:

- 1. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 2. HANDRAIL DETAILS PER ARCHITECTURAL PLANS.

5 CONCRETE STAIRS ON GRADE

N.T.S.

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NO. DATE REVISION

BEACH CITIES
HEALTH DISTRICT
HEALTHY LIVING
CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO:

19010

DRAWING TITLE

GRADING PLAN

SCALE

AS NOTED

DATE

01/06/20

DRAWN

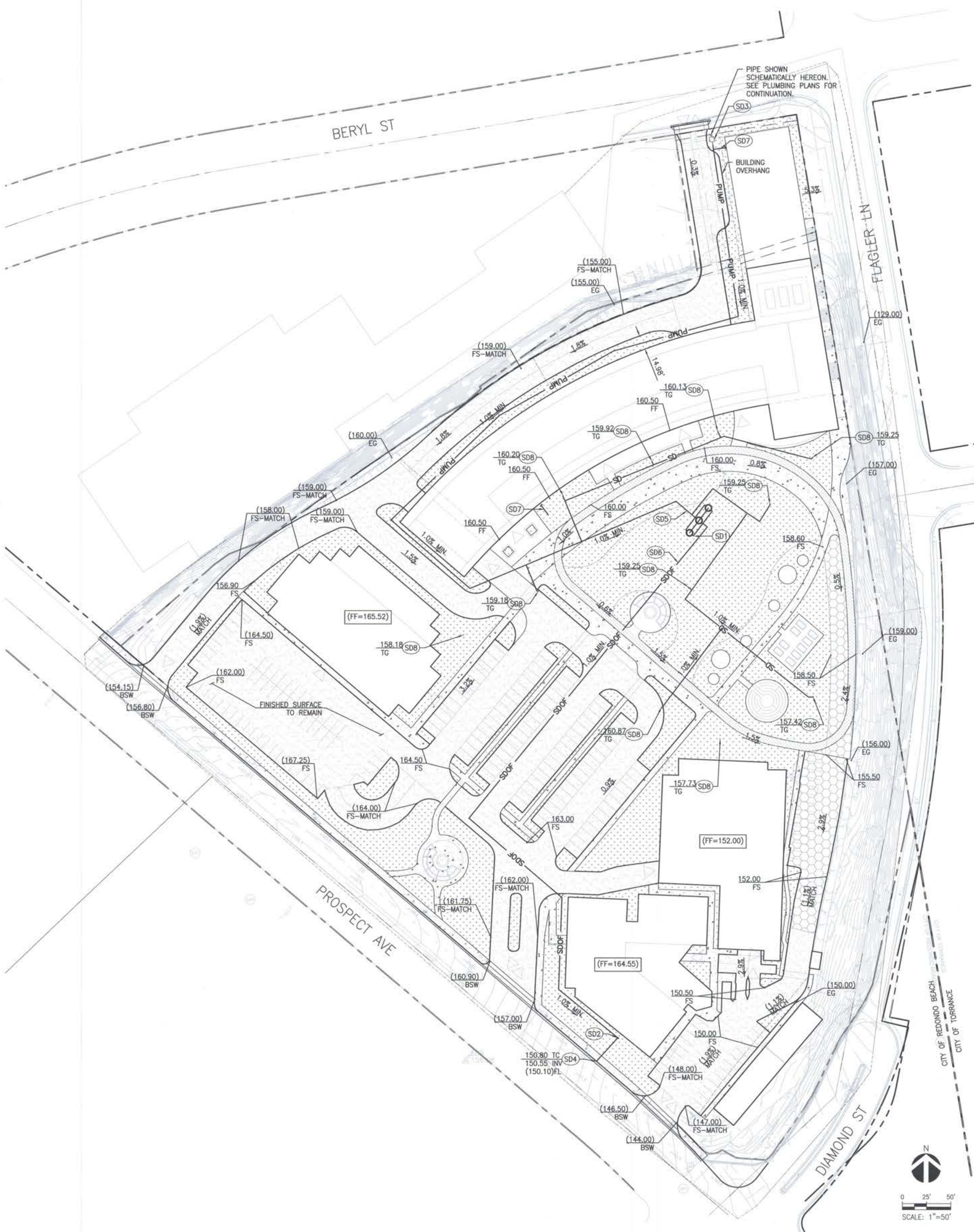
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Author

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SHEET NO.

C210



LEGEND

- LANDSCAPE BY OTHERS.
- CONCRETE PAVING.
- ASPHALT PAVING. DEPTH OF ASPHALT AND BASE TO MATCH EXISTING.
- COMPACTED DG PER LANDSCAPE PLANS.
- GRASSCRETE.

PROJECT SITE CHARACTERISTICS	
	QUANTITIES
TOTAL SITE AREA (S.F.)	433,194
PROPOSED BUILDING FOOTPRINT(S.F.)	46,807
EXISTING BUILDING FOOTPRINT(S.F.)	57,336
PROPOSED HARDSCAPE(S.F.)	183,954
EXISTING HARDSCAPE TO REMAIN(S.F.)	27,947
IMPERVIOUS %	72%
LANDSCAPE	109,097
GRASSCRETE	11,053
TOTAL PERVIOUS AREA (S.F.)	120,150
RAINFALL INTENSITY (IN/HR)	0.75
DCV(cf)	8,696

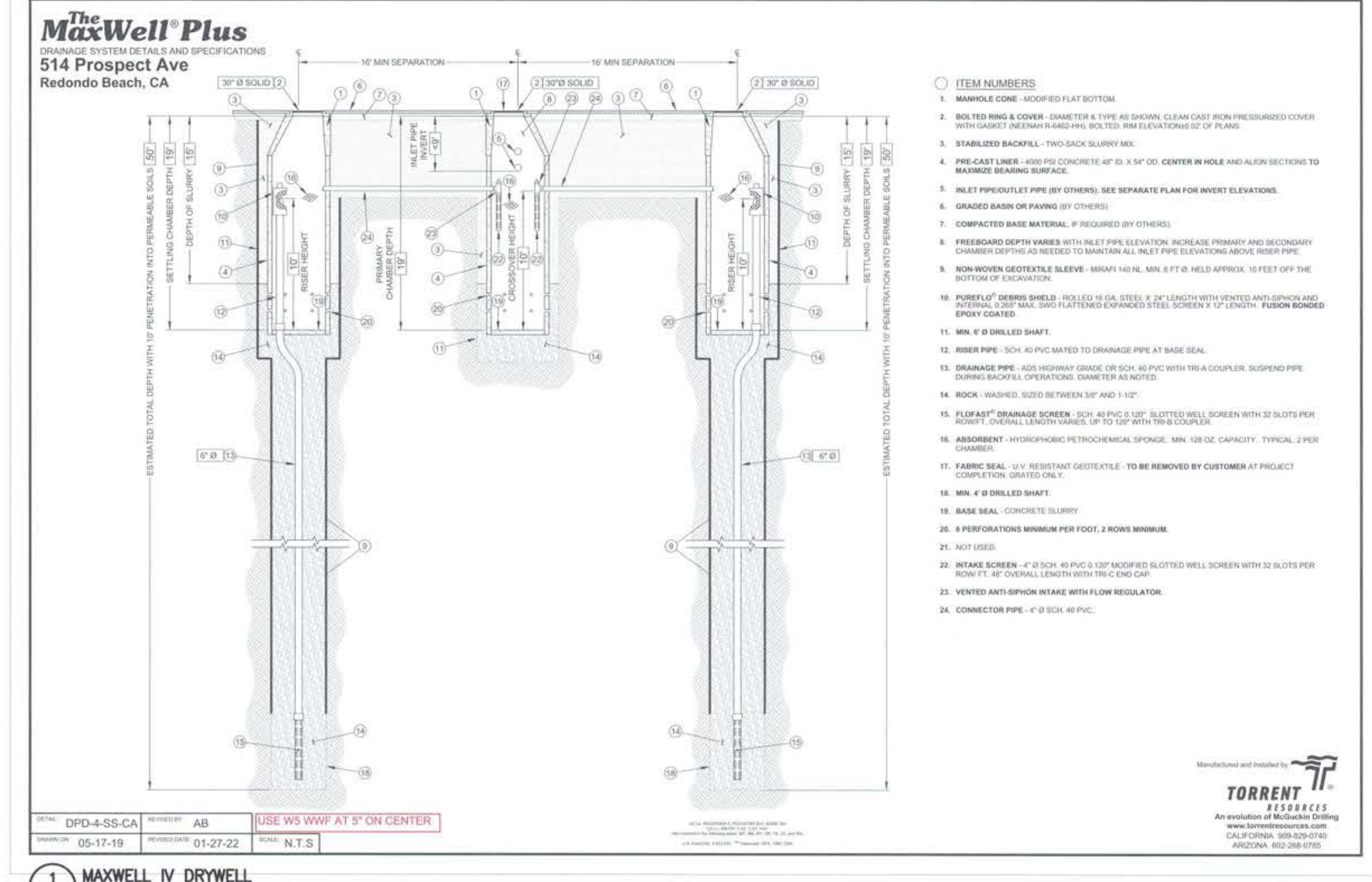
CONSTRUCTION NOTES

STORM DRAIN

- SD1) INSTALL DRYWELL PER DETAIL 1, HEREON.
- SD2) STORM DRAIN OVERFLOW POINT OF CONNECTION.
- SD3) SUMP PUMP PER OTHERS. SHOWN SCHEMATICALLY HEREON.
- SD4) INSTALL CURB DRAIN APWA STD. PLAN 151-4.
- SD5) PVC STORM DRAIN CONVEYANCE PIPING.
- SD6) PVC OVERFLOW PIPE.
- SD7) STORM DRAIN POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION FROM ROOF DRAINS.
- SD8) 6" AREA DRAIN BY NDS PRO OR APPROVED EQUAL.

NOTES

- 1. ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMPS. SEE PLUMBING PLANS.
- 2. INSTALL STENCIL EPR DETAIL AT ALL APPLICABLE LOCATIONS



1 MAXWELL IV DRYWELL

MaxWell Plus Drainage System Calculations Prepared on January 27, 2022
Project: Beach City Health District - Redondo Beach, CA
Contact: Connor Crowley at Labib Funk + Associates - Los Angeles, CA

Given:	
Design Infiltration Rate	4.18 in/hr
Mitigated Volume	8,626 ft ³
Required Drawdown Time	26 hours
Min. Depth to Infiltration	12 ft
Groundwater Depth for Design	61 ft
Proposed:	
Drywell Rock Shaft Diameter	4 ft
Primary Chamber Depth	19 ft
Drywell Chamber Depth	12 ft
Rock Porosity	40 %
Depth to Infiltration	15 ft
Drywell Bottom Depth	50 ft

Convert Design Rate from in/hr to ft/sec.
 $4.18 \frac{\text{in}}{\text{hr}} \times \frac{1 \text{ ft}}{12 \text{ in}} \times \frac{1 \text{ hr}}{3600 \text{ sec}} = 0.00097 \frac{\text{ft}}{\text{sec}}$

A 4 foot diameter drywell provides 12.57 SF of infiltration area per foot of depth, plus 12.57 SF at the bottom.

For a 50 foot deep drywell, infiltration occurs between 15 feet and 50 feet below grade. This provides 35 feet of infiltration depth in addition to the bottom area. Infiltration area per drywell is calculated below.

Combine design rate with infiltration area to get flow (disposal) rate for each drywell.
 $0.00097 \frac{\text{ft}}{\text{sec}} \times 490 \text{ ft}^2 = 0.4742 \frac{\text{ft}^3}{\text{sec}}$

Volume of disposal for each drywell based on various time frames are included below.
96 hrs: $0.474 \text{ CF} \times 96 \text{ hours} \times \frac{1 \text{ hr}}{3600 \text{ sec}} = 16,389 \text{ cubic feet of retained water disposed of.}$

Chamber diameter = 4 feet. Drywell rock shaft diameter = 4 feet.
Volume provided in each primary settling chamber with depth of 19 feet.
 $19 \text{ ft} \times 12.57 \text{ ft}^2 = 239 \text{ ft}^3$

Volume provided in each drywell with chamber depth of 19 feet.
 $19 \text{ ft} \times 12.57 \text{ ft}^2 + 2.11 \times 28.27 \text{ ft}^2 \times 40 \% + 29 \text{ ft} \times 12.57 \text{ ft}^2 \times 40 \% = 407 \text{ ft}^3$

The MaxWell System is composed of 3 drywell(s) and 1 primary chamber(s).
Total volume provided = 1460 ft³
Total 96 hour infiltration volume = 49,166 ft³
Total infiltration flowrate = 0.14226 $\frac{\text{ft}^3}{\text{sec}}$

Based on the total mitigated volume of 8476 CF, after subtracting the volume infiltrated as quickly as it enters the drywell of 7358 CF, the remaining volume is 1118 CF. The storage provided in the drywell system is 1460 CF.

For any questions, please contact Alex Bennett at 213-248-4167 or via email at Alex.Bennett@oldcastle.com

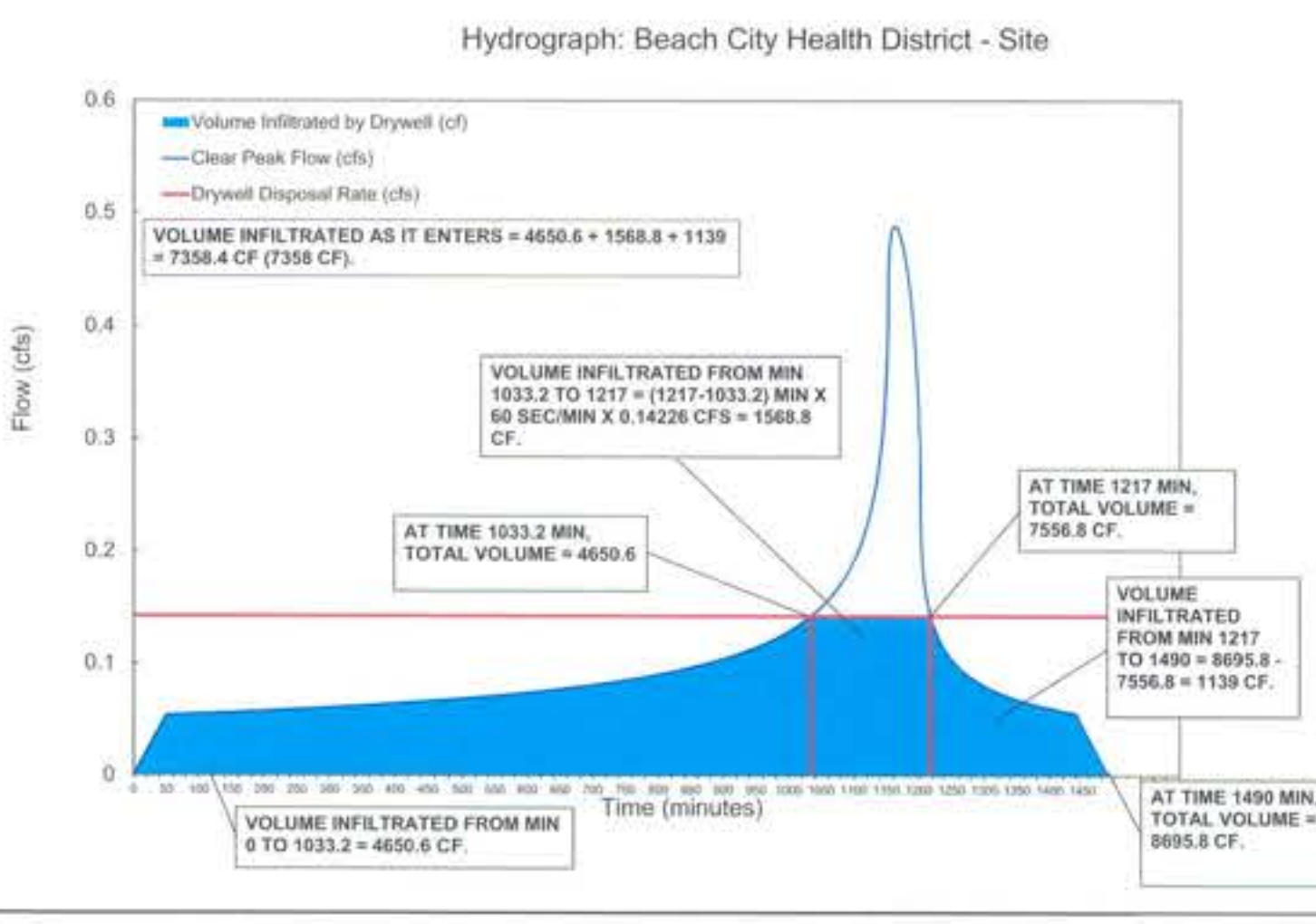


HydroCalc Volume Analysis

Project: Beach City Health District - Subarea Site *(Values from project "Peak Flow Hydrologic Analysis")

HydroCalc Output Results*	
Clear Peak Flow (CFS)	0.4883
24-Hr Clear Runoff Volume (AC-FT)	0.1996
24-Hr Clear Runoff Volume (CF)	8696

Analysis	
Drywell Disposal Rate (CFS)	0.14226
Total Volume Infiltrated During 1st Phase (CF)	4650.6
[2nd Phase] Storm Flow Rate Exceeds Drywell Disposal Rate @ (MIN)	1033.2
Total Volume Infiltrated During 2nd Phase (CF)	1568.8
[3rd Phase] Drywell Disposal Rate Exceeds Storm Flow Rate @ (MIN)	1139
Total Volume Infiltrated During 3rd Phase (CF)	1490
Total Time of Storm Event (MIN)*	7358
Total Volume Infiltrated as it Enters Drywell (CF)	1460
Total Storage within MaxWell System (CF)	N/A
Remaining Detention Required (CF)	N/A



Torrent Resources (CA) Incorporated
9150 Alder Avenue
Bloomington, CA 92316
Phone 909-829-0740

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JLA Job No. 19725



NO. DATE REVISION

BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE. REDONDO BEACH, CA 90277

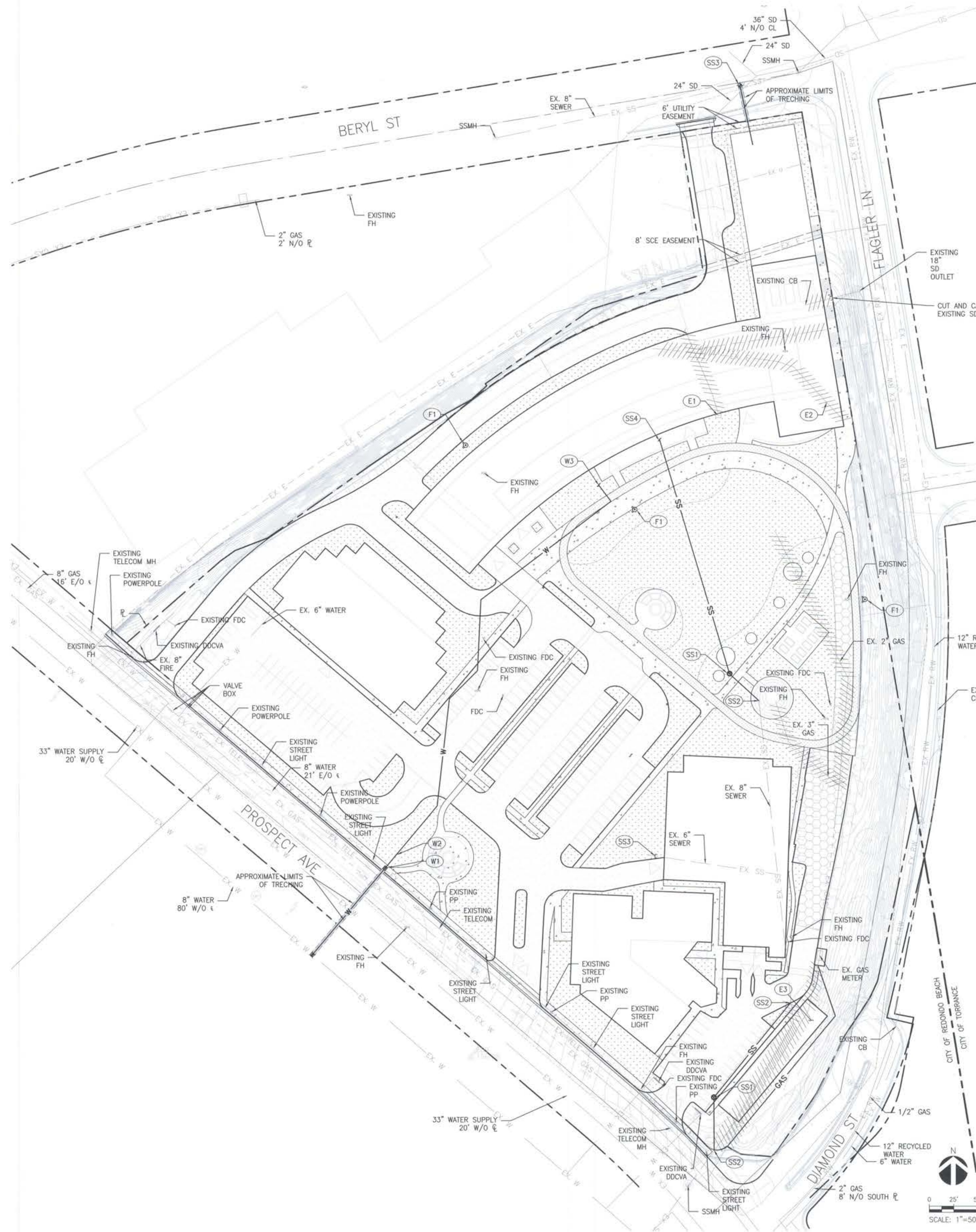
PMA PROJECT NO. 19010

DRAWING TITLE

LOW IMPACT DEVELOPMENT/ DRAINAGE PLAN

SCALE: AS NOTED
DATE: 01/06/20
DRAWN: CHECKED:
Author: Checker:
SHEET NO.

C300



- LEGEND**
- POINT OF CONNECTION
 - UNKNOWN UTILITY CONTINUATION
 - BACKFLOW ASSEMBLY
 - WATER METER
 - FIRE DEPARTMENT CONNECTION (FDC)
 - DEMO UTILITY PIPE
 - EXISTING WATER PIPE
 - EXISTING STORM DRAIN PIPE
 - EXISTING GAS PIPE
 - EXISTING TELECOM CONDUIT
 - EXISTING ELECTRICAL SERVICE
 - EXISTING RECYCLED WATER
 - EXISTING UTILITY (UNKNOWN)
 - PROPOSED WATER SERVICE
 - PROPOSED SEWER
 - PROPOSED ELECTRICAL SERVICE
 - PROPOSED GAS SERVICE
 - EASEMENT
 - LANDSCAPE
 - CONCRETE PAVING
 - ASPHALT PAVING, DEPTH OF ASPHALT AND BASE TO MATCH EXISTING
 - COMPACTED DG PER LANDSCAPE PLANS
 - GRASSCRETE

- CONSTRUCTION NOTES**
- DOMESTIC WATER**
- (W1) PROPOSED WATER METER.
 - (W2) PROPOSED BACKFLOW PREVENTER.
 - (W3) POINT OF CONNECTION TO BUILDING. SEE PLUMBING PLAN FOR CONTINUATION.
- FIRE WATER**
- (F1) PROPOSED FIRE HYDRANT.
- SANITARY SEWER**
- (SS1) PROPOSED MANHOLE.
 - (SS2) CONNECT TO EXISTING SEWER LINE. CONTRACT TO VERIFY IN FIELD.
 - (SS3) CUT AND CAP EXISTING SEWER AT NOTED LOCATION.
 - (SS4) POINT OF CONNECTION TO BUILDING. SEE PLUMBING PLAN FOR CONTINUATION.
- ELECTRICAL**
- (E1) EXISTING TRANSFORMER
 - (E2) DEMO EXISTING ELECTRICAL LINE. CONTRACTOR TO COORDINATE SAFE-OFF PRIOR TO DEMOLITION.
 - (E3) PROPOSED ELECTRICAL YARD.

- EXISTING UTILITY NOTES**
1. THE PROPOSED UTILITY DESIGN IS BASED ON EXISTING UTILITIES AND PROVIDED HEREON FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO PERFORM POTHOLES AT UTILITY CROSSINGS MARKED ON THIS PLAN TO VERIFY DEPTHS OF EXISTING UTILITIES USING HYDRO-EXCAVATION METHOD. CONTRACTOR TO NOTIFY DISTRICT AND ENGINEER OF RECORD ON ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE INSTALLATION OF ANY NEW UTILITIES.
 2. EXISTING ACP PIPE LOCATIONS HAVE BEEN NOTED HEREON BASED ON EXISTING UTILITIES. ADDITIONAL ACP PIPE MAY BE LOCATED WITHIN THE PROJECT LIMITS. CONTRACTOR TO TAKE PROPER PRECAUTIONS WHEN EXCAVATING FOR CONSTRUCTION AND DEMOLITION. IF PIPE MATERIAL IS DETERMINED TO BE ACP, CONTRACTOR SHALL NOTIFY DISTRICT AND CAMPUS PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL REFER TO PROJECT HAZ. MAT. REPORT FOR ALL DEMOLITION OF EXISTING ACP PIPE.

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SIGN DATE: 01/06/2022

NO. DATE REVISION

**BEACH CITIES
HEALTH DISTRICT
HEALTHY LIVING
CAMPUS**

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
UTILITY PLAN

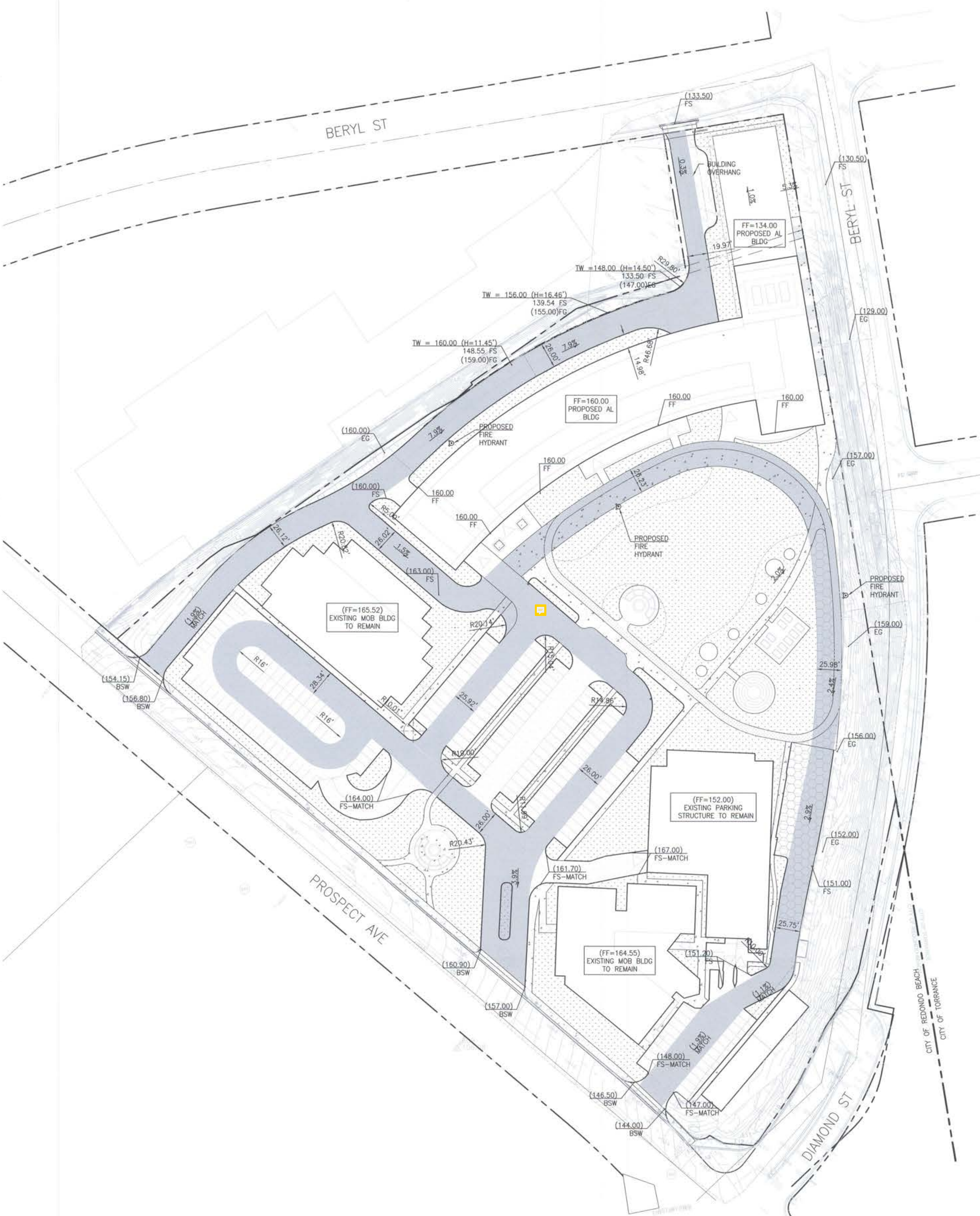
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C400



- LEGEND**
- FIRE DEPARTMENT CONNECTION (FDC)
 - FIRE HYDRANT
 - FIRE ACCESS ROAD
 - LANDSCAPE
 - CONCRETE PAVING
 - ASPHALT PAVING, DEPTH OF ASPHALT AND BASE TO MATCH EXISTING
 - COMPACTED DG PER LANDSCAPE PLANS
 - GRASSCRETE



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CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE
RESTRICTIONS. WRITTEN DIMENSIONS OF THESE
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El Segundo, CA 90245
Tel: 213.239.9700

JLA Job No. 19725



BEACH CITIES
HEALTH DISTRICT
HEALTHY LIVING
CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
FIRE ACCESS PLAN

SCALE
AS NOTED
DATE
01/06/20
DRAWN
Author
CHECKED
Checker
SHEET NO.

C500



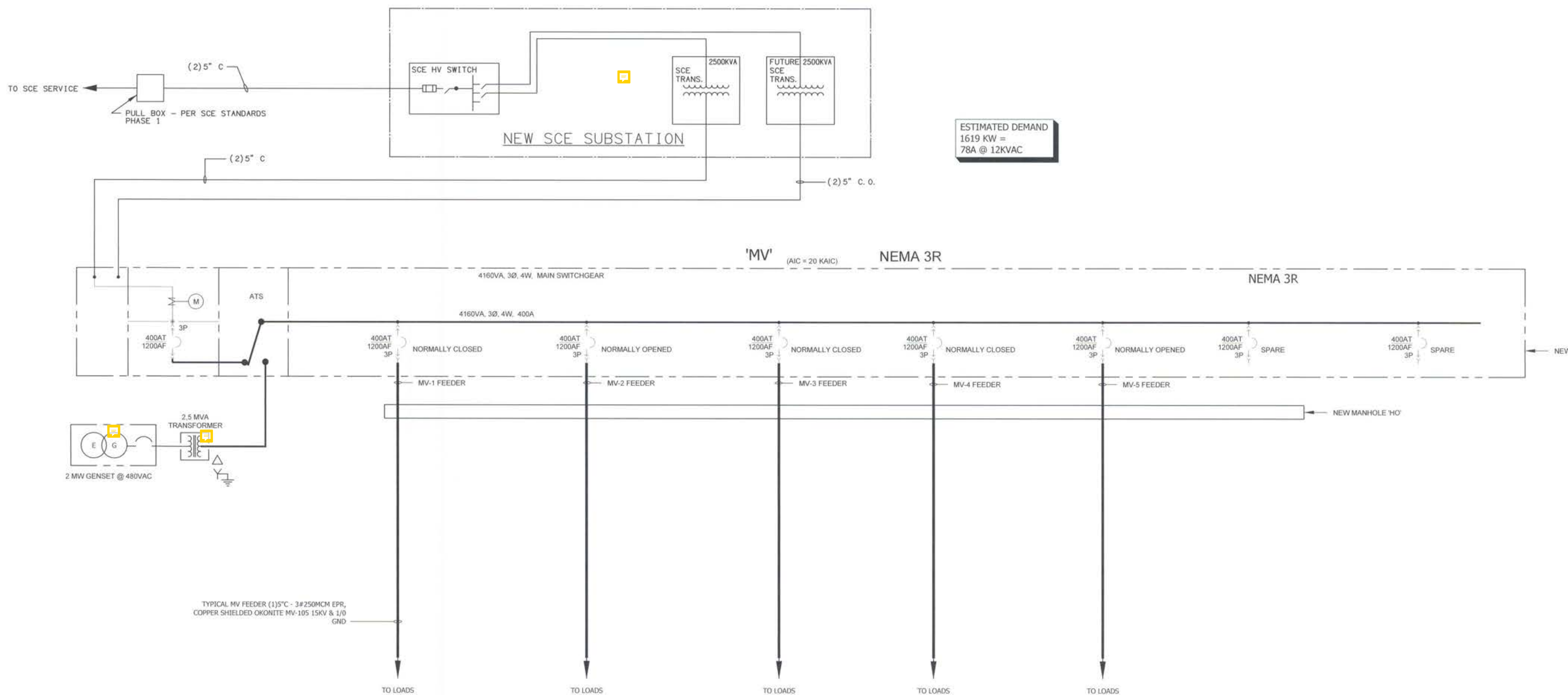
PAUL MURDOCH
ARCHITECTS

6310 SAN VICENTE BLVD SUITE 400
LOS ANGELES, CALIFORNIA 90048
310 358-0993

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LUCCI & ASSOCIATES INC.
CONSULTING ELECTRICAL ENGINEERS
3251 CORTE MALPASO, #511
CAMARILLO, CA 93012-8094
(805) 389-6520 FAX (805) 389-6579

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NEW 4160VA MEDIUM VOLTAGE SERVICE FROM SCE SINGLE LINE DIAGRAM
SCALE: NONE

1
E200

NO. DATE REVISION

BEACH CITIES
HEALTH DISTRICT
HEALTHY LIVING
CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE

NEW 4160VA
MEDIUM VOLTAGE
SERVICE FROM
SCE SINGLE LINE
DIAGRAM

SCALE
As indicated
DATE
01/29/2022

DRAWN
L. K/D. S.
CHECKED
K.L.
SHEET NO.

E200

L.A.I.# 22-503 PAPER SIZE 42"x30"

(E) PARKING

510
(E) M.O.B.

PAUL MURDOCH
ARCHITECTS

310 SAN VICENTE BLVD SUITE 400
LOS ANGELES, CALIFORNIA 90048
310 358-0993

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CONSULTING ELECTRICAL ENGINEERS
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NO.	DATE	REVISION
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BEACH CITIES
HEALTH DISTRICT
HEALTHY LIVING
CAMPUS

14 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE

ELECTRICAL
YARD FOR BEACH
CITIES FACILITY
AT 15KV

SCALE
As indicated
DATE
01/29/2022
DRAWN
L. K./D. S.
CHECKED
K.L.
SHEET NO.

E400

A.1.# 22-503 PAPER SIZE 42"x30"

SCALE: 1"=15'

ELECTRICAL YARD FOR BEACH CITIES FACILITY AT 15KV
SCALE: 1"=15'-0"



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From: Frank Briganti <fjbriganti@aol.com>
Sent: Saturday, April 16, 2022 4:07 PM
To: Planning Redondo <Planningredondo@redondo.org>
Subject: BCHD Power plant at that massive 15 yr Project on Prospect!

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

For The Public Record.
To all Members & City Officials
Re: BCHD Massive Project
On site Power Plants

*NO Unconditional or Conditional Permits for the BCHD Project be GRANTED

1.Question what official documents have been filed & reviewed by The RDB city , Planning Comm, RDB Fire Dept, etc.

Why we're the area residents West Torrance (300+ homes & Towers School) Who will be impacted not notified.

EPA & Coastal Comm fillings .

2. Where are the BCHD & Developers Bonds in place with RDB city for Finance & Completion of the Project?

3. Where are the Emergency Plans (Hazardous waste, Fire, Comtamination, etc)?

On file at and approved but the RDB Fire & RDB police depts?

4.Where is the plan for Discovery(ancient , tribial,etc) Dept of Interior?

Thanks Dr. Briganti

4.00 PM April 16, 22

From: Stop BCHD <stop.bchd@gmail.com>

Sent: Tuesday, March 8, 2022 11:33 AM

To: Brandy Forbes <Brandy.Forbes@redondo.org>

Subject: BCHD CUP and PCDR Comments from StopBCHD.com Neighborhood Group

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

The attached is public comment to the Planning staff and Commission regarding the BCHD CUP and PCDR.

Analysis and Summary of BCHD February 2, 2022 Plan Set

Withheld from the Public until
February 24, 2022





Contents of this Summary

- Important pages of the BCHD 2/2/22 presentation are analyzed
- **FRAMING COMMENTS**
- BCHD is using a single, 968 sqft “Penthouse” on the failed hospital building to establish the height of hundreds of thousands of square feet of development
- BCHD fails to include Phase 2 concepts in the design
 - In 2020, BCHD removed 160,000 sqft of underground parking from the Phase 1 buildings
 - BCHD instead added an 8-10 story parking ramp at Prospect & Diamond
 - Planning Commission, City Council, and Courts if needed must also accept the Phase 2 ramp plan – OR – they must deny BCHDs current plan and require underground parking
- Highest Point (another “Penthouse”?) appears to be 127.5-ft above Beryl St. and 97.5 feet above the base of the building
- Building rooflines appear to be at 106.5-ft above Beryl and 76.5-ft above the base of the building

Campus maximum height of 76-feet represents 968 sqft (0.3%) of building floor space and nearly centered on plot

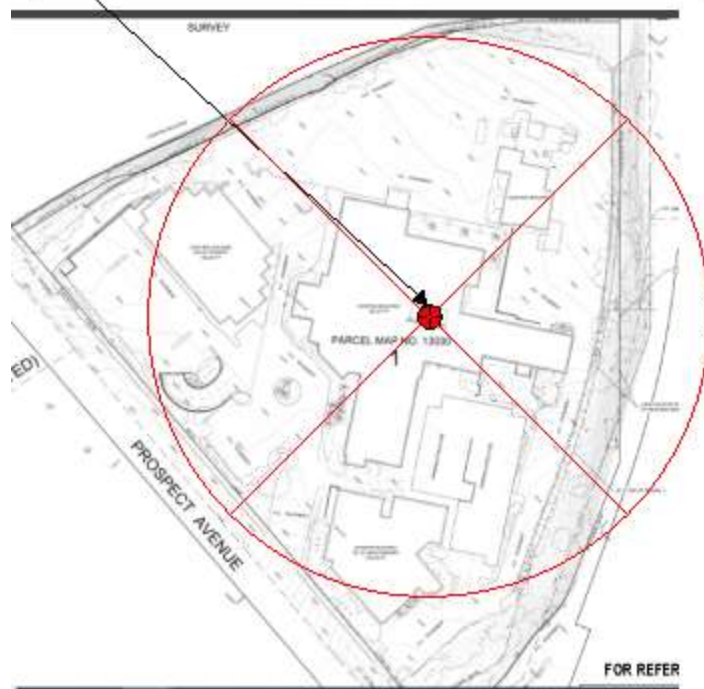
"Penthouse"

968 sqft / 76-ft height

Represents only 0.3% of campus floor space (CEQA NOP Jun 2019)

Rest of All Prospect Ave Campus Buildings

51.5-ft or SHORTER for 99%+ of floor space



Comment: South Bay Hospital was sited nearly centered in the land plot in order to minimize bulk, mass, and visual disturbance to the surrounding areas. BCHD proposes to exceed the height of over 99% of the existing campus buildings with its perimeter, mass and bulk maximizing buildings.

BCHDs proposal to site the RCFE on the North and East perimeters; an 8-10 story parking structure caused by removal of 160,000 sqft of subterranean parking from the 2019 CEQA NOP Plan; and a 4-story building on the west perimeter must be rejected.

BCHD effectively drew a line across the top of the 968 sqft “Penthouse” at 76-feet above ground and claimed the right to build up to 76-feet ANYWHERE on the 10 acres

“Penthouse”

968 sqft / 76-ft height

Represents only 0.3% of campus floor space (CEQA NOP Jun 2019)



Comment: When peak height is centered in a lot, it is minimized. When peak height is only 0.3% of total buildings sqft, it is visually small.

BCHD is moving that maximum height to the perimeter and also increasing it to approximately 300,000 sqft or a 30,000% increase.

BCHD exploded the 968 sqft “penthouse” in the center at 75-feet high into a 292,170 sqft building set on the far north and east perimeter of campus



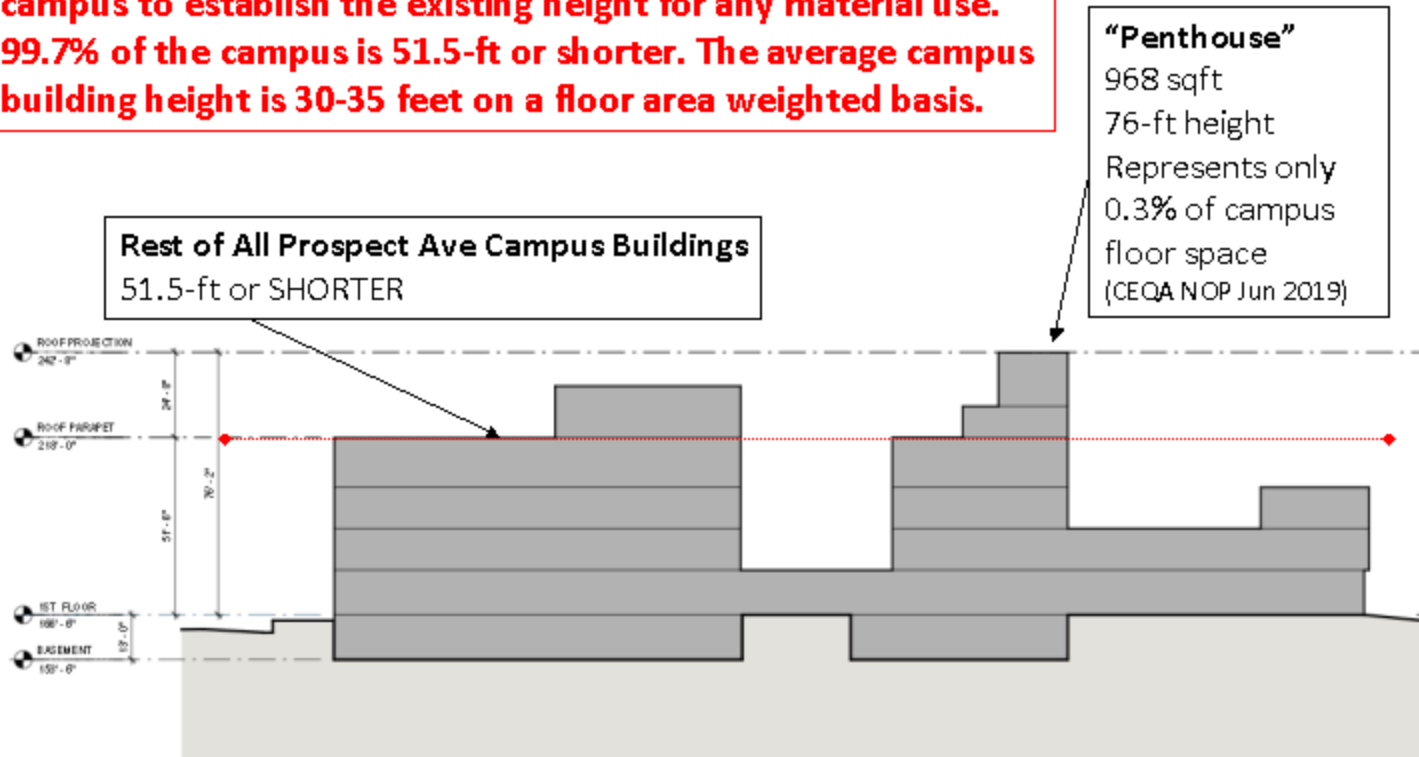
Comment: BCHD Deceptive Practice #1: Only 0.3% of the campus buildings are at 76-feet high

BCHD Deceptive Practice #2: The 0.3% at 76-feet is nearly centered on the parcel, thereby minimizing its negative impact, lack of similar character, mass, and inconsistent design with surrounding neighborhoods and design guidelines

BCHD Deceptive Practice #3: Building 30,000% more building at the same maximum height on the North and East perimeter accentuates the lack of consistency in scale, mass, design, height, and maximizes property value declines.

Over 99% of the existing South Bay Hospital (BCHD) campus floor space is at 51-feet tall or lower

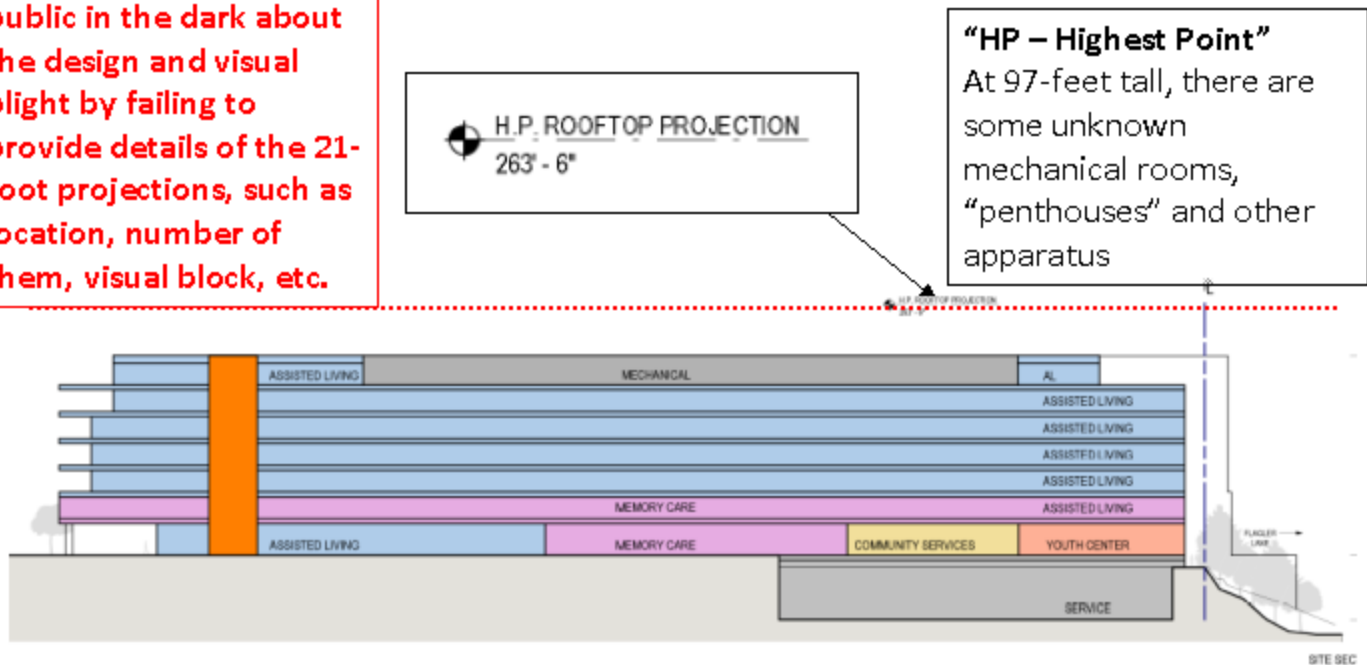
Comment: BCHD cannot be allowed to use 0.3% of the campus to establish the existing height for any material use. 99.7% of the campus is 51.5-ft or shorter. The average campus building height is 30-35 feet on a floor area weighted basis.



EXISTING 514 BUILDING

Maximum proposed roofline height is 76-feet, however maximum building height with mechanical rooms, etc. is 97-feet on the 300,000 sqft structure.

Comment: BCHD continues to leave the public in the dark about the design and visual blight by failing to provide details of the 21-foot projections, such as location, number of them, visual block, etc.



All of BCHD visualizations are “gamed” to minimize the size of the buildings and viewblocks

Why is BCHD Gaming the Perspective? So their buildings look SMALLER.

The simulation on the LEFT is from Google Earth Pro. In order to gain the same perspective as BCHD claims to be street views – the Point-of-View had to be moved 16-feet above the ground to match BCHDs deception

The simulation on the RIGHT is a deliberately deceptive view by BCHD to minimize the size of their development.

Comment: On the Google Earth Pro model you can see through the walls back to the existing buildings. Note how much larger the proposed structure is because of its incorrect location on the perimeter vs. being in the center of the site. The BCHD proposal is inconsistent with the neighborhood and inconsistent in mass, scale, and bulk.



STOP BCHD (StopBCHD@gmail.com) is a neighborhood organization of residents concerned about the economic and quality-of-life damages that BCHDs 100-foot tall, 800,000 sqft commercial development will inflict for the next 50-100 years.

Stop BCHD Comment

From: Stop BCHD <stop.bchd@gmail.com>

Sent: Monday, March 7, 2022 6:50 PM

To: cityclerk@hermosabeach.gov; CityClerk <CityClerk@redondo.org>; cityclerk@torranceca.gov; cityclerk@manhattanbeach.gov; Brandy Forbes <Brandy.Forbes@redondo.org>; Martinez, Oscar <OMartinez@torranceca.gov>

Subject: PUBLIC COMMENT - BCHD CONDITIONAL USE AND DESIGN REVIEW

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

Dear Mayors, Councils, Planning Commissioners and Planning Directors:

The following represent questions from the local group StopBCHD (StopBCHD.com) regarding the BCHD private RCFE and other commercial ventures on the P-CF property at the site of South Bay Hospital.

History shows that BCHD will not answer them, so they are formally submitted to the owners of BCHD (Redondo, Hermosa and Manhattan) and the Torrance and Redondo Beach planning processes.

Thank you.

QUESTION LINKS

<https://www.stopbchd.com/post/questions-1-for-bchd-at-conditional-use-permit-meetings-this-week>

<https://www.stopbchd.com/post/questions-2-for-bchd-cup-meetings>

<https://www.stopbchd.com/post/10-hard-questions-for-bchd-on-its-over-development-proposal>

Questions for BCHD CUP Meetings

1. Over 1,200 surrounding residents petitioned to reduce the size of the project. BCHD increased the height from 60-ft (2019) to 76-ft (2020) to 103-ft (2021) to a current High Point of 97-ft. WHY DID BCHD DISRESPECT RESIDENTS?
2. BCHD removed 160,000 sqft of underground parking after the petition and replaced it with an 8-10 story ramp at Prospect & Diamond. WHY DID BCHD DISRESPECT RESIDENTS and INCREASE the amount of surface building size?
3. BCHD is building 76 to 97-foot tall buildings on the edge of the lot along Beryl, Flagler, Prospect and Diamond. The lot is already 30+ feet above surrounding residential neighborhoods. WHY IS BCHD FAILING TO "RESPECT THE NATURAL TERRAIN" as required to meet Redondo Beach Municipal Code (RBMC)?
4. South Bay Hospital failed in 1984 as a public owned hospital after only 24 years. WHY WON'T THE BCHD BOARD FAIL YET AGAIN?
5. BCHD is planning to build 792,000 sqft of buildings – which is more square feet than all the Beryl Heights homes added together. HOW CAN BCHD CLAIM THAT ITS PLAN IS COMPATIBLE WITH SURROUNDING USES AND PROPERTIES?
6. BCHDs plan will have buildings up to 160-feet above surrounding properties. HOW IS THAT COMPATIBLE AS REQUIRED BY RBMC?
7. According to BCHDs marketing firm, less than 10% of tenants in the \$12,500/month senior housing will be from Redondo Beach. WHY SHOULD REDONDO BEACH SUFFER THE DAMAGES FOR NON-RESIDENTS?
8. Less than 20% of tenants will be from the beach cities that OWN and FUND BCHD. WHY SHOULD THIS BE ALLOWED ON TAXPAYER PURCHASED LAND?
9. The City of Redondo Beach declared that RCFE on P-CF zoning is a PRIVATE USE. WHY SHOULD THE PUBLIC ALLOW A PRIVATE USE ON OUR LAND?

Questions #2 for BCHD CUP Meetings

1. BCHD also needs a Planning Commission Design Review (PCDR) that occurs concurrently with the CUP. WHY IS BCHD HIDING THE CONCURRENT DESIGN REVIEW?
2. CUP requires “will not adversely affect surrounding uses and properties” and surrounding neighbors report adverse impacts from the current 1/3rd the size compound. HOW WILL BCHD PROVE NO ADVERSE IMPACTS?
3. The 30-foot elevated hospital site is only adequate for development with setbacks that place new construction away from residential areas and in the center of the site. WHEN WILL BCHD PROVIDE A DESIGN THAT CONFORMS WITH THE CUP AND HAS DEEP SETBACKS ON 100-FT TALL BUILDINGS?
4. BCHDs horseshoe shape will direct noise directly into Torrance neighborhoods to the east. HOW WILL BCHD GUARANTEE NO OUTDOOR NOISE AFTER 7PM?
5. BCHDs horseshoe shape will direct noise directly into Torrance neighborhoods to the east. WHEN WILL BCHD PROVIDE A FULL COURTYARD DESIGN WITHOUT SOUND LEAKAGE?
6. The PCDR “is established to ensure compatibility.” The City of Redondo Beach declared that Kensington at 35-feet is compatible with its surrounding 2-story neighborhoods. WHY IS BCHD FALSELY CLAIMING ITS COMPOUND IS NEIGHBORHOOD COMPATIBLE?
7. The PCDR requires “location of buildings and structures shall respect the natural terrain of the site.” BCHD is building on the perimeter of a 10-acre, 30-foot elevated site. WHEN WILL BCHD PROVIDE DESIGNS THAT RESPECT THE SITE BY REDUCING HEIGHT AND INCREASING SETBACKS?
8. PCDR designs are “consistent with the intent of residential design guidelines.” WHEN WILL BCHD PROVIDE COMPLYING DESIGNS FOR ITS CONCRETE COMPOUND?
9. An intent of residential design guidelines includes “site design, architectural design, and high quality materials that are compatible with the existing neighborhood.” BCHDs design is incompatible with Beryl Heights and Torrance Hill Overlay. WHEN WILL BCHD PROVIDE DESIGNS THAT ARE COMPATIBLE?
10. An intent of residential design guidelines includes designs that are “compatible in mass, scale, and other design features with surrounding development; and preserve and contribute to the unique character of established neighborhoods.” BCHDs design is incompatible with Beryl Heights and Torrance Hill Overlay. WHEN WILL BCHD PROVIDE DESIGNS THAT ARE COMPATIBLE?

10 Hard Questions for BCHD on its Over Development Proposal

Updated: 2 days ago

Stop BCHD Comment

1. **WHY DID BCHD ABANDON ITS COMMITMENT TO PROTECT NEIGHBORS WITH A BUFFER ZONE?** In June of 2017, BCHD committed to protect surrounding neighborhoods with a buffer zone of surface parking and greenspace. Why did BCHD abandon protecting the neighbors and instead propose a 100-foot tall building on the north & east; an 8-10 story parking ramp on the southwest, and a 76-foot tall building on the west? (June 2017 Community Working Group presentation by BCHD)
2. **WHY DID BCHD IGNORE THE VOICES OF OVER 1,200 SURROUNDING RESIDENTS?** BCHD has increased the height and square feet of above ground buildings since the presentation of a petition from neighbors to BCHD and Assemblymember Muratsuchi. BCHD increased compound height from 60-feet to 76-feet to 103-feet and is now at 97-feet.
3. **WHY DOES BCHD CLAIM THE EXISTING CAMPUS IS 76-FEET TALL?** Only 0.3% or 968 sqft of the campus's 312,000 sqft is 76-feet tall. The rest of the campus, over 99%, is 51-feet tall or less. Why should BCHD be allowed to go above 51-feet tall?
4. **WHY IS BCHD BUILDING \$12,500/MO SENIOR HOUSING THAT IS ONLY AFFORDABLE FOR A SMALL NUMBER OF HERMOSA, MANHATTAN, AND REDONDO RESIDENTS?** BCHDs consultant report Exhibit 3-3 shows less than 20% of income qualified senior tenants are expected to be from the three beach cities that own and tax fund BCHD.
5. **WHY SHOULD BCHD BE ALLOWED TO DAMAGE LOCAL NEIGHBORHOODS TO LEASE OUR PUBLIC LAND TO A PRIVATE DEVELOPER TO HOUSE 80% WEALTHY NON-RESIDENTS?** The land was condemned by South Bay Hospital and paid for by voter approved bonds. Why should local residents suffer 100% of the damage from construction and 50-100 years of operation to allow 80% non-resident tenants on our public land?
6. **WHY DID BCHD IGNORE THE DAMAGES ITS LOUD NOISE WILL MAKE?** Many studies were presented to BCHD about the mental and physical health damages from noise. Because BCHD wants to build 100-feet tall, it will damage surrounding neighborhood health for 5 years of construction (and longer in operation). BCHD ignored the noise damages and the solution of reducing the height of the massive BCHD compound.
7. **WHY IS BCHD BUILDING AN \$8,000 PER MONTH "PACE" (ADULT DAYCARE) FACILITY FOR ONLY 17 RESIDENTS OF MANHATTAN, HERMOSA, AND REDONDO BEACH?** BCHD is planning a PACE facility for 400 patients. Only 1 in every 1,000 seniors in the U.S. uses PACE. The three beach cities that own BCHD have only 17,000 seniors, so that's only 17 likely patients or 4% of facility capacity. Over 95% of BCHDs PACE patients will be NON-RESIDENTS based on US averages and will be bussed in using polluting vehicles that add traffic to our streets. 99% of PACE patients receive Medicare and MediCaid and 100% of PACE patients are MediCaid certified for nursing home care. Those are very limiting requirements.
8. **WHY SHOULD REDONDO BEACH RESIDENTS BE FORCED TO ENDURE THE DAMAGES OF BCHD CONSTRUCTION AND CONTINUED OPERATION?** Fewer than 10% of the wealthy tenants are predicted to be from Redondo Beach according to BCHD Exhibit 3-3. About 2% of the PACE patients are expected to be from Redondo Beach. Why should Redondo Beach suffer 100% of the damages for generations for trivial benefits?

Stop BCHD Comment

9. **HOW IS A 100-FOOT TALL COMMERCIAL BUILDING ON THE EDGE OF A 30-FOOT ELEVATED SITE COMPATIBLE WITH SURROUNDING NEIGHBORHOODS?** Surrounding Torrance and Redondo Beach neighborhoods have height limits of 30-feet and below. BCHD believes that it has a RIGHT to build to heights over 150-feet above the neighbors. That cannot be compatible with Conditional Use, Design Review, or Design Guidelines.
10. **WHY DOES BCHD REFUSE TO USE LOW-COST PUBLIC BONDS TO BUILD THIS AS A PUBLIC FACILITY?** BCHD is planning to lease our public land to a commercial developer to make a for-profit facility. Why is BCHD circumventing voters that could provide low-cost bond financing, the same way they did for the South Bay Hospital?

Email these and any other concerns to the Redondo Beach Council and Planning Commission at cityclerk@redondo.org and brandy.forbes@redondo.org BCHD must be able to answer these questions and more - and honestly - its doubtful they have answers.

--

STOP BCHD (StopBCHD@gmail.com) is a neighborhood organization of residents concerned about the economic and quality-of-life damages that BCHDs 100-foot tall, 800,000 sqft commercial development will inflict for the next 50-100 years.

From: **Tim Ozenne** <tozenne@gmail.com>

Date: Wed, Mar 2, 2022 at 11:52 AM

Subject: BCHD and its HLC Application

To: Brandy Forbes <Brandy.Forbes@redondo.org>

Cc: <investor@ttc.lacounty.gov>, <steven.diels@redondo.org>, Paul Novak <pnovak@lalafco.org>, Eleanor Manzano <cityclerk@redondo.org>

Dear Redondo Planning Commission:

This is my preliminary comment on BCHD's "Health Living Campus Project" (HLC). If additional details on this project are made public, I would expect to extend these comments.

Background

It is my understanding that Beach Cities Health District (BCHD) has applied for approval of its design for a residential facility and a conditional use permit for that facility, and that BCHD submitted a pre-application for the facility on February 24. While BCHD has posted part of the pre-application package on its own website, only a 35-page "Drawing Set" contains specific information about the project. So, like most people affected by the plan, I lack specifics about it or the issues that Redondo will address in the review and CUP application. Nevertheless, I am especially interested in how the proposed facility would be taxed.

Please take note that in 2015 the Redondo city council approved the EIR for the Kensington retirement facility in Redondo. Plainly, the Kensington and the proposed BCHDD facility are both residential facilities for the elderly, so I would expect similar treatments.

Comment

Here, I would point out that, in the case of the Kensington, the EIR declared that converting to a private use necessarily would result in a new property tax treatment. At page 220 of the approved EIR, it states:

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.

So, as a matter of simple equity, I would expect the tax treatment of Kensington and the tax treatment of BCHD's facility would be the same. Obviously, Redondo's property tax revenues for each will depend on land

Tim Ozenne Comment

values, on the value of improvements, and so forth. But I can't imagine a reason for one facility to bear taxes while the other does not.

Also, as to fairness not just for Kensington but for virtually all taxpayers, I would add that the proposed BCHD facility will impose costs on the city of Redondo, including police, fire and emergency medical assistance. BCHD's current tax exemption makes little sense in view of its reliance on the city for services.

Thus, I am interested in learning what arrangements, if any, have been made to tax the land and improvements for the BCHD HLC project. If BCHD has, indeed, proposed to bear property taxes on its new facilities if the CUP application is approved, I think the public should know what terms and conditions would apply. If no such terms are being considered, that too should be made clear to the public.

Thank you.

Tim Ozenne

From: Mark Nelson (Home Gmail) <menelson@gmail.com>

Sent: Wednesday, March 9, 2022 11:35 AM

To: Brandy Forbes <Brandy.Forbes@redondo.org>

Subject: Formal Comment to the BCHD CUP/PCDR/RDG Compliance Record

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

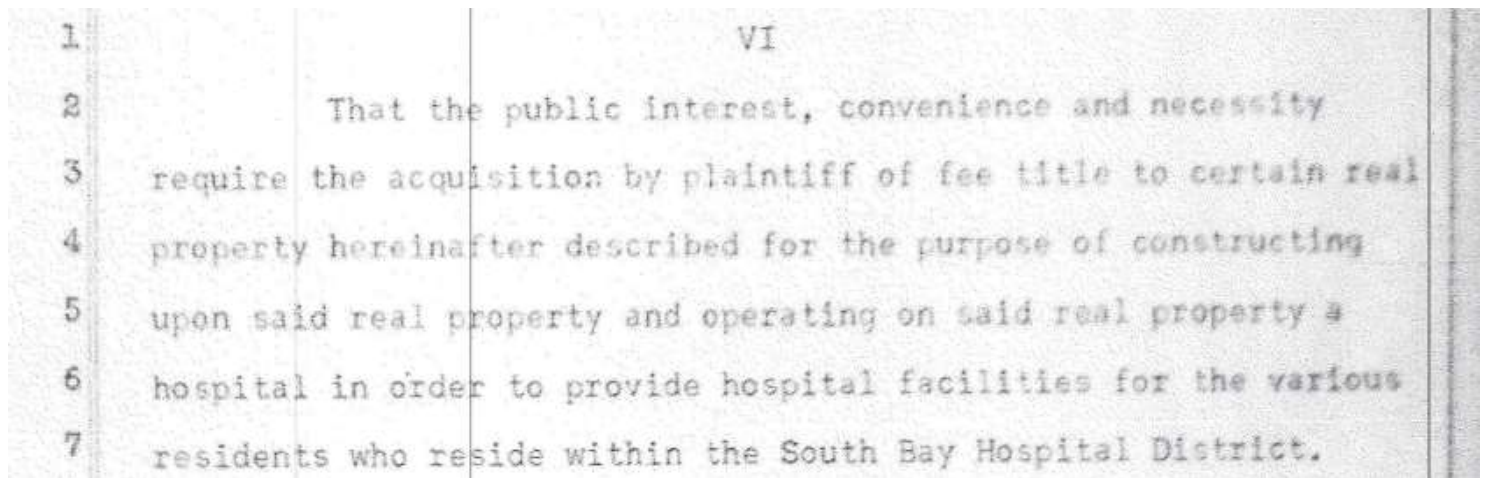
BCHD does not appear to be in compliance with state law regarding the re-use of its site for a private, non-hospital use, and as such, it seems as though issuance of a Conditional Use Permit (or other permits) to an entity without California statute legal compliance to develop the project is not possible by Redondo Beach. And even if possible, it fails to meaningfully protect the taxpayers and residents of Redondo Beach.

As a taxpayer and property owner in Redondo Beach, I am concerned that our P-CF land could be encumbered for 50-100 years via the issuance of permits from the City of Redondo Beach to an entity that has not followed State code, and has not perfected the right to reuse an eminent domain parcel that was subject to public necessity for the use of a hospital for the benefit of the 3 cities that formed the district.

CONDEMNED FOR A HOSPITAL VIA RESOLUTION

1. SBHD condemned the Prospect site and executed an eminent domain taking with a resolution that explicitly stated the development of a hospital for the benefit of Redondo, Hermosa, and Manhattan Beach.

https://997a1793-f35a-4723-b5b6-cceb315a50be.usrfiles.com/ugd/997a17_214dec8184424e118a3e34488ad5d3f0.pdf



REQUIRES A RESOLUTION OF NECESSITY TO CHANGE USE

2. Since the land was taken through eminent domain, and the District is changing the use of the land from a Hospital - the explicit use of the condemnation, the code states that a Resolution of Necessity is required to change the use.

State Code Regarding the Definition of the Taking

1245.245. (a) Property acquired by a public entity by any means set forth in subdivision (e) that is subject to a resolution of necessity adopted pursuant to this article shall only be used for the public use stated in the resolution unless the governing body of the public entity adopts a resolution authorizing a different use of the property by a vote of at least two-thirds of all members of the governing body of the public entity, or a greater vote as required by statute, charter, or ordinance. The resolution shall contain all of the following:

- (1) A general statement of the new public use that is proposed for the property and a reference to the statute that would have authorized the public entity to acquire the property by eminent domain for that use.
- (2) A description of the general location and extent of the property proposed to be used for the new use, with sufficient detail for reasonable identification.
- (3) A declaration that the governing body has found and determined each of the following:
 - (A) The public interest and necessity require the proposed use.
 - (B) The proposed use is planned and located in the manner that will be most compatible with the greatest public good and least private injury.
 - (C) The property described in the resolution is necessary for the proposed use.

Subdivision (e) is clear that the requirement for a Resolution of Necessity binds on eminent domain takings, as was completed by BCHD.

(e) The following property acquisitions are subject to the requirements of this section:

- (1) Any acquisition by a public entity pursuant to eminent domain.
- (2) Any acquisition by a public entity following adoption of a resolution of necessity pursuant to this article for the property.
- (3) Any acquisition by a public entity prior to the adoption of a resolution of necessity pursuant to this article for the property, but subsequent to a written notice that the public entity may take the property by eminent domain.

BCHD ACKNOWLEDGES IT HAS NO STUDIES OR FINDINGS OF NECESSITY

3. BCHD has no Resolution of Necessity, nor does it have any evidence of such necessity.

c. According to the Needs and Market Assessment Studies or any other resource in the possession of BCHD, what is the total estimated number of RCFE units required for the “Beach Cities” that chartered the BCHD that are REQUIRED to be built by BCHD instead of the private sector in order to avoid a significant change in market cost of RCFE for the “Beach Cities” due to a short fall in the total supply of units without the BCHD units? If a change is identified, what is the estimated value per month paid by average RCFE tenant of the change?

This request does not reasonably describe identifiable records as required CA Government Code 6253, however, the District has no records to provide in response to this request. For this particular request the District does not have a chartered number of RCFE units.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>

Sent: Friday, March 11, 2022 3:26 PM

To: CityClerk <CityClerk@redondo.org>; CityClerk <CityClerk@torranceca.gov>; Brandy Forbes <Brandy.Forbes@redondo.org>; Michael Webb <Michael.Webb@redondo.org>; Martinez, Oscar <OMartinez@torranceca.gov>

Cc: Paul Novak <pnovak@lalafco.org>

Subject: Re: Public Comment - CUP Determination for BCHD Proposed 793,000 sqft, 103-foot tall RCFE/PACE/Medical Office Building Project

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

The public comment below (email and PDF) is being resubmitted, as recently, BCHD's CEO has been informing the public that BCHD already has a valid and usable CUP for 60 memory care units (120 beds) and is only required to gain a CUP for the incremental units.

That is simply not true. The current CUP in use by Silverado was for conversion of existing hospital rooms inside the 514 building. A new build, in a different building, at a different location of the site has wholly different impacts that what was originally permitted. RCFE is a conditional use, not a "by right" use.

For example, under the BCHD CEO's tortured logic, BCHD could new build a 6-story building with 10 rooms per floor, on the farthest extremes of the lot and not require a new CUP. That is simply nonsensical.

BCHDs CUP for existing 60 rooms of memory care should be invalidated at the time of decommissioning of the 514 building. The new, 110-foot tall above Beryl Street, 300,000 sqft RCFE facility is a unique permitting requirement.

Mark Nelson
Redondo Beach
3+ Year BCHD Volunteer

On Mon, Dec 6, 2021 at 8:00 AM Mark Nelson (Home Gmail) <menelson@gmail.com> wrote:
Mayors, City Councils, Planning Commissioners, City Attorney and Planning Directors of Torrance and Redondo Beach:

BCHD has engaged a member of its Board-approved Properties Committee to a roughly \$300,000 no-bid contract to develop and prosecute a Conditional Use Permit for BCHDs proposed Staples Center-sized project. The contract contains a bonus payment for completion within 1 year. The attached document contains excerpts from various City of Redondo Beach CUP applications, planning commission memos, and council resolutions regarding the failed Sunrise memory care project and the current Silverado project in the 514 N Prospect Medical Office Building. It is very clear that all CUP deliberation and CEQA review was conditioned exclusively on the conversion of internal space in the 514 MOB. Therefore, BCHD's future CUP consideration must set aside the existing record and be conducted with a *de novo* standard of review.

Mark Nelson
Redondo Beach
3+ Year BCHD Volunteer

cc: LALAFCO Record of BCHD Activity

From: Mark Nelson (Home Gmail) <menelson@gmail.com>

Sent: Friday, March 11, 2022 3:26 PM

To: CityClerk <CityClerk@redondo.org>; CityClerk <CityClerk@torranceca.gov>; Brandy Forbes <Brandy.Forbes@redondo.org>; Michael Webb <Michael.Webb@redondo.org>; Martinez, Oscar <OMartinez@torranceca.gov>

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For example, under the BCHD CEO's tortured logic, BCHD could now build a 6-story building with 10 rooms per floor, on the farthest extremes of the lot and not require a new CUP. That is simply nonsensical.

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Mark Nelson Comment

Mark Nelson
Redondo Beach
3+ Year BCHD Volunteer

cc: LALAFCO Record of BCHD Activity

BCHD's Conditional Use Permit Application Must be Subject to *de novo* Review

CEO Bakaly has previously asserted that BCHD may not even require a new CUP for its proposed project and may be able to reuse the existing CUP of Silverado. Further, Bakaly recently asserted that the City was bound by the prior CUP and Design Review Findings.

That assertion is in error and BCHD's CUP application must be subject to *de novo* review and processing. The prior underlying CUP was conditioned on the conversion of an existing facility and bears no relationship to the current over 100-foot tall, roughly 250,000 sqft RCFE proposal by BCHD. In fact, the proposed Campus Master Plan requires the demolition of the existing 514 Medical Office Building (MOB) also referred to as the failed former South Bay Hospital building. Further, the information regarding the facility size, occupancy, non-resident tenancy level, and other consideration required to protect the surrounding uses and process the permit are stale. Thus, all findings of the prior CUP are inapplicable to the new build facility.

The publication description that underlies the current CUP is reproduced below and quite clearly conditions any issuance on the use of the existing 514 MOB.

CASE NUMBER: 2006-04-PC-017

APPLICANT'S NAME: SUNRISE SENIOR LIVING

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of a Mitigated Negative Declaration and Conditional Use Permit to allow the conversion of three floors of an existing medical facility to a residential care facility (assisted living) with 72 beds, on property located within the Public-Community Facility (P-CF) zone.

Further, BCHD provided additional confirmation of the request being conditioned on the use of the existing building

RESOLUTION NO. 2006-05-PCR-020

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING A NEGATIVE DECLARATION AND GRANTING THE REQUESTS FOR A CONDITIONAL USE PERMIT AND PLANNING COMMISSION DESIGN REVIEW TO PERMIT THE CONVERSION OF THREE FLOORS OF AN EXISTING MEDICAL FACILITY TO A RESIDENTIAL CARE FACILITY (ASSISTED LIVING) WITH 84 BEDS ON PROPERTY LOCATED WITHIN A PUBLIC-COMMUNITY FACILITY (P-CF) ZONE AT 514 NORTH PROSPECT AVENUE (CASE NO. 2006-04-PC-017)

The subsequent amendment for the use of Silverado also clearly stated the use was limited to the existing building and conversion of beds and its publication description is reproduced below.

CASE NUMBER: 2010-10-PC-023

APPLICANT'S NAME: SILVERADO SENIOR LIVING

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of an Exemption Declaration and amendments to an existing Conditional Use Permit and Planning Commission Design Review to allow an expansion of a residential care facility within an existing medical building on property located within a Public-Community Facility (P-CF) Zone.

And again, BCHD via a CPRA response provides confirmation that the 2010 action was conditioned on the use of the existing building:

At its meeting on October 21, 2010 the Planning Commission granted the requests for an Exemption Declaration and amendments to an existing Conditional Use Permit and existing Planning Commission Design Review to allow the expansion of a residential care facility within an existing medical building on property located at 514 N. Prospect Avenue, Redondo Beach. Enclosed is Resolution No. 2010-10-PCR-035 which sets forth the decision and findings pertaining to your request.

Specifically, Findings 1(a) through 1(c) of the 2010 case above are conditioned on the exclusive use of the existing 514 MOB and the conversion of existing beds for memory care use. Those findings cannot be generalized to the proposed BCHD project for a facility with general assisted living, memory care, approximately 5-times the square feet, and over twice the height of 99.7% of the existing campus buildings. The proposed plan requires demolition of the 514 "existing" MOB, the basis of the prior CUP and its amendment.

Further, the entirety of Finding 2 (2(a) through 2(d)) is inapplicable to the proposed BCHD project. Finding 2 refers exclusively to the reuse of the existing 514 MOB. Findings 3, 4 and 5 are specific to the 2010 request and are also irrelevant to the proposed BCHD project. Given the irrelevance and non-applicability of the Findings to the proposed BCHD project, it follows that the Conditions and any subsequent decisions are irrelevant to the proposed BCHD project as well.

With regard to the concluded need for the facility in the 2005 application, the following claim was asserted based on the conditions in place over 15 years ago:

undesirable impacts. The proposed facility will provide a much needed residential care facility for the elderly who require living assistance and who wish to remain living in the South Bay area.

A review of the 2005 record fails to provide any documented support for the claim as stated, so it is unclear if it were an accurate claim even then. Recent concerns regarding safety, drug use, and homelessness on the BCHD campus yielded public comments from outside the three beach cities that own and fund BCHD, clearly demonstrating that Silverado is using Redondo Beach P-CF publicly zoned land to serve mostly non-residents of both Redondo Beach and the three beach cities.

According to the CEQA record of BCHD, the project proponent and self-certifying lead agency, 92% of the RCFE tenancy will be from outside Redondo Beach and 81% will be from outside the three beach cities. Hence, with 100% of the construction and operation damages and property devaluation

damaging Redondo Beach, it is very difficult to imagine that the project has any net benefit to Redondo Beach residents. It seems far more likely to assert that the project net damages the area.

Therefore, BCHD must provide a CUP application and that application requires *de novo* review, setting aside the current use and any prior approvals based on stale data and changed conditions. The proposed project is significantly changed from the proposed Sunrise and existing Silverado projects including:

- roughly 400% increase in the number of rooms;
- roughly 500% increase in square footage;
- practical doubling of facility height compared to 99.7% of the current campus;
- move to the far north perimeter of the lot adjacent to young, lower income, brown non-homeowners with limited financial and political ability to protect themselves from BCHD's proposed project;
- demolition of the "existing" building that was referred to in both the 2006 and 2010 publication descriptions; and
- no foreseeable net benefits (local benefits less damages) to Redondo Beach residents.

The existing conditional use permit is fully conditioned on the use of an existing, permitted facility and bears no relationship to the much larger, taller, perimeter located facility that BCHD proposes.

Mark Nelson
Redondo Beach
3+ Year BCHD Volunteer

From: Stop BCHD <stop.bchd@gmail.com>

Sent: Saturday, March 12, 2022 1:06 PM

To: Brandy Forbes <Brandy.Forbes@redondo.org>

Subject: Public Comment - Concerns over Errors in BCHD Materials

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BCHDs documents appear to be fraught with errors.

SUBSTATION ERROR

BCHDs certified FEIR described the proposed electric substation area on Diamond St as a 4,180V facility. The design documents provided to the City of Redondo Beach and the public describe the facility as a 15kV (15,000V) substation. There is no 15kV on the SCE system, so that is an error, and is more likely 16kV. In any event, the substation is apparently a 16kV to 4kV dedicated BCHD substation, instead of a 4kV distribution substation as BCHD approved in the EIR and received public comment on.

BACKUP GENERATOR FUEL STORAGE

BCHD is proposing to have a 2,000kW diesel generator and fuel tank adjacent to Diamond St and neighbors. BCHD never disclosed to neighbors that it would have a generator or fuel tank next to their homes and the road. The facilities are currently well within the campus. Because this was non-disclosed, it is also not covered in the certification of the EIR by BCHD.

FACILITY HEIGHT

BCHD simultaneously claims in its design documents that the facility has 2 different maximum heights. BCHD has a \$4.5M budget for architecture, so these sorts of errors must now be systemic in BCHDs filings.

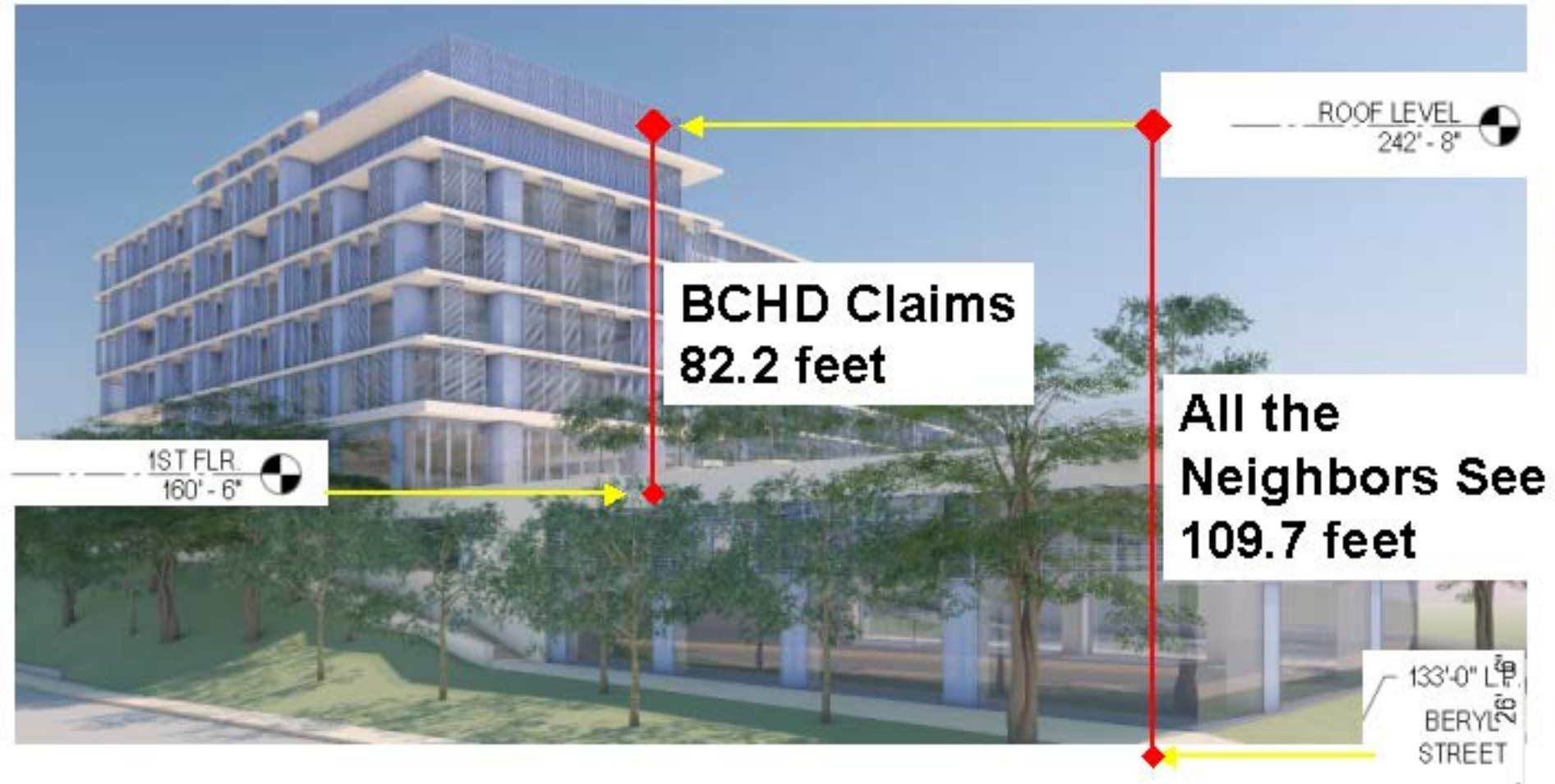
The City is obligated to proof BCHDs work on behalf of residents, and reject the certified EIR in the area of the substation and the backup generator.

--

STOP BCHD (StopBCHD@gmail.com) is a neighborhood organization of residents concerned about the economic and quality-of-life damages that BCHDs 100-foot tall, 800,000 sqft commercial development will inflict for the next 50-100 years.

The building HIGH POINT is marked on BCHD Drawings
Where is it? What is it? Air conditioners? View blocks?
Water tanks? Elevators? Penthouses?

H.P. ROOFTOP PROJECTION
263' - 6"



**All the
Neighbors See
109.7 feet**

BCHD measures the building height from the COURTYARD
The NEIGHBORS measure from the STREET

From: Stop BCHD <stop.bchd@gmail.com>

Sent: Saturday, March 12, 2022 4:03 PM

To: Martinez, Oscar <omartinez@torranceca.gov>; Brandy Forbes <Brandy.Forbes@redondo.org>

Subject: Public Comment - BCHD Development Project - Redondo Beach and Torrance Planning Commissions & Directors

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According to Torrance code found at

<https://www.codepublishing.com/CA/Torrance/html/Torrance09/Torrance0901.html#91.41>

The Torrance Hillside Overlay Development Standards preclude the issuance of any permits by the City of Torrance to BCHD or its agents that would facilitate the development of the so-called "Healthy Living Campus" that is proposed to be roughly 110 to 150 foot above the surrounding Torrance Hillside Overlay jurisdictional development.

Specifically, the development standards require compliance with the following provisions:

- a) The **proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity;**
- b) The **development has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity;**
- c) The design provides an orderly and **attractive development in harmony with other properties in the vicinity;**
- d) The **design will not have a harmful impact upon the land values and investment of other properties in the vicinity;**
- e) **Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity;**
- f) The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity.

The BCHD proposed project fails all of these criteria, and as such, the City of Torrance is precluded by its own ordinances and standards from taking any action that does not prevent, to the full extent possible, the development's negative impacts on privacy, value, view, and other key characteristics of the Torrance Hillside Overlay neighborhood.

--

STOP BCHD (StopBCHD@gmail.com) is a neighborhood organization of residents concerned about the economic and quality-of-life damages that BCHDs 100-foot tall, 800,000 sqft commercial development will inflict for the next 50-100 years.

FULL TEXT

91.41.6 PLANNING AND DESIGN.

(Amended by O-3477)

No construction and no remodeling or enlargement of a building or structure shall be permitted unless the Planning Commission (or the City Council on appeal) shall find that the location and size of the building or structure, or the location and size of the remodeled or enlarged portions of the building or structure, have been planned and designed in such a manner as to comply with the following provisions:

- a) The proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity;
- b) The development has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity;
- c) The design provides an orderly and attractive development in harmony with other properties in the vicinity;
- d) The design will not have a harmful impact upon the land values and investment of other properties in the vicinity;
- e) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity;
- f) The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity.

From: Stop BCHD <stop.bchd@gmail.com>

Sent: Monday, March 14, 2022 12:11 PM

To: Brandy Forbes <Brandy.Forbes@redondo.org>; Martinez, Oscar <omartinez@torranceca.gov>

Subject: Public Comment - BCHD CUP/Design Review - Beryl & Flagler

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

Public Comment Torrance and Redondo Beach Planning Commissions and Directors:

We see at least two distinct problems with BCHD's plans as they impact the Beryl & Flagler area.

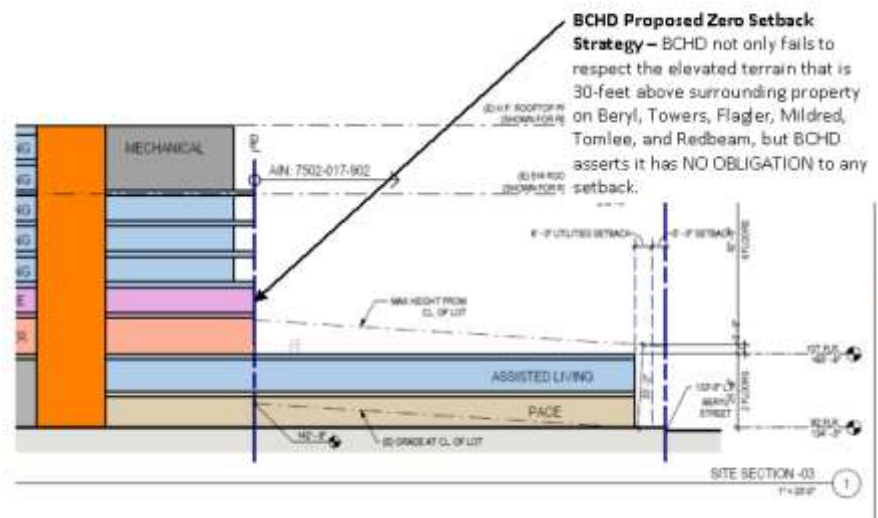
1) BCHD is attempting to build with zero setback between the P-CF lot and the C-2 lot. That is unacceptable to the surrounding neighborhoods.

2) BCHD proposed height of approximately 110 feet above Beryl & Flagler is visually twice the height of the current 0.3% of the campus at 76-feet tall, and is visually thrice the height of over 99% of the campus which is 51-feet or less. That is unacceptable to the surrounding neighborhoods. It fails to respect the natural elevated terrain, it fails to protect home values, it fails to preserve either Torrance or Redondo Beach neighborhood character, and it is in direct violation of the Torrance hillside overlay as it represents a taking of privacy, which is not allowed.

We encourage Torrance to uphold the hillside overlay and grant NO PERMITS or APPROVALS of any kind to BCHD regarding this project. Clearly, it would not be allowed in Torrance under the hillside overlay, and as such, Torrance cannot facilitate the project in any manner.

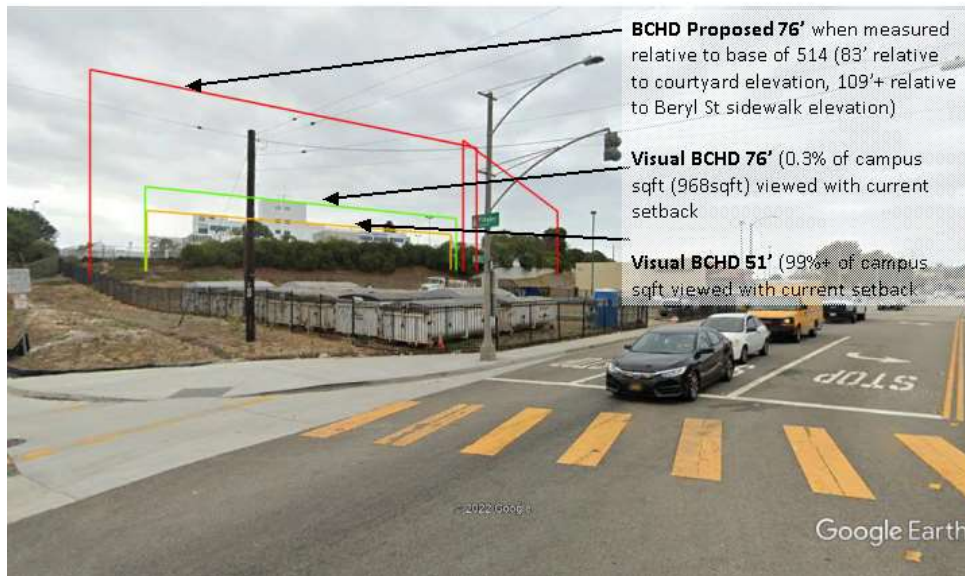
Drawings Show BCHD Building with Zero Setback

BCHD's Plan Demonstrates Additional Failure to Respect Natural Elevated Site Terrain by Eliminating All Setback on the RCFE at its Closest Point to Neighborhoods



Beryl & Flagler Viewblock Simulation

BCHDs Failure to Respect Natural Elevated Site Terrain with Setbacks Creates Significant Impacts to Surrounding Properties and Neighborhood Character



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STOP BCHD (StopBCHD@gmail.com) is a neighborhood organization of residents concerned about the ec

From: Mike Pirich <ear@mindspring.com>
Sent: Tuesday, March 29, 2022 4:48 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

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

These Comments are From: Mike Pirich & Family

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

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.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

-Mike Pirich

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

Detailed Comments on BCHD Pre-CUP Filing

https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-CUP-1&data=04%7C01%7CLina.Portolese%40redondo.org%7Cfc6d333c7aa545e3332608da11df9c15%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637841949352416932%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000&sd_ata=dbD%2F2v1MMqNmmHHFAqZ0fux46f95cCFZNUsiUY4PSg%3D&reserved=0

Detailed Comments on BCHD Pre-CUP PCDR Filing

https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-PCDR-1&data=04%7C01%7CLina.Portolese%40redondo.org%7Cfc6d333c7aa545e3332608da11df9c15%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637841949352416932%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000&sd_ata=aUVBgjz9wHgm9GXTOSZC%2F04XJChz2zLvqnc4yBjtgPk%3D&reserved=0

Mike Pirich Comment

RBMC CUP Ordinance Comments Grid

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-PreCUP-Grid-Comments-1&data=04%7C01%7CLina.Portolese%40redondo.org%7Cfc6d333c7aa545e3332608da11df9c15%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637841949352416932%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000&sd ata=%2F7NRclgFmcgNEGx7uR%2Fmq1js2NLMXgahXUJ7QYQb9w%3D&reserved=0>

RBMC PCDR Ordinance Comments Grid

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-PCDR-Grid-Comments-1&data=04%7C01%7CLina.Portolese%40redondo.org%7Cfc6d333c7aa545e3332608da11df9c15%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637841949352416932%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000&sd ata=JEaRCofY92mN4%2F2OG6J2XMj1aHJ0%2FYDDN9gRpu3edQQ%3D&reserved=0>

General BCHD Policy Comments

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-General-Comments-1&data=04%7C01%7CLina.Portolese%40redondo.org%7Cfc6d333c7aa545e3332608da11df9c15%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637841949352416932%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000&sd ata=eQ429BFFII47LI3chXa%2BIN6f5Uo9daqEhcowR2D0E2g%3D&reserved=0>

From: Joan Davidson <j1525cooper@icloud.com>
Sent: Tuesday, March 29, 2022 3:52 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

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These Comments are

From: Joan Davidson, 215 Avenida del Norte, Redondo Beach, 90277

Dear Redondo Beach Planning Commissioners and Director:

The BCHD has not considered the effects of the contaminated soils underground even though acknowledged in the environmental reports upon the immediate community and beyond.
The school is way too close to undertake the unearthing of these soils.
The health and welfare of these children and teachers should be a top priority of the BCHD and yet is not.
The adjacent park is a known landfill formerly the Redondo Beach dump.
One has no idea if the soils under the BCHD match those in the former dump.

I also agree with the comments below.
Thank you
Joan Davidson

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

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Joan Davidson Comment

Detailed Comments on BCHD Pre-CUP PCDR Filing

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-PCDR-1&data=04%7C01%7CLina.Portolese%40redondo.org%7C0f4e466064d7476632e808da11e0258c%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637841951634470214%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000&sdata=Guqf%2BcG2ff%2BhQlla1831utpc5pmzKcLs0MxRNuCZm%2Fo%3D&reserved=0>

RBMC CUP Ordinance Comments Grid

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-PreCUP-Grid-Comments-1&data=04%7C01%7CLina.Portolese%40redondo.org%7C0f4e466064d7476632e808da11e0258c%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637841951634470214%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000&sdata=TCUAWlgn8plWuhEobjMedT5XdZaBij%2BZOrO0N7szpul%3D&reserved=0>

RBMC PCDR Ordinance Comments Grid

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-PCDR-Grid-Comments-1&data=04%7C01%7CLina.Portolese%40redondo.org%7C0f4e466064d7476632e808da11e0258c%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637841951634470214%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000&sdata=8nRKGEbumK3aE9BdU1YQ3QPImw9KWZGBeDcvEoLFYLY%3D&reserved=0>

General BCHD Policy Comments

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-General-Comments-1&data=04%7C01%7CLina.Portolese%40redondo.org%7C0f4e466064d7476632e808da11e0258c%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637841951634470214%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000&sdata=4xYkW8xbo44AZFBG2tF2qvhOiqVS2%2BI5xiE0esi%2FbAg%3D&reserved=0>

From: Erin Hicks <Erin@hicksfamily.com>
Sent: Tuesday, March 29, 2022 5:26 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

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

These Comments are From: Erin Hicks Dawson

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

Detailed Comments on BCHD Pre-CUP Filing

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-CUP-1&data=04%7C01%7CLina.Portolese%40redondo.org%7Ccecb221e0176488c76b908da11e408c6%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637841968332280695%7CUnknown%7CTWFpbGZsb3d8eyJWljoImC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6I1haWwiLCJXVCi6Mn0%3D%7C3000&data=xNM%2F4Kg%2FzEt7SjvkV5n8OHeQtsxcwKfrPZC3Z2N80dM%3D&reserved=0>

Detailed Comments on BCHD Pre-CUP PCDR Filing

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-PCDR-1&data=04%7C01%7CLina.Portolese%40redondo.org%7Ccecb221e0176488c76b908da11e408c6%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637841968332280695%7CUnknown%7CTWFpbGZsb3d8eyJWljoImC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6I1haWwiLCJXVCi6Mn0%3D%7C3000&data=1OM7e%2BQ%2B0d6635%2FfTROuKYQWmTzyzcY9rMPxBeOE8AM%3D&reserved=0>

RBMC CUP Ordinance Comments Grid

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-PreCUP-Grid-Comments-1&data=04%7C01%7CLina.Portolese%40redondo.org%7Ccecb221e0176488c76b908da11e408c6%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637841968332280695%7CUnknown%7CTWFpbGZsb3d8eyJWljoImC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6I1haWwiLCJXVCi6Mn0%3D%7C3000&data=FnotdoZd3EtX8Rf%2FwtkwB4Fsk7NlwcEFUYMeAln4uDk%3D&reserved=0>

Erin Hicks Comment

RBMC PCDR Ordinance Comments Grid

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-PCDR-Grid-Comments-1&data=04%7C01%7CLina.Portolese%40redondo.org%7Ccecb221e0176488c76b908da11e408c6%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637841968332280695%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000&sdata=0T%2Fuhahan6ljNah%2BRgtuoX0leVr55vT8tc99JpkUC04%3D&reserved=0>

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From: Stop BCHD <stop.bchd@gmail.com>

Sent: Tuesday, March 29, 2022 6:53 PM

To: Brandy Forbes <Brandy.Forbes@redondo.org>; Stop BCHD <StopBCHD@gmail.com>

Subject: Public Comment of Judith Bunch on BCHDs Project

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

First Name: JUDITH

Last Name: BUNCH

Email: beachjazz14@aol.com

PLEASE STOP THIS OVERBUILT, ILLEGAL BUILD AS NONE OF THE NEARBY RESIDENTS WANT IT.
ALSO, THE MONTHLY CHARGES ARE OUTRAGEOUS AND NO ONE IN REDONDO OR TORRANCE CAN AFFORD IT.
THE BUILDING IS TOO HIGH FOR NEIGHBORHOOD AND SOUNDS LIKE SOME PALMS WERE GREASED TO PASS THIS THROUGH

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

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Detailed Comments on BCHD Pre-CUP PCDR Filing

<https://bit.ly/BCHD-PCDR-1>

RBMC CUP Ordinance Comments Grid

<https://bit.ly/BCHD-PreCUP-Grid-Comments-1>

RBMC PCDR Ordinance Comments Grid

<https://bit.ly/BCHD-PCDR-Grid-Comments-1>

Judith Bunch Comment

General BCHD Policy Comments

<https://bit.ly/BCHD-General-Comments-1>

JUDITH BUNCH

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STOP BCHD (StopBCHD@gmail.com) is a neighborhood organization of residents concerned about the economic and quality-of-life damages that BCHDs 100-foot tall, 800,000 sqft commercial development will inflict for the next 50-100 years.

10-2.2502 Planning Commission Initial Comments to RB Planning on Pre-CUP PCDR Design Review.

(a) Purpose. Planning Commission Design Review “is established to **ensure compatibility**, originality, variety, and innovation in the architecture, design, landscaping, and site planning of developments in the community. The provisions of this section will serve to **protect property values, prevent the blight and deterioration of neighborhoods**, promote sound land use, encourage design excellence, and protect the overall health, safety, and welfare of the City. The Planning Commission shall review:

Property values are much more complex than the criteria listed. In addition, residential real estate generally represents the largest asset of a California family, and is therefore important intergenerational consideration before being value diminished further by construction. Therefore, property values should be explicitly considered in each of the criteria, as well as, the impacts on property values directly.

The PCDR process must actively consider the damages to the surrounding neighborhoods and relatively small benefits, resulting in a large NET DAMAGE to 90277 and Redondo Beach – the permitting jurisdiction.

(1) New construction, in all zones except for the W Waterfront and CC Catalina Corridor zones.

CUP and PCDR are required for RCFE in P-CF.

a. Any new commercial, industrial, mixed use or public development of any size on a vacant site involving more than 10,000 square feet of land;

b. Any new multi-family residential development containing four (4) or more units on any lot and/or any new multi-family residential development on a project site involving more than two (2) residential lots.

(2) Addition, nonresidential. Any addition of gross floor area of 1,000 square feet or more, whether attached or detached, to an existing commercial, industrial, mixed use, or public development, on a site involving more than 10,000 square feet of land area.

(3) Addition, multi-family residential. Any addition of gross floor area of 1,000 square feet or more, whether attached or detached, to a multi-family residential development containing four (4) or more units.

(4) Other. Other developments as referenced in Title 10, which due to their unique nature, require Planning Commission Design Review, or Harbor Commission Design Review as described in Section 10-5.2512.

(5) W Waterfront zone, appealable area. Any development that is in the portion of the W Waterfront zone within the “appealable area” for Coastal Permits as defined in Section 10-5.2204(a)(1) and not exempt from Coastal Permit requirements pursuant to Section 10-5.2208(a).

(6) W Waterfront and CC Catalina Corridor Zones. Any new development in the W Waterfront Zone or in the CC Catalina Corridor zone on a site of two (2) or more acres in area.

(b) Criteria. The following criteria shall be used in determining a project’s consistency with the intent and purpose of this section: As noted previously, it is unclear that the criteria will fully protect property values as required, and property values should be explicitly discussed within each one of the criteria.

(1) **User impact** and needs. The design of the project **shall consider the impact** and the needs of the user **in respect to circulation, parking, traffic,**

FAIL. The following damaging impacts on surrounding uses and their property values are caused by the current BCHD design and extreme perimeter location:

Parking - BCHD abandoned the 160,000 sqft of subterranean parking

utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, physical barriers, and other design concerns.

from its 2019 plan. This plan foregoes any possible use of that parking and instead proposes an 8-10 story ramp adjacent to residential uses, with noise, lighting, exhaust, toxic air contaminant and privacy impacts. Additionally, it fails to protect property values.

Utilities - BCHD currently takes its 16kV electric feed into the center of the campus, and currently has its diesel generators and fuel isolated toward the rear of campus. Creating a BCHD-dedicated substation, adding diesel generators and fuel tanks damages surrounding uses with PM2.5, toxic air contaminants, fuel spill hazard, explosion hazard and noise/vibration. Additionally, it fails to protect property values.

Privacy - the proposed plan compromises the privacy of residents on the north and east from the RCFE at 110 feet above the street, the residents to the south and east from the 8-10 story parking ramp, and Beryl Heights residents to the west from the 4-story, 76-foot building that will span from 510 to 520. Additionally, it fails to protect property values.

Noise - the many residential windows and balconies will generate excess noise to the properties to the north and east, the parking ramp will generate excess noise 24/7/365 to the south and east, and events that BCHD asserts will run until 10PM will direct noise to the east. These acts impair residential use and fail to protect property values..

Buffer zones - the use of buffer zones was abandoned by BCHD and damages surrounding residential uses with reduced privacy and increased noise. Additionally, it fails to protect property values.

(2) Relationship to physical features. **The location of buildings and structures shall respect the natural terrain of the site** and shall be functionally integrated with any natural features of the landscape to include the preservation of existing trees, where feasible.

FAIL. BCHDs proposed plan for tall structures on the perimeter of the campus disrespects the natural terrain of the elevated site. The BCHD site is elevated 30-feet above surrounding residential property on the north and east. BCHD is proposing a building with outward facing windows and balconies that will range from 40-feet to 110-feet above adjacent residential property. BCHD committed in June 2017 to the Community Working Group to design a campus with a buffer zone of both surface parking and green space. Instead, BCHD has disrespected the terrain, increased the height of the project, moved the RCFE to the perimeter on the north and east, added an 8-10 story parking ramp on the south at elevation, and a straight-walled 4-story on the west. None of these respect the elevated terrain. Terrain respect of an elevated site includes low profile buildings, deep setbacks, non-opening windows in all outward facing walls, and sound walls for both construction and operation.

BCHD is claiming a height of nearly 83-feet as acceptable, when measure from the interior courtyard. When measured from the Beryl St. sidewalk due to the perimeter build, BCHD is proposing 109.7-feet tall. Further, the existing campus is only 968-sqft at 76-feet tall, while over 99% are at 51-feet or less. BCHD wildly exaggerates the campus height and ignores the extreme visual impact of construction on the perimeter.

Further, the design of placing a 2000 kW diesel generator at street level on Diamond fails to respect the terrain and will cause PM2.5 and other

Public Comment Stop BCHD

toxic air contaminants to flow to 1410 Diamond and Torrance residences. It is quite clear the proposed design disrespects the natural elevated terrain. The initial 1950s design did respect the natural terrain and located the 968 sqft high point of the 514 building at nearly the center of campus, while holding 99%+ of the rest of square feet at 51-feet or less to minimize privacy, noise, glare, excess nighttime lighting and other impacts on the surrounding residential. These impacts clearly will further degrade property values in direct opposition to the intent of the PCDR process.

(3) Consistency of architectural style. The building or structure shall be harmonious and consistent within the proposed architectural style regarding roofing, materials, windows, doors, openings, textures, colors, and exterior treatment.

FAIL. The architectural style is inconsistent with the surrounding, existing uses and properties. The style is also inappropriate for an elevated site with a 30-foot gain above adjoining streets. A design such as the Kensington or other height appropriate styles is required.

(4) 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.

FAIL. The current BCHD 514 building has only 968 sqft at 76-feet and that 0.3% of total floorspace is located in the center of the parcel. The remaining 99%+ of the campus is at 51-feet tall and lower with generally deep setbacks to the 51-foot. Surrounding neighborhoods are largely 30-foot limited residential and Torrance hillside overlay properties with low FARs. BCHDs proposal is not compatible in design or architecture, and fails to integrate with the low roofed neighborhood. By proposing 110-feet above Beryl St, the RCFE dominates the surrounding neighborhood with no attempt to be in scale, bulk or harmony. The same is true of the proposed 8-10 story parking ramp south of the 510 medical office building. It becomes the dominant mass of the surrounding neighborhoods with no attempt to integrate. This willful lack of integration and scale does not protect property values.

(5) Building design. The design of buildings and structures shall strive to provide innovation, variety, and creativity in the proposed design solution. All architectural elevations shall be designed to eliminate the appearance of flat façades or boxlike construction:

FAIL. The design of the RCFE is very similar to 1955 Miami high rise commercial areas (see Hotel Fontainebleau) and has no consistency with the surrounding residential neighborhoods in design, mass, materials or height. Further, the design is dated by 70 years and does not protect property values.

a. The front façade shall have vertical and horizontal offsets to add architectural interest to the exterior of the building and where possible, bay windows and similar

architectural projections shall be used.

b. The roof planes of the building, as well as the building shape, shall be varied where feasible, and a visible and significant roof line shall be used **to soften the vertical mass.**

FAIL. Vertical mass is excessive given the failure of BCHD to respect the elevated site, the height of the proposed structure that will be 110-feet above Beryl St, and the location on the site perimeter.

c. Harmonious variations in the treatment or use of wall materials shall be integrated into the architectural design.

(6) Signs. Signs and sign programs shall meet the criteria established in Sign Regulation Criteria, Section 10-2.1802.

(7) Consistency with residential design guidelines. The project shall be consistent with the intent of residential design guidelines adopted by resolution of the City Council.

FAIL. To the west, the Beryl Heights RDG are specific. The proposed BCHD campus at 793,000 sqft will be larger than all Beryl Heights homes added together. Further, the height of the 8-10 story parking ramp and the 4-story flat walled health club center that will span from 510 to 520 are inconsistent with the RDG. The neighborhoods to the east and south have the Torrance Hillside Overlay guidelines that provide specific criteria, including privacy requirements. The BCHD proposal violates the intent of the Torrance hillside overlay as well. The neighborhood to the north of Beryl St. relies upon the general RDG for the City, and the 110-foot tall structure above Beryl St. fails to consider the RDG.

(8) Conditions of approval. The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to protect the public health, safety, and general welfare. Such conditions may include, but shall not be limited to:

Integrated within the discussion of the compliance failures of the current design are changes to the design of the buildings and structures. The 83-foot RCFE is 7-feet taller than the existing 76-foot Penthouse, and 32-feet taller than over 99% of the campus buildings' square footage. It is also located on the north and east perimeter, thereby maximizing its bulk, mass, and minimizing integration. The 8-10 story parking ramp must be considered concurrently. The 2019 BCHD design used 160,000 sqft of underground parking to integrate into the neighborhood by removing the need for additional above ground, mid-rise parking. The 8-10 story ramp on the south perimeter is also inconsistent and fails to integrate. As such, the building heights are incompatible and inconsistent with surrounding neighborhoods, uses, and properties, as well as, the existing campus buildings.

a. Changes to the design of buildings and structures;

The following are not intended to be a complete listing of required changes and are representative of the key failures of the BCHD proposal.

RCFE location - the Commission and Council have approved Kensington as consistent with neighborhood design, integration, compatibility and consistency. At a minimum, the design, mass, and height limitations of Kensington are required if BCHD is to pursue a perimeter build. Beginning 30-feet above Beryl St., even the Kensington limitation will fail to integrate into surrounding architecture, design, and RDGs - however, it is the minimum compromise that will make an attempt to be consistent with compatibility and consistency of the surrounding areas. The same limitations would need to be applicable to Phase 2 as well.

BCHD Dedicated Substation/Generator/Fuel Storage - the perimeter location of dedicated facilities to BCHD on Diamond street are for convenience of BCHD only, as BCHD currently takes its power feed internal to the upper campus, has 3 generators on the upper campus, and stores its diesel fuel on the upper campus. BCHD should not be allowed to move the noise, vibration, fire and explosion hazard, PM2.5, and toxic air contaminants to a low level next to residential neighborhoods in any scenario. The prevailing wind will blow the exhaust and noise from the 2,000 kW generator directly toward residences.

Harmonious Design Revision - the proposed BCHD is consistent with a commercial resort area, not a residential use. The overall design needs to be more residential in scale, design and materials (see Kensington).

Relocation of Structures - Respect for the natural terrain would require tall, out of neighborhood scale structures be located at the center of the campus. Only 0.3% of current sqft are 76-feet tall, and 99%+ are 51-feet or less. 51-feet is the limit to usable height if built in the center of the campus. It is inappropriate to consider a 968-sqft single Penthouse as a feasible height limit.

b. Additional setbacks, open spaces, and buffers;

Per the June 2017 recognition by BCHD of damage to surrounding neighborhoods, properties and uses and a buffering plan, additional setbacks, in conjunction with buffer area are required. Consistent and compatible structures require less, the existing campus demonstrates the buffer required for 51 feet tall.

c. Provision of fences and walls;

d. Street dedications and improvements, including service roads and alleys;

e. **The control of vehicular ingress, egress, and circulation;**

It is unclear if an 800 car underground ramp (the equivalent of the inconsistent/incompatible proposed 8-10 story ramp) can be serviced from Prospect north of Diamond. Study is required.

f. Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;

g. Provision of landscaping and the maintenance thereof;

h. **The regulation of noise, vibration, odor and the like;**

BCHD has proposed noise until 10PM in the form of outdoor events. This is incompatible and inconsistent with the residential neighborhood use, and BCHD must be limited to 7PM outdoor use. BCHD must also be limited to firm compliance with existing Torrance and Redondo Beach external noise limits for surrounding residential property. Noise and vibration from the generator, along with fire and explosion hazard of fuel storage, must be relocated to the upper campus where it currently exists.

i. Requirements for off-street loading facilities;

j. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b) (7);

k. Such other conditions as will make possible the development of the City in an orderly and efficient manner and **in conformity with the intent and purposes set forth in this chapter** and the General Plan.

Other conditions are likely required, however until the conditions above are satisfied, those conditions cannot be identified.

**COMMENTS ON BCHD PLANNING COMMISSION DESIGN REVIEW (PCDR) IMPACTS
OF BCHD CUP PRE-APPLICATION**

1. BCHD is aware that it has negative impacts to surrounding neighborhoods (properties and uses).

**From: Tom Bakaly, Beach Cities Health District <tom.bakaly@bchd.org>
Date: Fri, Oct 9, 2020 at 4:00 PM**

BCHD has not denied there are effects on neighbors from our operations, similar to other organizations, schools or businesses located near residences. Further, the draft Environmental Impact Report currently being prepared will assess and analyze any impacts associated with the proposed Healthy Living Campus upgrade.

Since BCHD's Campus opened in 1960, neighbors were certainly aware the campus was nearby before they moved in, especially if they lived adjacent or across the street and could see campus activity. The South Bay Hospital was operating through 1998 in addition to medical office space on the campus at 510 and 520 buildings -- yet neighbors still made the decision to accept the normal activities of a functioning hospital across the street from or near their property. Only now has this become an issue.

BCHD Does Not Service the Local Neighborhoods Like Parks and Schools

BCHD fails to acknowledge that unlike fire stations and schools and parks -- which are other P-CF zoned public spaces, BCHD deposits 100% of its damages in surrounding neighborhoods and only a small fraction of benefits, thereby leading to NET DAMAGES caused by BCHD on the surrounding residents and their largest asset's value -- their homes.

BCHD Majority Service was to Non-Residents During Covid

During the Pandemic, 84% of BCHD Covid tests were performed for non-residents of the 3 beach cities, while 45% of vaccines were for non-residents.

BCHD Fails to Use Taxpayer Funds for the Benefit of Local Residents

The benefit to Redondo Beach and 90277 residents was very, very small compared the overall local damages from BCHD, traffic, noise, emissions, and BCHD misdirecting property tax revenues and taxpayer assets to NON-RESIDENTS. Additionally, LA County Dept of Public Health is both responsible and funded for Covid tests and Vaccines, especially for the 84% non-residents BCHD chose to service using resident taxpayer funding.

BCHD Seems Unable to Understand that Surrounding Residents Desired the Life Saving Emergency Room and Public Hospital that Failed in 1984

Residents surrounding the failed South Bay Hospital knew the bargain of traffic and sirens as quid pro quo for emergency services. BCHD offer traffic, noise, emissions and sirens, with none of the lifesaving support to neighborhoods.

2. BCHD acknowledges damages but has made no effort to monetize their impacts on property values.

BCHD ACKNOWLEDGES IT DAMAGES SURROUNDING NEIGHBORHOODS – YET MADE NO ATTEMPT TO UNDERSTAND THE CAUSES OR MAGNITUDE OF PROPERTY VALUE DECLINES IT INDUCES

From: PRR <PRR@bchd.org>

Date: Tue, Oct 5, 2021 at 2:41 PM

Subject: RE: CPRA - Surrounding property values

Please see below for the District's response (in red) to your public records request received 9/29/21 that reads:

Request to BCHD: Provide all studies demonstrating the impact of the current BCHD on surrounding property values.

BCHD Response: No documents responsive.

Request to BCHD: Provide all studies demonstrating the impact of the proposed BCHD self-certified project on surrounding property values.

BCHD Response: No documents responsive.

BCHD is Disinterested in Surrounding Property Value Impacts

Despite the clear fact that BCHD recognizes is has negative impacts, and the clear intent of the RBMC in the PCDR to protect property values, BCHD has no data and clearly no interest in collecting any property value impact data.

3. BCHDs proposed development is taller and larger than the voter-rejected CenterCal Mall-by-the-Sea.

BCHD Highrise-on-the-Hill vs. Waterfront Mall-by-the-Sea

109.7 Ft above Beryl St
792,520 Square Feet

45.0 Ft above Harbor Dr
523,939 Square Feet

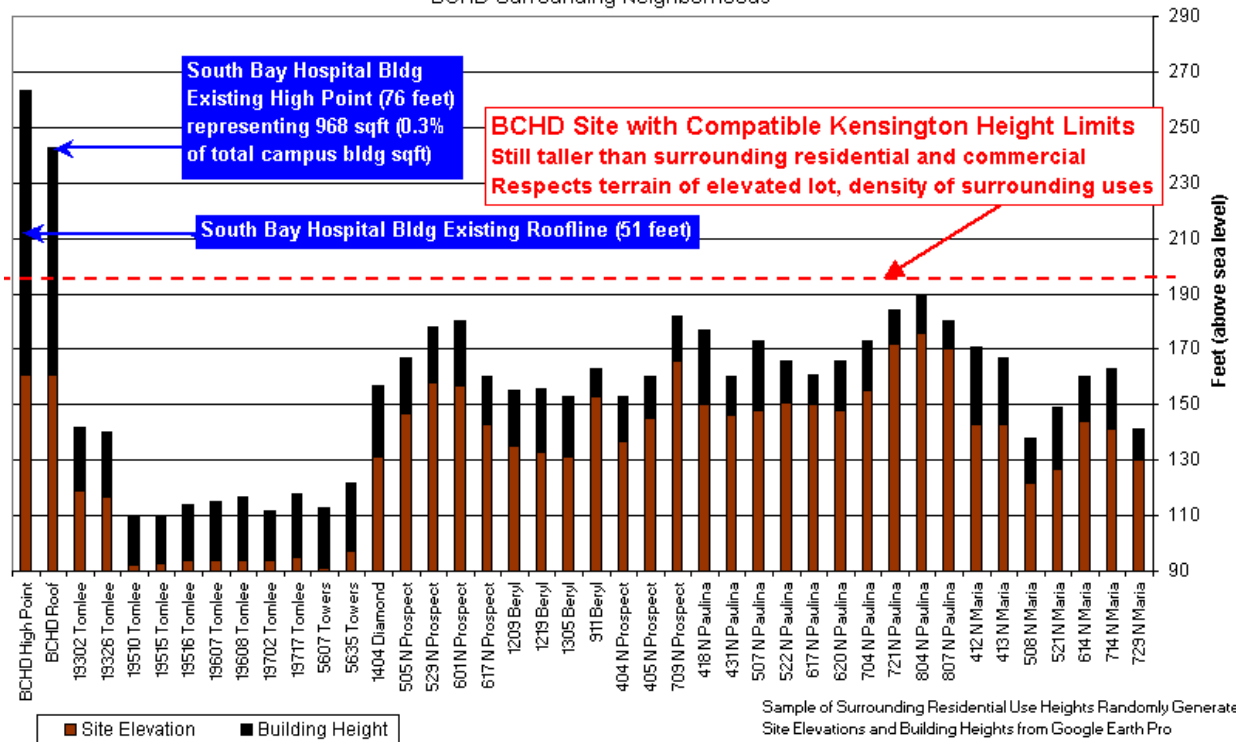
BCHD is 51% BIGGER and 144% TALLER



4. BCHDs desired plan is inconsistent and incompatible with surrounding uses and properties.

BCHD Neighborhood Incompatibility Based on Excessive Height

Dashed Red Line Shows Approved Kensington RCFE Height Equivalent Consistent with PCH & Beryl and also BCHD Surrounding Neighborhoods

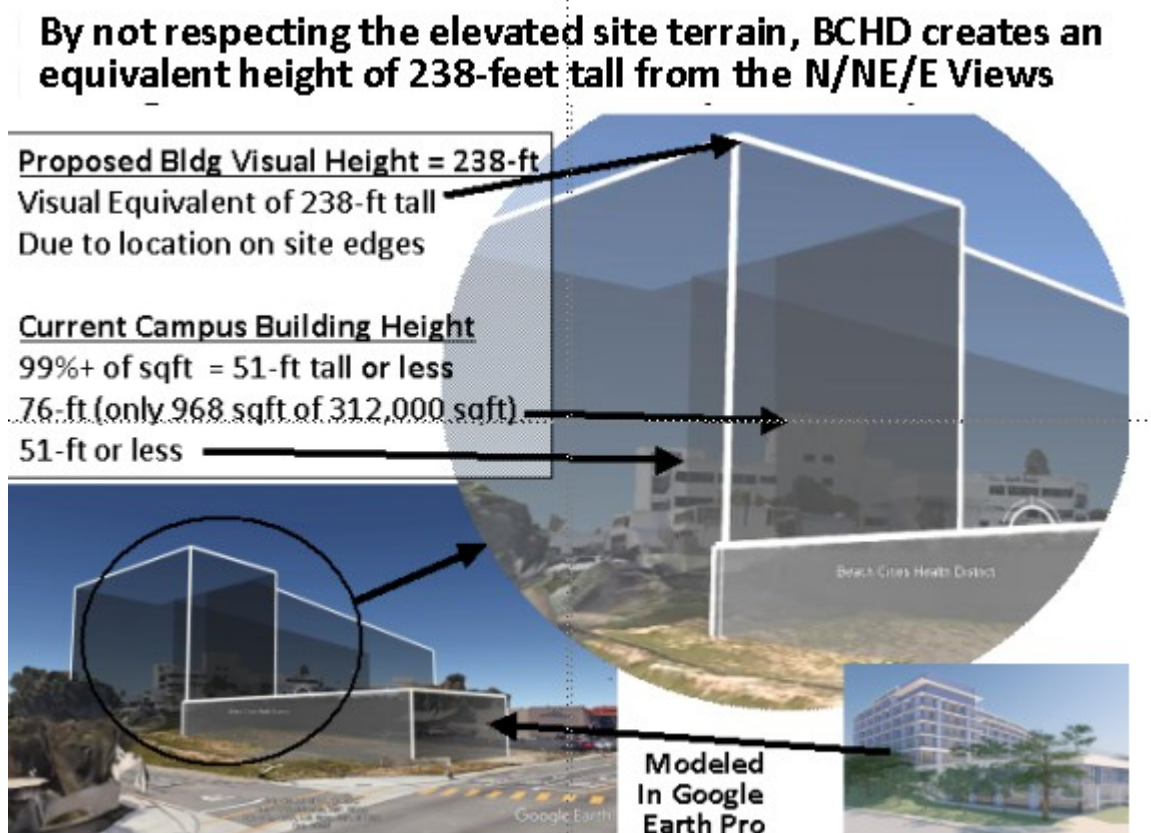


5. The City has already found that Kensington is compatible with the type, character, and intensity/density of a corresponding residential area. It is RCFE in P-CF zoning.

“The proposed facility is compatible with the type, character, and density/intensity of the adjacent residential and commercial uses” – City of Redondo Beach



6. **BCHDs desired plan does not respect the site terrain.** BCHD is on a roughly 30-foot elevated site, yet it seeks to build to a height of nearly 110-feet above Beryl & Flagler. BCHD does not respect the elevation of the site, proposes to build on the perimeter, and proposes to build up to 110-feet above street level. All of BCHDs disrespect for the terrain results in a maximization of negative impacts.



7. **BCHD explicitly concluded in 2005 that the seismic hazard of the 514 hospital building was safe for RCFE** when it submitted an application for a Conditional Use Permit following seismic analysis. BCHDs consultant stated there is no requirement to retrofit 514 and best practice allows up to

25 years
additional
use.

Administrative Report
PC 2005-04-PC-032
Page 2

April 21, 2005

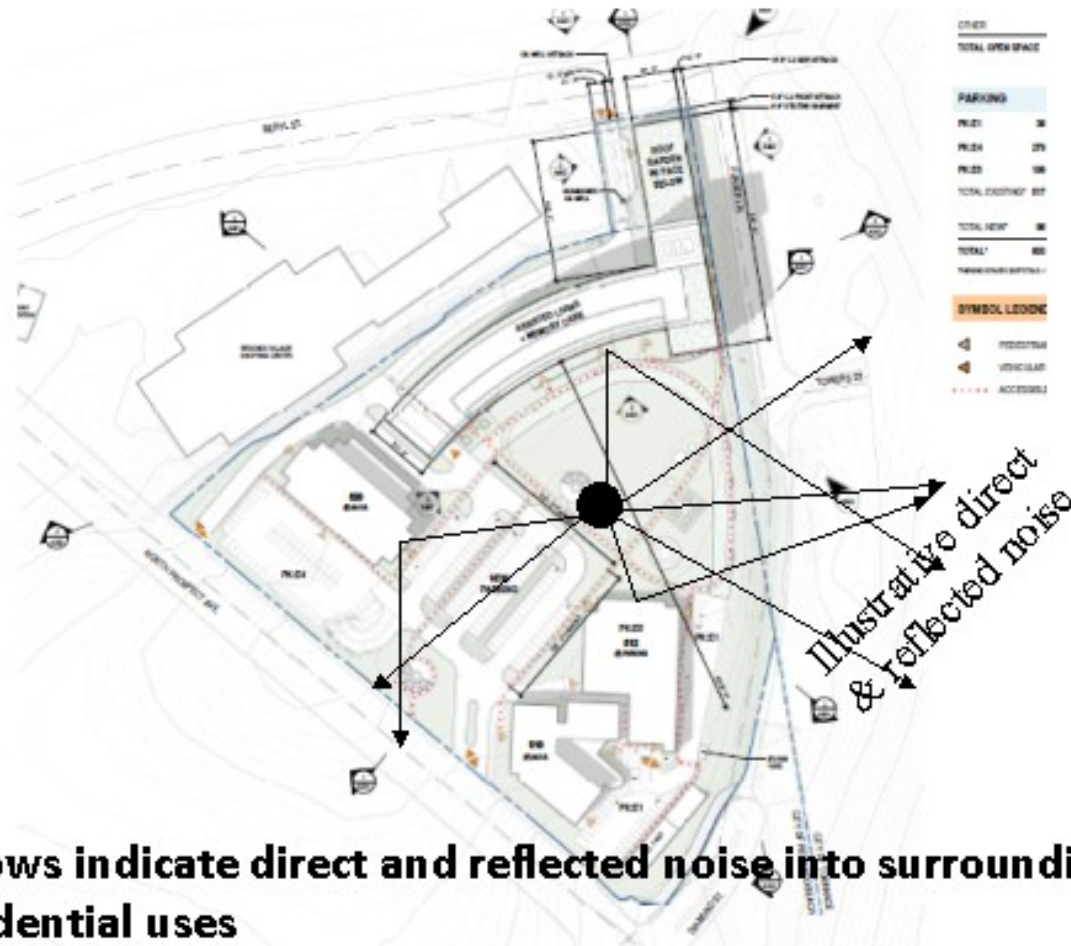
A seismic survey determined that the cost of seismic upgrade on the north tower was prohibitive. Therefore, the north tower was converted to other medical offices and health-related facilities such as an expanded wellness center, aquatic center (supplementing the existing fitness center), lecture and community meeting rooms, and health district administrative offices. A zoning ordinance amendment and conditional use permit were approved in 1999 to allow such uses.

Although it appeared feasible to seismically upgrade the south tower for continued use as an acute care hospital, Little Company of Mary Health Services chose to cease its hospital operation at the site. The Health District, with a new tenant of Sunrise Senior Living, has submitted a proposal to convert the hospital in the south tower to an assisted living residence for care of seniors and patients with Alzheimer's disease.

8. BCHD permits must be limited to outdoor noise from no more than 7AM to 7PM for both Phase 1 and Phase 2.

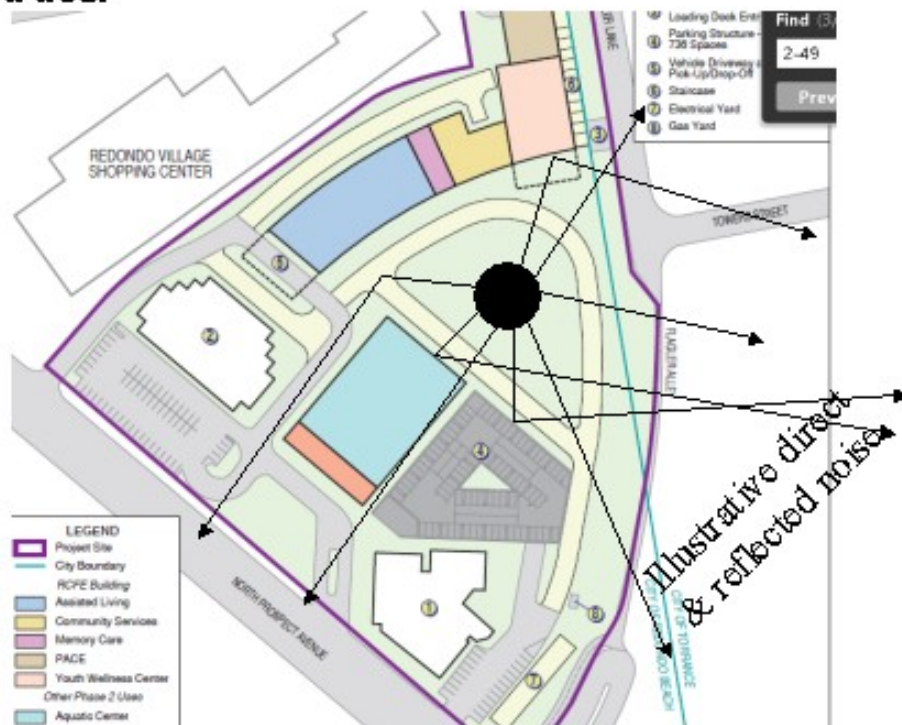
Phase 1 below demonstrates the urban canyon being created by BCHDs remaining buildings and 110-foot above the street, 300,000 SF proposed building.

BCHD desires amplified events until 10PM and that must be curtailed in CUP and PCDR conditions to protect property values and use.



OUTDOOR ACTIVITIES MUST BE LIMITED TO 7AM-7PM (PHASE 2)

Phase 2 below demonstrates the full urban canyon being created by BCHDs proposed 110-foot above the street, nearly 800,000 sqft concrete and glass, noise reflecting structures. BCHD desires amplified events until 10PM and that must be curtailed in CUP and PCDR conditions to protect property values and use.



Arrows indicate direct and reflected noise into surrounding residential uses

9. BCHD is attempting an unjustified, inconsistent, and incompatible height for the desired project.

Only 968 sqft of the current campus (located in the center) is at 76-feet tall.



Over 99% of the existing buildings are 51-ft or shorter.

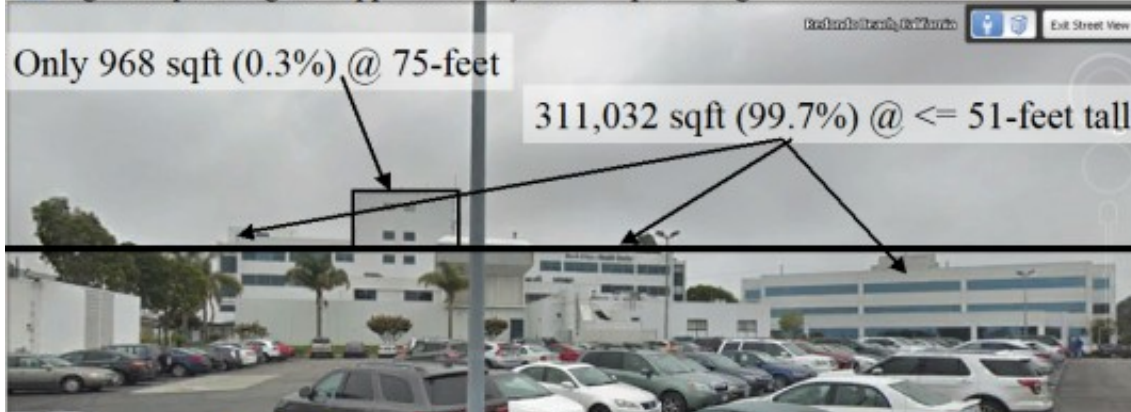
South Bay Hospital Campus Buildings Elevation Review

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



10. BCHD proposed design is incompatible and inconsistent with residential property and uses.



11. BCHD has increased both height and above ground square feet in response to neighborhood concerns.

BCHD conveniently decided that eliminating 160,000 sqft of UNDERGROUND parking since their 2019 plan and moving it to an 8-10 story parking ramp at the southwest edge of campus has no impact on surrounding residents. Above ground structures/buildings are MUCH MORE IMPACTFUL than completely underground ones. This is a clear example of BCHD manipulation.

	TOTAL SQFT OF STRUCTURES		MAXIMUM HEIGHT	
	Above Ground	Below Ground		
2019	729,700	160,000	60 feet	
2022	792,520	-	83 feet	
INCREASE	9%		38%	

	ARCHITECT'S NUMBERS (square footage)	
	2019 Master Plan	2020 Master Plan
Residential Care for the Elderly (Assisted Living + Memory Care)	423,000	253,700
Programs of All-Inclusive Care for the Elderly (PACE)	0	14,000
Community Services	6,270	6,270
Pavilion/Center for Health & Fitness/Aquatics	74,000	90,250
Child Development Center	10,000	0
Service/Back of House	31,730	9,100
New Parking Structure	270,000	292,500
Parking Structure Area to Remain	27,000	27,000
510 N. Prospect MOB	0	52,000
520 N. Prospect MOB	47,700	47,700
TOTAL	889,700	792,520
Difference		-97,180
Net Change		-10.92%

DEVELOPED AREA (square footage)		
Total New Developed Building Area	815,000	665,820
Total Developed Building Area	889,700	792,520

12. BCHDs desired plan is inconsistent with neighborhood character, design, and property values

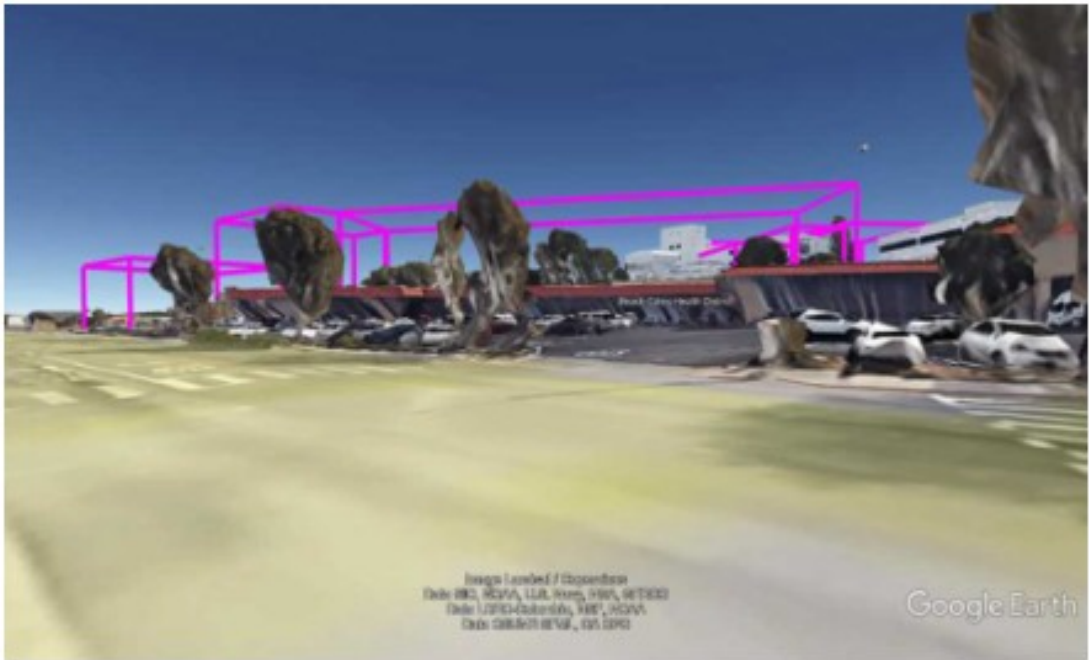
BCHD ATTEMPTS TO INCREASE THE CAMPUS FROM 312,000 SF to 793,000 SF

BCHDs 250% increase in campus size is largely to accommodate over 80% non-residents of the three beach cities and over 90% non-residents of Redondo Beach, the City with permitting authority and responsibility to protect surrounding property values.

BCHD ATTEMPTS TO INCREASE HEIGHT FROM 99%+ 51-FEET AND UNDER TO A VAST MAJORITY OF THE CAMPUS AT 70-FEET AND OVER

Currently, only 968 sqft of the campus (the penthouse) are at 76-feet. Over 99% of the campus is at 51 feet or under. BCHDs Phase 1 plan is to build roughly 300,000 feet at 83-feet, while Phase 2 includes an 8-10 story parking garage and a 4-story regional health club/leisure pool center at 76-feet.

BCHD attempted massive increase in campus impacts surrounding neighborhoods in Redondo Beach and Torrance as demonstrated in the following simulations:



Beryl & Harkness Visual Obstruction Simulation



Beryl & Flagler

Google Earth Pro Simulation
BCHD will not provide compatible design files



Towers & Flagler



North Tomlee Culdesac Visual Obstruction Simulation
Google Earth Pro Simulation
BCHD will not provide compatible design files



Tomlee & Towers Visual Obstruction Simulation



Mildred & Tomlee Visual Obstruction Simulation

Google Earth Pro Simulation

BCHD will not provide compatible design files



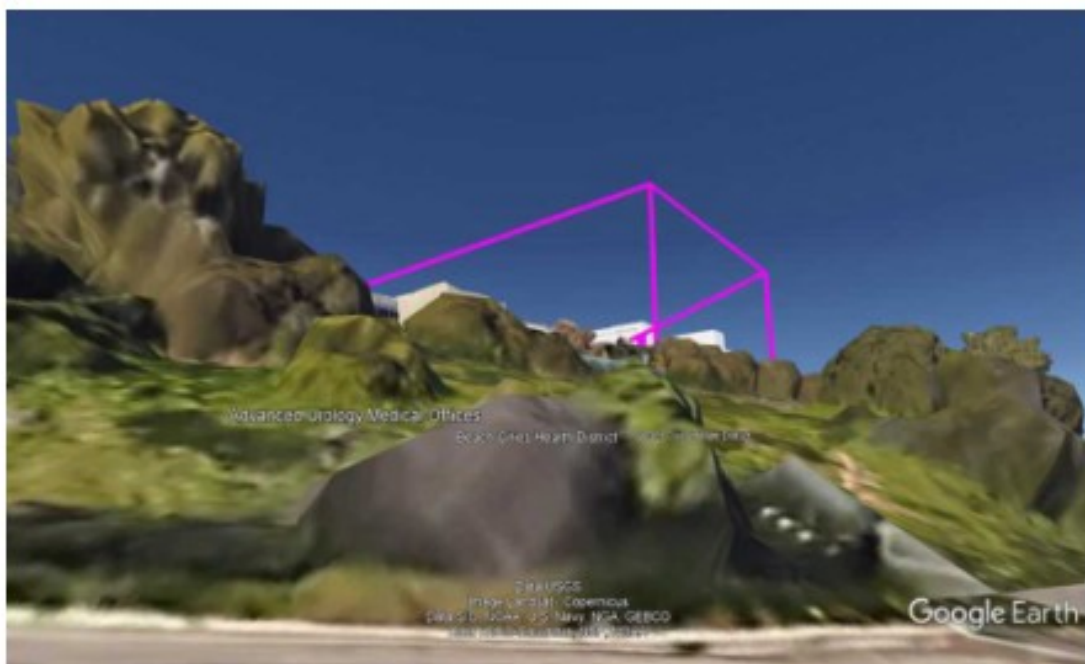
Tomlee Turn Visual Obstruction Simulation



Tomlee & Norton Visual Obstruction Simulation
Google Earth Pro Simulation
BCHD will not provide compatible design files



Redbeam & Towers Visual Obstruction Simulation

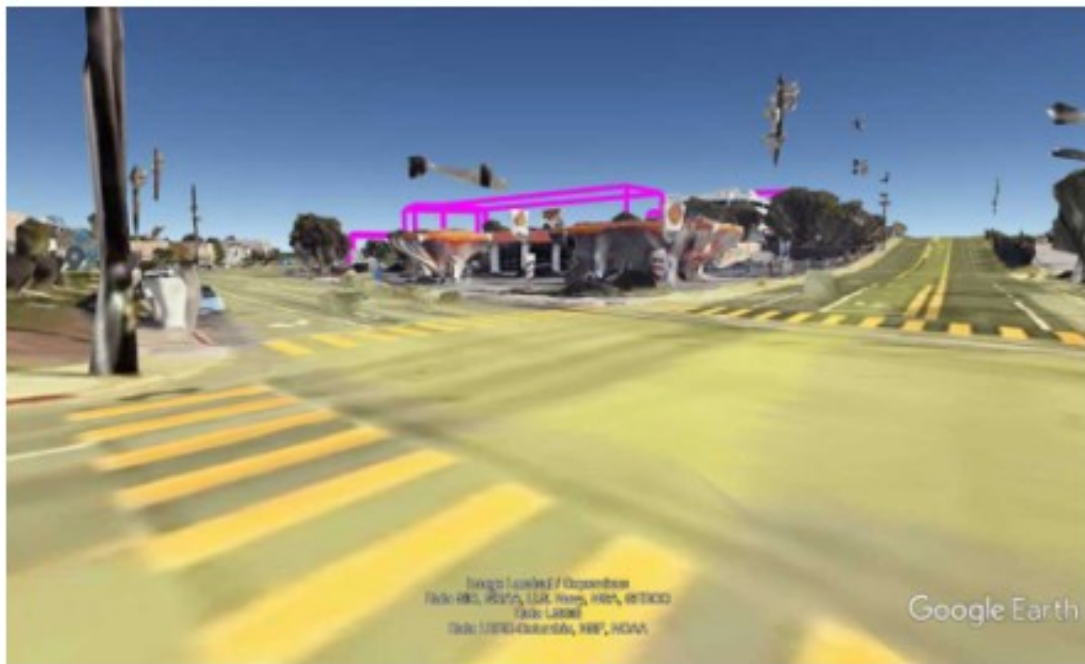


Diamond Cui desec Visual Obstruction Simulation

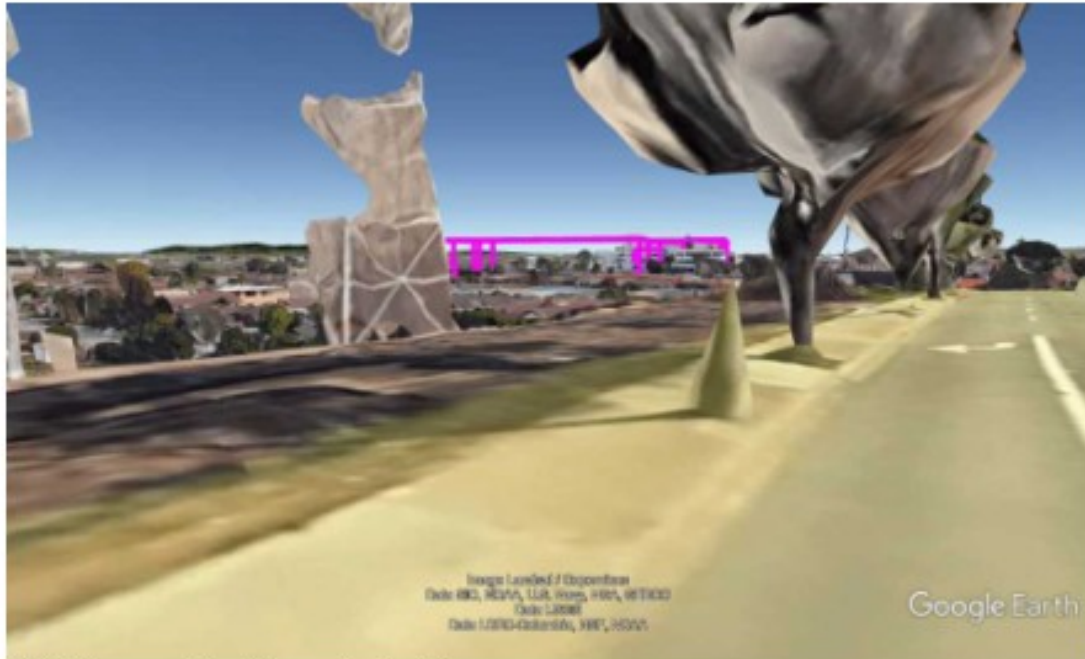
Google Earth Pro Simulation
BCHD will not provide compatible design files



Prospect Entrance Visual Obstruction Simulation



Prospect and Beryl Visual Obstruction Simulation
Google Earth Pro Simulation
BCHD will not provide compatible design files



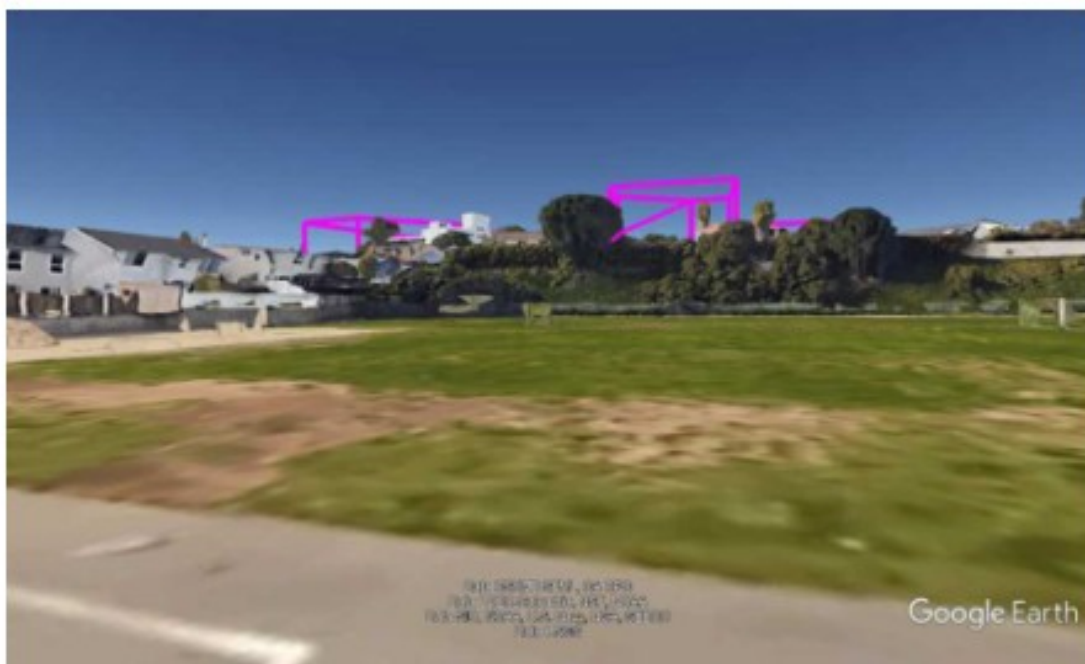
190th & Prospect Visual Obstruction Simulation



190th & Hardness Visual Obstruction Simulation
Google Earth Pro Simulation
BCHD will not provide compatible design files



190th & Flagler Visual Obstruction Simulation



Towers Fields Visual Obstruction Simulation

Google Earth Pro Simulation
BCHD will not provide compatible design files



Tomlee Turn Visual Obstruction Simulation



Tomlee & Norton Visual Obstruction Simulation
Google Earth Pro Simulation
BCHD will not provide compatible design files

13. BCHDs proposed height, lack of deep setbacks, lack of buffers, and perimeter construction must be remedied, along with architecture character, noise limits, and relocation of proposed electrical gear and fossil fuel storage to achieve even marginal consistency, compatibility, and protection of property values.

Further comments will be forthcoming following a formal CUP application by BCHD.

WHAT DOES BCHD WANT TO DO?

BUILD FOR NON-RESIDENTS - BCHD wants to let commercial developers build for-profit facilities for 80%+ non-residents on our public land.

BUILD TOO BIG - BCHD wants to build a city-block long, 6-story, \$12,500/month rent senior facility above the Vons Plaza that turns the corner on Flagler down toward Towers Ave.

BUILD TOO TALL - BCHD wants to build up to 110-feet above the sidewalk on Beryl & Flagler street invading the privacy of all surrounding homes.

GET PERMITS FOR COMMERCIAL DEVELOPMENT - BCHD is attempting to use its status as a public agency against surrounding residents to get Redondo Beach to issue permits that BCHD will allow the commercial developer to use.

BUILD BIGGER THAN ALL OF BERYL HEIGHTS - BCHD wants to build more square feet (nearly 800,000) than all the houses in Beryl Heights added together.

CHARGE \$12,500/MONTH PER UNIT RENT ON PUBLIC LAND - BCHD wants to charge the residents of the Beach Cities market rates, like \$12,500 a month for assisted living, even though we already paid for the land and all of BCHD and South Bay Hospital's costs since 1960.

#####

GENERAL OBJECTIONS TO THE BCHD DEVELOPMENT (Press here to send to the City)

TOO TALL - BCHD wants to build 110-feet above Beryl and Flagler streets with windows and balconies that destroy privacy for blocks around. That's twice as tall as 99% of the current BCHD campus buildings that are less than 51-feet tall.

TOO BIG – BCHD wants to build more square feet than all of the homes in Beryl Heights added together, increasing its size by two-and-a-half times.

BAD LOT PLACEMENT – BCHD wants to build on the edges of campus so its noise, light, view block, and privacy invasion falls on the residential neighborhoods. The hospital was built in the middle of the campus, away from residential property.

BUILT 80%+ FOR WEALTHY NON-RESIDENTS – BCHD wants to build \$12,500/month senior living for over 80% non-residents of Beach Cities of Hermosa, Manhattan and Redondo Beach that own and pay the bills for BCHD.

PRIVATE DEVELOPMENT ON PUBLIC LAND – BCHD wants to charge rent for our public land and have a commercial company build, own and operate the \$12,500/month senior living complex.

RESIDENTS ALREADY PAID ALL THE BILLS – BCHD wants to charge market rates to Beach Cities residents, even though we bought the land and paid all of BCHDs bills since day one. Residents should own any facilities and use them at cost and not be charged a high-profit markup.

#####

OBJECTIONS TO REDONDO BEACH ISSUING BCHD A CONDITIONAL USE PERMIT

BCHD WILL ADVERSELY AFFECT SURROUNDING USES AND PROPERTY

Privacy – homes on Prospect, Diamond, Paulina, Beryl, Towers, Tomlee, Mildred, and Redbeam with thousands of residents will have their privacy damaged by BCHD 110-foot tall, \$12,500/month senior units, 8-10 story parking ramp, and 4-story/75-foot health club center built in a residential area.

Safety – homes on Prospect and Diamond will be across the street from a 16,000 Volt BCHD electric substation, a large fossil fuel powered electric generator, and a storage tank of flammable and explosive fuel along Diamond street. Towers Elementary and homes to the east of Prospect & Diamond will be forced to breathe the particulates and toxic air contaminants from electric generator testing and operation.

Increased Traffic Wait Times – 1000s of heavy, noisy, loaded trucks will come down Del Amo past West High, turn on Prospect to BCHD, leave BCHD on Prospect and head up to 190th, and then go down 190th to the 405. Drop off and pick up times at Parras, RUHS, Beryl Heights, West High and Towers will all be impacted for 5 years or more of construction. Commuters will face delays and students will be at risk crossing streets.

Cut Through Traffic – for at least 5 years of construction, cars and trucks will move off Del Amo and Prospect onto Redbeam, Towers, Flagler, Beryl, Paulina, Maria, Lucia, etc. endangering children and others with speeding vehicles, toxic emissions and clogged streets.

Traffic Emissions – construction traffic and long term traffic for majority the non-resident use of the facilities will spew both particulates and toxic air contaminants into our streets, homes and schools.

Construction Noise – BCHD stated that construction noise will be 85-90 decibels, which is equivalent to chainsaws or gas powered leaf blowers running from 7AM to 7PM

Parking Ramp Noise – BCHD abandoned its plan for underground parking in Phase 1, and now wants an 8-10 story parking ramp. The parking ramp that is planned to be roughly 100-feet above homes will allow headlights, car alarms, brakes, engines, horns, and people to disturb surrounding neighborhoods 7/24/365.

Event Noise – BCHD has proposed farmers markets, amplified events, etc. until 10PM on the site. The concrete horseshoe formed by BCHD 75-100 foot buildings will reflect noise into local neighborhoods impacting residential use and privacy.

AS PROPOSED, THE SITE CANNOT ACCOMMODATE BCHD PLANNED USE – BCHD

wants to put buildings on the perimeter of the site, up against residential neighborhoods. At 75-100 feet or more above neighborhoods on all sides, the site cannot accommodate BCHDs desired use. BCHD buildings would need to be lower and built with deep setbacks away from the surrounding neighborhoods. Noise and events need to be prohibited after business hours, and other measures would need to be taken to stop BCHD from damaging the surrounding properties and uses.

NO CUP CAN BE ISSUED FOR BCHD PLANNED USE – BCHDs desired plan adversely affects surrounding property and uses, and, the site cannot accommodate BCHDs planned design for use.

The Conditional Use Permit cannot be issued.

OBJECTIONS TO REDONDO BEACH PLANNING COMMISSION DESIGN REVIEW APPROVAL FOR BCHDs PROPOSED DESIGN

BCHDs PROPOSAL IS NOT COMPATIBLE AND DOES NOT PROTECT PROPERTY VALUES - The following damaging impacts on surrounding uses and their property values are directly caused by the desired BCHD design and extreme perimeter location on an elevated site that cannot accommodate BCHD:

Parking - BCHD abandoned the 160,000 sqft of subterranean parking from its 2019 plan. This plan foregoes any possible use of that parking and instead proposes an 8-10 story ramp adjacent to residential uses, with noise, lighting, exhaust, toxic air contaminants and privacy impacts on surrounding uses. Additionally, BCHDs desired action fails to protect property values.

Utilities - BCHD currently isolates its electric feed, electric switchgear, diesel electricity generators, and hazardous backup fuel storage tank near the center of its campus, safely away from residents. Creating a BCHD-dedicated 16,000 Volt substation, adding diesel generator(s) and fuel tanks damages surrounding land uses and health with PM2.5, toxic air contaminants, fuel spill hazards, explosion hazards and noise/vibration. Additionally, BCHDs desired action fails to protect property values.

Privacy - the proposed plan compromises the privacy of residents on the north and east from the RCFE at 110 feet above the street, the residents to the south and east from the 8-10 story parking ramp, and Beryl Heights residents to the west from the 4-story, 76-foot building that will span from 510 to 520. Additionally, BCHDs desired action fails to protect property values.

Noise - the many windows and balconies BCHD wants on its 6-story, 110 foot above the street building will generate excess noise to the properties to the north and east. The parking ramp will generate excess noise 24/7/365 to the south and east, and events that BCHD asserts will run until 10PM will direct noise to the east and other directions. These acts impair residential use. Additionally, BCHDs desired action fails to protect property values.

Buffer zones - the use of buffer zones was abandoned by BCHD after its presentation June 2017 that discussed damages to surrounding neighborhoods and assurances of buffer zone parking/green space. The lack of buffer damages surrounding residential uses with reduced privacy and increased noise. Additionally, BCHDs desired action fails to protect property values.

Height Disrespects Natural Terrain - the BCHD site is elevated 30-feet above surrounding residential property on the north and east. BCHD is seeking a 110-feet above street level height, disrespecting the elevated terrain. Additionally, BCHDs desired action fails to protect property values.

Perimeter Building Location Disrespects Natural Terrain - the BCHD site is elevated 30-feet above surrounding residential property on the north and east. BCHD is building on the far North, East and South perimeters, and essentially forming an urban cliff across the West face. Additionally, BCHDs desired action fails to protect property values.

Disrespect Natural Terrain, Perimeter Explosive Fuel/Generator – the BCHD placement of hazardous explosive fuel storage and a 2000 kW generator adjacent to Diamond street disrespects the elevated terrain. The current generators and storage are elevated and away from residences. Additionally, BCHDs desired action fails to protect property values.

Public Comment Stop BCHD

Generator Location Disrespects Natural Terrain with Particulates/Toxic Air Contaminants – the desired low-lying exhaust stream from BCHD 2000kW generator will follow the prevailing winds to Torrance residences and Towers Elementary. Additionally, BCHDs desired action fails to protect property values.

Architectural style is inconsistent with the surrounding, existing uses and properties - the style is also inappropriate for an elevated site with a 30-foot gain above adjoining streets. A design such as the Kensington or other height appropriate styles is required. Additionally, BCHDs desired action fails to protect property values.

No attempt to integrate with the neighborhood, is inconsistent, and does not protect property values - BCHD bases its purported “right” to build an incompatible and inconsistent height on the elevation of the “Penthouse.” The “Penthouse” is a single 968 sqft room, located on top of the hospital building, almost exactly in the center of the campus. BCHDs attempt to claim a “right” to build on the edges of the campus at that height makes no attempt at consistency, compatibility or integration with the surrounding neighborhoods, uses, and design guidelines. Additionally, BCHDs desired action fails to protect property values.

Inconsistent/Inappropriate Design - the dated 1950s design of the RCFE is very similar to Miami commercial tourist and high rise apartment areas (see Hotel Fontainebleau as an example). BCHD makes to attempt for consistency with the surrounding residential neighborhoods in design, mass, materials or height (see Kensington at Knob Hill & PCH for an example of P-CF zoned assisted living declared consistent with surrounding neighborhoods and low-rise commercial). Additionally, BCHDs desired action fails to protect property values.

Excessive Vertical Mass - BCHD’s desired vertical mass is excessive given the failure of BCHD to respect the elevated site. The height of the proposed structure that will be 110-feet above Beryl St, and the location on the site perimeter. The proposed 4-story health club facility/aquatic center and associated parking ramp are also excessive vertical mass adjacent to residential neighborhoods. Additionally, BCHDs desired action fails to protect property values.

From: Pam Absher <pamabsher@yahoo.com>
Sent: Tuesday, March 29, 2022 6:12 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: stopbchd@gmail.com
Subject: Public Comments - BCHD Pre-Conditional Use Permit

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

These Comments are from: Pam Absher

I have lived in Redondo Beach for 54 years and I have watched various city councils destroy, and try to destroy, our quaint beach community. I grew up when there was one home on a lot in north Redondo, the homes in South Redondo were under 1200 square feet, and there were no condos on the Esplanade.

I am appalled at the audacity of the BCHD in their flagrant disregard of the comments, and the actions, of the citizens in the beach communities. The beach community has repeatedly conveyed a message we do not want our community to be a cookie cutter city. I am disheartened by what the City of Huntington Beach allowed to happen to their oceanfront....behemoth hotels overshadowing the quaint downtown area of the city. What BCHD is proposing to be built, on what is primarily a resident street, is an example of greed. Traffic is already congested on Prospect. The construction will make the lives of those living in the immediate area of the project miserable for years. You are trying to convince the residents of the beach cities of the need for a care facility that costs more per month than most of us can afford. The only ones who will benefit from this project will be the developer and the contractors. This project will have a negative impact on our community for years, just as the 2 on a lot and 4 on a lot did to the community years ago.

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Pam Absher Comment

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

Detailed Comments on BCHD Pre-CUP Filing

<https://bit.ly/BCHD-CUP-1>

Detailed Comments on BCHD Pre-CUP PCDR Filing

<https://bit.ly/BCHD-PCDR-1>

RBMC CUP Ordinance Comments Grid

<https://bit.ly/BCHD-PreCUP-Grid-Comments-1>

RBMC PCDR Ordinance Comments Grid

<https://bit.ly/BCHD-PCDR-Grid-Comments-1>

General BCHD Policy Comments

<https://bit.ly/BCHD-General-Comments-1>

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Wednesday, March 30, 2022 1:46 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: brianonizuka@gmail.com
Subject: Public Comment - BCHD Pre-CUP Filing -

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

FROM: Brian Onizuka brianonizuka@gmail.com

Please resend on my behalf, my email to Torrance city council members. See below:

The following is a copy of correspondence from Mr Onizuka that he wants entered into the record:

City of Redondo Beach Planning Commissioners and Director,

I am writing to you to express my concern about the over development of our Redondo neighbors with the construction of the new Beach Cities Health District live-in retirement community center. Which will block the skyline view of Torrance residents.

I have been actively participating in local city council meetings, and continuously voicing my concerns and issues with the development, which included the closure of Flagler. Clearly it is not working.

I am writing to you directly to demand you take drastic action to ensure our voices are heard and the over development stops, or, at the very least, be drastically modified to a one story building and Flagler remains open to two lanes. These decisions need to include your neighboring cities. These kinds of development impacts local communities, property tax, and quality of life for residents that have poured there investment into living in the great city of Torrance. By ignoring our voices you are choosing profit over people.

1) I request you conduct the proper EIR process because they clearly ignored Torrance residents and our voices.

2) I request BCHD is denied access to Flagler Lane. You have prospect as a Main Street.

3) contingency plan should be purposed. What happens when the live in residential operations goes under. You are clearly unaware or market trends. Seniors are choosing to live in their homes, multi-generational homes with family and more personalized care settings. Healthcare costs are going up despite best efforts, cost of living are also going up. I don't think these large model of care facilities are sustainable in the long term. What's your plan when this business goes out of business?

Also Don't cheat the system ensure BCHD EIR process is done correctly and all our voices are heard.

Regards

Brian Onizuka Comment

Concerned Torrance resident

In addition, find the following comments as well,

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

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RBMC PCDR Ordinance Comments Grid

<https://bit.ly/BCHD-PCDR-Grid-Comments-1>

General BCHD Policy Comments

<https://bit.ly/BCHD-General-Comments-1>

From: D Kelley <dbkdjk@icloud.com>
Sent: Wednesday, March 30, 2022 4:18 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

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

These Comments are From: David Kelley

Dear Redondo Beach Planning Commissioners and Director:

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Detailed Comments on BCHD Pre-CUP Filing

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCCHD-CUP-1&data=04%7C01%7CLina.Portolese%40redondo.org%7C67af3598d2b74eb8cf3408da13608e95%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637843602681126966%7CUnknown%7CTWFPbGZsb3d8eyJWljojMC4wLjAwMDAiLCQljojV2luMzliLCJBtIi6Ik1haWwiLCJXVCIMn0%3D%7C3000&sdata=5EIQvpYtQr79X%2BUXvUNQ%2BW2mZrDBSXT59SFVoVbgXKY%3D&reserved=0>

Detailed Comments on BCHD Pre-CUP PCDR Filing

https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-PCDR-1&data=04%7C01%7CLina.Portolese%40redondo.org%7C67af3598d2b74eb8cf3408da13608e95%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637843602681126966%7CUnknown%7CTWFPbGZs_b3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ik1haWwiLCJXVCIMn0%3D%7C3000&sdata=WgOyHjvol0kd214JJ9tGDbrR0DFbLFfkrIpdduiY2SI%3D&reserved=0

RBMC CUP Ordinance Comments Grid

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCCHD-PreCUP-Grid-Comments-1&data=04%7C01%7CLina.Portolese%40redondo.org%7C67af3598d2b74eb8cf3408da13608e95%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637843602681126966%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000&sdata=ZJofzEdM2t29BDM7bUn06IB2f2Z51Ju4elkV9Uu8iXI%3D&reserved=0>

RBMC PCDR Ordinance Comments Grid

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCCHD-PCDR-Grid-Comments-1&data=04%7C01%7CLina.Portolese%40redondo.org%7C67af3598d2b74eb8cf3408da13608e95%7C>

David Kelley Comment

[08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637843602681126966%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000&reserved=0](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-General-Comments-1&data=04%7C01%7CLina.Portolese%40redondo.org%7C67af3598d2b74eb8cf3408da13608e95%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637843602681126966%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000&reserved=0)

General BCHD Policy Comments

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-General-Comments-1&data=04%7C01%7CLina.Portolese%40redondo.org%7C67af3598d2b74eb8cf3408da13608e95%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637843602681126966%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000&reserved=0>

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Thursday, March 31, 2022 5:38 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: Glen and Nancy Yokoe <ninjabytes@hotmail.com>
Subject: Public Comment - BCHD Pre-CUP Filing - From Glen Yokoe

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

Please find the following comments below from Glen Yokoe.

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Additionally, there is a disregard for the health and well being of the surrounding community by the BCHD CEO and Board of Directors. Our concerns and overwhelming opposition to the massive, incompatible, dangerous, and so-called "Healthy" Living Campus have been ignored. Residents of West Torrance and students at Towers Elementary School will bear the brunt of 5+ years of excessive noise, traffic dangers, and toxic air pollution that will affect the citizenry immediately and for years to come. It's inconceivable that three of the members of the Board of Directors are MDs who swore to an oath to "FIRST DO NO HARM," yet agree to a massive project obviously dangerous to our health and well being. NOTHING should take precedence over the safety and health of residents, especially the more vulnerable developing children and the elderly.

Thank you,

Glen H. Yokoe, PharmD
19307 Tomlee Ave.
Torrance, CA 90503

P.S.

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

Detailed Comments on BCHD Pre-CUP Filing
<https://bit.ly/BCHD-CUP-1>

Detailed Comments on BCHD Pre-CUP PCDR Filing
<https://bit.ly/BCHD-PCDR-1>

RBMC CUP Ordinance Comments Grid
<https://bit.ly/BCHD-PreCUP-Grid-Comments-1>

Glen Yokoe Comment

RBMC PCDR Ordinance Comments Grid

<https://bit.ly/BCHD-PCDR-Grid-Comments-1>

General BCHD Policy Comments

<https://bit.ly/BCHD-General-Comments-1>

From: Mark Levy <deparko@gmail.com>
Sent: Saturday, April 2, 2022 8:51 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

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

These Comments are From:

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

Detailed Comments on BCHD Pre-CUP Filing

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-CUP-1&data=04%7C01%7CLina.Portolese%40redondo.org%7Cdac9701f813f4c3c061208da16509d98%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637846832749557199%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000&sd ata=lEys3%2B6alw5ezdX91nUUoxpcpF2Ql4y%2B5G3wYdVGgcw%3D&reserved=0>

Detailed Comments on BCHD Pre-CUP PCDR Filing

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-PCDR-1&data=04%7C01%7CLina.Portolese%40redondo.org%7Cdac9701f813f4c3c061208da16509d98%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637846832749557199%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000&sd ata=aenN3jdu16AE0Mt5OcOcGkFSjCpgHbnL0tCd6NRwuV8%3D&reserved=0>

RBMC CUP Ordinance Comments Grid

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-PreCUP-Grid-Comments-1&data=04%7C01%7CLina.Portolese%40redondo.org%7Cdac9701f813f4c3c061208da16509d98%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637846832749557199%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000&sd ata=Nj%2Fkhto%2B4otTap6gcTbzY2%2FYZAY6Hs2UlrLkM9JPS5s%3D&reserved=0>

RBMC PCDR Ordinance Comments Grid

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-PCDR-Grid-Comments-1&data=04%7C01%7CLina.Portolese%40redondo.org%7Cdac9701f813f4c3c061208da16509d98%7>

Mark Levy Comment

[C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637846832749557199%7CUnknown%7CTWFpbGZsb3d8eyJWljoImMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000&sd=ata=a4YYfYNePNrYRFBabRJxpTg8jdR3SEMgwmZobMz3%2FPk%3D&reserved=0](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-General-Comments-1&data=04%7C01%7CLina.Portolese%40redondo.org%7Cdac9701f813f4c3c061208da16509d98%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637846832749557199%7CUnknown%7CTWFpbGZsb3d8eyJWljoImMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000&sd=ata=a4YYfYNePNrYRFBabRJxpTg8jdR3SEMgwmZobMz3%2FPk%3D&reserved=0)

General BCHD Policy Comments

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-General-Comments-1&data=04%7C01%7CLina.Portolese%40redondo.org%7Cdac9701f813f4c3c061208da16509d98%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637846832749557199%7CUnknown%7CTWFpbGZsb3d8eyJWljoImMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000&sd=ata=VcozQ3DvJa%2BqHDW6JELebtfxKiQaHQUPnJqcXna0GP8%3D&reserved=0>

Sent from my iPhone

From: Tim Ozenne <tozenne@gmail.com>
Sent: Monday, April 11, 2022 9:57 AM
To: Lina Portolese <Lina.Portolese@redondo.org>
Cc: Planning Redondo <Planningredondo@redondo.org>
Subject: Re: BCHD's CUP Pre-authorization

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

Hi Lina:

Thank you for the message and attachments.

I expect I'll have more to say once the application and attachments are published, but I do want to point out what may be an error in the Tree Inventory.

At page 15 (internal pagination at the lower right, Exhibit 2) we have a diagram that documents existing trees, based on a recent inventory by Carlburg Associates dated 8/22/2019. It appears to be based on a prior survey from Denn Engineers, but that survey is not in the exhibits. I have, however, another survey of this exact area from Denn dated April 20, 2016 and have attached it here.

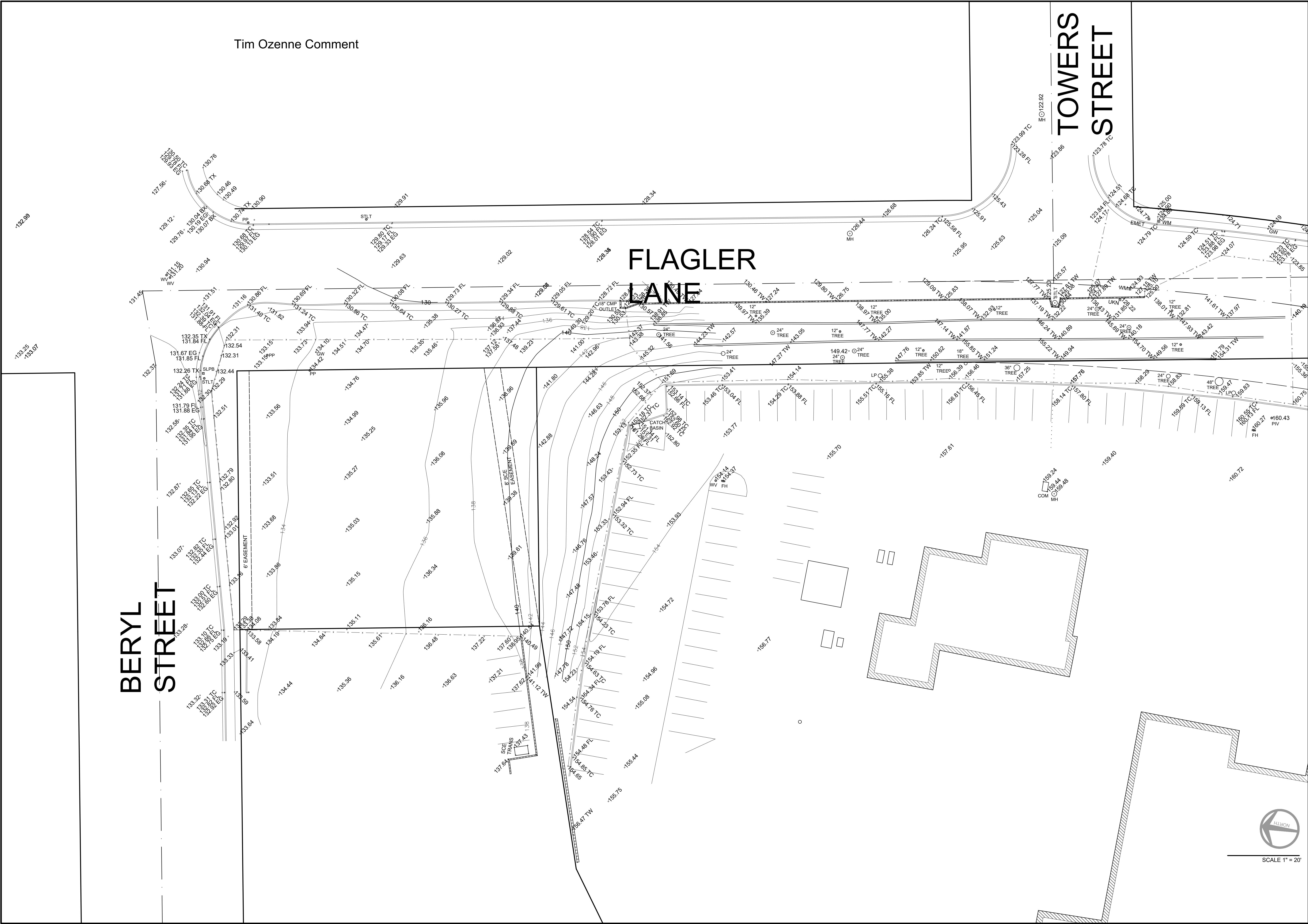
I hope you will note some apparent errors in the Denn materials. I don't have the proper tools to document various errors, but I would have you take note of an error regarding the width of the Towers Street right-of-way included in both the 2019 and 2016 surveys. The width of the right-of-way is 60 feet, not 80 feet as presented here.

A more consequential difference has to do with the trees adjacent to the property line between Torrance to the east and Redondo to the west. Please consider the location of trees in Denn 2016 compared to the exhibit. In the prior survey, all of the trees in the area proposed for the RCFE east of the property line. That is, in Torrance. In the Carlson version, there are several trees just west. Which is right? I don't know, and I lack the tools to do my own survey. But perhaps *before* accepting the Tree Inventory, RB can verify the accuracy of the exhibit? Or correct the exhibit?

I have already brought this issue to Torrance planners as I believe Torrance must be involved when BCHD seeks to tear up the hillside in Torrance. In particular, some of the "renderings" from BCHD indicate that nearly all the trees--will be replaced with a different species, that the existing retaining walls in Torrance will be modified (removed?), and that the much of the slope will have to be regarded to accommodate the buildings adjacent to Flagler Lane. I know that BCHD named Torrance as a responsible agency, presumably due to the need to obtain permits to tear up the hillside here. But I am not clear as to whether Redond, in processing the applications, will inventory the changes in Torrance that will be required to accommodate the buildings and landscaping.

In any case, I do expect to follow this issue, so I hope you can let me know when any new materials are made public.

Thank you,
Tim Ozenne



Tim Ozenne Comment

FLAGLER LANE

TOWERS STREET

DENN ENGINEERS

3914 DEL AMO BLVD, SUITE 921
TORRANCE, CA 90503 (310) 542-9433

SURVEY AND TOPOGRAPHY

FOR NAME
BILLING ADDRESS
CITY, STATE, ZIP
PHONE

JOB ADDRESS

SITE ADDRESS
CITY, CA ZIP

LEGAL DESCRIPTION

LOT, BLOCK
TRACT NO.
M.B.
APN

THIS MAP CORRECTLY REPRESENTS A SURVEY
MADE BY ME OR UNDER MY DIRECTION IN
CONFORMANCE WITH THE REQUIREMENTS OF
PROFESSIONAL LAND SURVEYORS' ACT



GARY J. ROEHL R.C.E. 30826

DRAWN BY MB CHECK BY GR

DRAWN ON APRIL 20, 2016

REVISIONS
REVISIONS

LEGEND

- EXISTING BUILDING
- BRICK
- CONCRETE
- WOOD DECK
- EXISTING ELEVATION
- EXISTING CONTOUR
- BLOCK WALL
- EXISTING FENCE
- BEGINNING OF CURB RETURN
- CL CENTERLINE
- CL.F. CHAIN-LINK
- ELY EASTERLY
- EM ELECTRIC METER
- FO FOUND
- FE FENCE
- FF FINISH FLOOR
- PH FIRE HYDRANT
- FL FLOW LINE
- GFF GARAGE FINISH FLOOR
- GM GAS METER
- GW GUY WIRE
- L&T LEAD AND TAG
- MH MANHOLE
- NLY NORTHERLY
- PC PROPERTY CORNER / PROP. CORNER
- PL, PL. PROPERTY LINE / PROP. LINE
- PP POWER POLE
- PPT PARAPET
- SW SPIKE AND WASHER
- SLY SOUTHERLY
- SPK SPIKE
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- STK STAKE
- STLT STREET LIGHT
- TC TOP OF CURB
- TW TOP OF WALL / T.O.W.
- TX TOP OF DRIVEWAY APRON
- WLY WESTERLY
- WM WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN
ARE MEASURED TO EXTERIOR SURFACE OF
BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY
SET ON PROPERTY CORNERS. PLEASE REFER TO
THE NOTATION ON THE PLANS FOR OFFSET
DISTANCES. IF THERE ARE ANY QUESTIONS,
PLEASE DO NOT HESITATE TO CONTACT DENN
ENGINEERS FOR CLARIFICATION AT
(310) 542-9433, M-F 8:00 AM TO 5:00 PM.

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OR DAMAGE RESULTING FROM SUCH CHANGES OR
MODIFICATIONS, INCLUDING ANY ATTORNEYS FEES OR
COSTS INCURRED IN ANY PROCEEDING THAT DENN
ENGINEERS MAY BE JOINED.

SHEET OF
JOB NO. 16-071

From: Mark Oliver <moliver@groupoliver.com>
Sent: Monday, April 11, 2022 3:20 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: StopBCHD@gmail.com
Subject: Public comment - BCHD Pre-conditional use permit

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

Dear Planning Commissioners and Director:

Attached are files with comments for inclusion into the public record regarding the February 2022 BCHD pre-conditional use permit filing. In general, the plan by BCHD:

- Is too tall (110-feet above Beryl & Flagler)
- Fails to respect the 30-foot tall elevated site
- Maximizes mass and bulk by being sited on the perimeter against residential neighborhoods
- Invades neighborhood privacy with outward facing windows and balconies
- Damages surrounding property values
- Is inconsistent and incompatible with neighborhood character, design, and mass
- Fails to comply with Redondo Beach residential design guidelines
- Fails to comply with Torrance hillside overlay.

My detailed comments are at the link below and in the attached files. Please download them and enter them into the formal record.

If you have any issues viewing them, contact StopBCHD@gmail.com and they can forward you the documents.

My detailed comments: <https://bit.ly/BCHD-PreCUP-Comments> and attached.

Thank you,

Mark Oliver

WHAT DOES BCHD WANT TO DO?

BUILD FOR NON-RESIDENTS - BCHD wants to let commercial developers build for-profit facilities for 80%+ non-residents on our public land.

BUILD TOO BIG - BCHD wants to build a city-block long, 6-story, \$12,500/month rent senior facility above the Vons Plaza that turns the corner on Flagler down toward Towers Ave.

BUILD TOO TALL - BCHD wants to build up to 110-feet above the sidewalk on Beryl & Flagler street invading the privacy of all surrounding homes.

GET PERMITS FOR COMMERCIAL DEVELOPMENT - BCHD is attempting to use its status as a public agency against surrounding residents to get Redondo Beach to issue permits that BCHD will allow the commercial developer to use.

BUILD BIGGER THAN ALL OF BERYL HEIGHTS - BCHD wants to build more square feet (nearly 800,000) than all the houses in Beryl Heights added together.

CHARGE \$12,500/MONTH PER UNIT RENT ON PUBLIC LAND - BCHD wants to charge the residents of the Beach Cities market rates, like \$12,500 a month for assisted living, even though we already paid for the land and all of BCHD and South Bay Hospital's costs since 1960.

#####

GENERAL OBJECTIONS TO THE BCHD DEVELOPMENT (Press here to send to the City)

TOO TALL - BCHD wants to build 110-feet above Beryl and Flagler streets with windows and balconies that destroy privacy for blocks around. That's twice as tall as 99% of the current BCHD campus buildings that are less than 51-feet tall.

TOO BIG – BCHD wants to build more square feet than all of the homes in Beryl Heights added together, increasing its size by two-and-a-half times.

BAD LOT PLACEMENT – BCHD wants to build on the edges of campus so its noise, light, view block, and privacy invasion falls on the residential neighborhoods. The hospital was built in the middle of the campus, away from residential property.

BUILT 80%+ FOR WEALTHY NON-RESIDENTS – BCHD wants to build \$12,500/month senior living for over 80% non-residents of Beach Cities of Hermosa, Manhattan and Redondo Beach that own and pay the bills for BCHD.

PRIVATE DEVELOPMENT ON PUBLIC LAND – BCHD wants to charge rent for our public land and have a commercial company build, own and operate the \$12,500/month senior living complex.

RESIDENTS ALREADY PAID ALL THE BILLS – BCHD wants to charge market rates to Beach Cities residents, even though we bought the land and paid all of BCHDs bills since day one. Residents should own any facilities and use them at cost and not be charged a high-profit markup.

#####

OBJECTIONS TO REDONDO BEACH ISSUING BCHD A CONDITIONAL USE PERMIT

BCHD WILL ADVERSELY AFFECT SURROUNDING USES AND PROPERTY

Privacy – homes on Prospect, Diamond, Paulina, Beryl, Towers, Tomlee, Mildred, and Redbeam with thousands of residents will have their privacy damaged by BCHD 110-foot tall, \$12,500/month senior units, 8-10 story parking ramp, and 4-story/75-foot health club center built in a residential area.

Safety – homes on Prospect and Diamond will be across the street from a 16,000 Volt BCHD electric substation, a large fossil fuel powered electric generator, and a storage tank of flammable and explosive fuel along Diamond street. Towers Elementary and homes to the east of Prospect & Diamond will be forced to breathe the particulates and toxic air contaminants from electric generator testing and operation.

Increased Traffic Wait Times – 1000s of heavy, noisy, loaded trucks will come down Del Amo past West High, turn on Prospect to BCHD, leave BCHD on Prospect and head up to 190th, and then go down 190th to the 405. Drop off and pick up times at Parras, RUHS, Beryl Heights, West High and Towers will all be impacted for 5 years or more of construction. Commuters will face delays and students will be at risk crossing streets.

Cut Through Traffic – for at least 5 years of construction, cars and trucks will move off Del Amo and Prospect onto Redbeam, Towers, Flagler, Beryl, Paulina, Maria, Lucia, etc. endangering children and others with speeding vehicles, toxic emissions and clogged streets.

Traffic Emissions – construction traffic and long term traffic for majority the non-resident use of the facilities will spew both particulates and toxic air contaminants into our streets, homes and schools.

Construction Noise – BCHD stated that construction noise will be 85-90 decibels, which is equivalent to chainsaws or gas powered leaf blowers running from 7AM to 7PM

Parking Ramp Noise – BCHD abandoned its plan for underground parking in Phase 1, and now wants an 8-10 story parking ramp. The parking ramp that is planned to be roughly 100-feet above homes will allow headlights, car alarms, brakes, engines, horns, and people to disturb surrounding neighborhoods 7/24/365.

Event Noise – BCHD has proposed farmers markets, amplified events, etc. until 10PM on the site. The concrete horseshoe formed by BCHD 75-100 foot buildings will reflect noise into local neighborhoods impacting residential use and privacy.

AS PROPOSED, THE SITE CANNOT ACCOMMODATE BCHD PLANNED USE – BCHD wants to put buildings on the perimeter of the site, up against residential neighborhoods. At 75-100 feet or more above neighborhoods on all sides, the site cannot accommodate BCHDs desired use. BCHD buildings would need to be lower and built with deep setbacks away from the surrounding neighborhoods. Noise and events need to be prohibited after business hours, and other measures would need to be taken to stop BCHD from damaging the surrounding properties and uses.

NO CUP CAN BE ISSUED FOR BCHD PLANNED USE – BCHDs desired plan adversely affects surrounding property and uses, and, the site cannot accommodate BCHDs planned design for use.

The Conditional Use Permit cannot be issued.

OBJECTIONS TO REDONDO BEACH PLANNING COMMISSION DESIGN REVIEW APPROVAL FOR BCHDs PROPOSED DESIGN

BCHDs PROPOSAL IS NOT COMPATIBLE AND DOES NOT PROTECT PROPERTY VALUES - The following damaging impacts on surrounding uses and their property values are directly caused by the desired BCHD design and extreme perimeter location on an elevated site that cannot accommodate BCHD:

Parking - BCHD abandoned the 160,000 sqft of subterranean parking from its 2019 plan. This plan foregoes any possible use of that parking and instead proposes an 8-10 story ramp adjacent to residential uses, with noise, lighting, exhaust, toxic air contaminants and privacy impacts on surrounding uses. Additionally, BCHDs desired action fails to protect property values.

Utilities - BCHD currently isolates its electric feed, electric switchgear, diesel electricity generators, and hazardous backup fuel storage tank near the center of its campus, safely away from residents. Creating a BCHD-dedicated 16,000 Volt substation, adding diesel generator(s) and fuel tanks damages surrounding land uses and health with PM2.5, toxic air contaminants, fuel spill hazards, explosion hazards and noise/vibration. Additionally, BCHDs desired action fails to protect property values.

Privacy - the proposed plan compromises the privacy of residents on the north and east from the RCFE at 110 feet above the street, the residents to the south and east from the 8-10 story parking ramp, and Beryl Heights residents to the west from the 4-story, 76-foot building that will span from 510 to 520. Additionally, BCHDs desired action fails to protect property values.

Noise - the many windows and balconies BCHD wants on its 6-story, 110 foot above the street building will generate excess noise to the properties to the north and east. The parking ramp will generate excess noise 24/7/365 to the south and east, and events that BCHD asserts will run until 10PM will direct noise to the east and other directions. These acts impair residential use. Additionally, BCHDs desired action fails to protect property values.

Buffer zones - the use of buffer zones was abandoned by BCHD after its presentation June 2017 that discussed damages to surrounding neighborhoods and assurances of buffer zone parking/green space. The lack of buffer damages surrounding residential uses with reduced privacy and increased noise. Additionally, BCHDs desired action fails to protect property values.

Height Disrespects Natural Terrain - the BCHD site is elevated 30-feet above surrounding residential property on the north and east. BCHD is seeking a 110-feet above street level height, disrespecting the elevated terrain. Additionally, BCHDs desired action fails to protect property values.

Perimeter Building Location Disrespects Natural Terrain - the BCHD site is elevated 30-feet above surrounding residential property on the north and east. BCHD is building on the far North, East and South perimeters, and essentially forming an urban cliff across the West face. Additionally, BCHDs desired action fails to protect property values.

Disrespect Natural Terrain, Perimeter Explosive Fuel/Generator – the BCHD placement of hazardous explosive fuel storage and a 2000 kW generator adjacent to Diamond street disrespects the elevated terrain. The current generators and storage are elevated and away from residences. Additionally, BCHDs desired action fails to protect property values.

Generator Location Disrespects Natural Terrain with Particulates/Toxic Air Contaminants – the desired low-lying exhaust stream from BCHD 2000kW generator will follow the prevailing winds to Torrance residences and Towers Elementary. Additionally, BCHDs desired action fails to protect property values.

Architectural style is inconsistent with the surrounding, existing uses and properties - the style is also inappropriate for an elevated site with a 30-foot gain above adjoining streets. A design such as the Kensington or other height appropriate styles is required. Additionally, BCHDs desired action fails to protect property values.

No attempt to integrate with the neighborhood, is inconsistent, and does not protect property values - BCHD bases its purported “right” to build an incompatible and inconsistent height on the elevation of the “Penthouse.” The “Penthouse” is a single 968 sqft room, located on top of the hospital building, almost exactly in the center of the campus. BCHDs attempt to claim a “right” to build on the edges of the campus at that height makes no attempt at consistency, compatibility or integration with the surrounding neighborhoods, uses, and design guidelines. Additionally, BCHDs desired action fails to protect property values.

Inconsistent/Inappropriate Design - the dated 1950s design of the RCFE is very similar to Miami commercial tourist and high rise apartment areas (see Hotel Fontainebleau as an example). BCHD makes to attempt for consistency with the surrounding residential neighborhoods in design, mass, materials or height (see Kensington at Knob Hill & PCH for an example of P-CF zoned assisted living declared consistent with surrounding neighborhoods and low-rise commercial). Additionally, BCHDs desired action fails to protect property values.

Excessive Vertical Mass - BCHD’s desired vertical mass is excessive given the failure of BCHD to respect the elevated site. The height of the proposed structure that will be 110-feet above Beryl St, and the location on the site perimeter. The proposed 4-story health club facility/aquatic center and associated parking ramp are also excessive vertical mass adjacent to residential neighborhoods. Additionally, BCHDs desired action fails to protect property values.

10-2.2506 Conditional Use Permits.

Initial Comments to RB Planning Pre-CUP

(a) Purpose. The purpose of a Conditional Use Permit shall be to review certain uses possessing unique characteristics, as listed in Article 2 of this chapter, to insure that the establishment or significant alteration of those uses **will not adversely affect surrounding uses and properties** nor disrupt the orderly development of the community. The review shall be for the further purpose of stipulating such conditions regulating those uses to assure that the criteria of this section shall be met.

Damage to both privacy and property values are adverse impacts on surrounding properties. Given that a structure of 110-150 feet above surrounding residential uses was never anticipated, both property value and privacy are implied in the adverse effects and should be considered explicitly in each of the criteria below for CUP analysis.

The CUP process must actively consider the damages to the surrounding neighborhoods and relatively small benefits, resulting in a large NET DAMAGE to 90277 and Redondo Beach – the permitting jurisdiction.

(b) Criteria. The following criteria shall be used in determining a project's consistency with the intent and purpose of this section:

For each of the criteria, privacy and protection of property values should be explicitly considered, as they are significant, adverse impacts.

(1) The site for the proposed use shall be in conformity with the General Plan and shall be **adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to adjust such use with the land and uses in the neighborhood.**

FAIL. June 2017 BCHD presentation to the CWG acknowledged damage to surrounding property and committed to a development philosophy that buffered the surrounding residential using both surface parking and green space. Current Phase 1 BCHD proposal is 110 feet above Beryl and Flagler streets and built on the perimeter of the lot. Phase 2 has an 8-10 story parking ramp on the south, a 76-foot tall building on the west, and a 16,000 Volt BCHD dedicated substation and a 2,000 kW generator with fuel storage on the south perimeter along Diamond. As commented above, both privacy and property values are important components of the residential use, as homes are often the largest single source of wealth for California families. The current proposal by BCHD puts balconies from the senior housing 100 feet and more above surrounding residences, reducing privacy and value. The proposal also sites an 8-10 story parking ramp at roughly 100 feet above residential use, also reducing privacy and negatively impacting property values. Surrounding properties are also subjected to a substation and generator that will produce noise, toxic air contaminants, and pose an explosion and fire hazard from stored fuel given current placement and lack of adequate setback. The current BCHD proposed plan is inconsistent with prior commitments by BCHD, negatively impacts surrounding uses, and renders the site inadequate in size and shape based on the current proposed layout.

(2) The site for the proposed use shall have adequate access to a public street or highway of adequate width and pavement to

FAIL AS ANALYZED. It is unclear from current traffic studies if the site has adequate access to the 8-10 story parking ramp that will enter/exit onto northbound Prospect, north of Diamond during commute times and school dropoff/pickup. No explicit determination has been

carry the quantity and kind of traffic provided.
generated by the proposed use.

(3) The proposed use shall have no **FAIL**. The abutting property at 1410 Diamond will have adverse effects, including but not limited to: 1) noise, exhaust, and excess lighting from the 8-10 story parking structure, 2) close proximity to the explosion and fire hazard of BCHDs fuel storage tank(s), 3) close proximity to the exhaust of BCHDs 2,000 kW generator, 4) close proximity to the noise and vibration from BCHDs 2,000 kW generator, 5) excess traffic, noise, and potential increased crime from BCHDs proposed bike path through Flagler alley, 6) viewblock of the sky and light from BCHDs 8-10 story parking ramp, and 7) reduced property value.

(4) The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to protect the public health, safety, and general welfare. Such conditions may include, but shall not be limited to:

Public health and safety are both threatened by BCHD moving its electrical service, step down transformers, generators, transfer switch, and fuel storage adjacent to residential on Diamond St. Additionally, the general welfare includes the economic well being of surrounding residential uses, which will be damaged the proposed perimeter located development, invasion of privacy, and reduction property values. Health is also impacted by the stress of the 5-year development and construction process, and the additional 50-100 years of operation beyond the current 60 years of negative impacts already suffered by the neighborhood. BCHDs Blue Zones LLC vendor states that Chronic Stress is the "silent killer" and clearly demonstrates the case for the negative public health impact of stress increases.

a. **Additional setbacks**, open spaces, and buffers;

As per BCHD original commitment, and the construction of the original 514 building, deep setbacks are both available and required. Open space and any surface parking should be mandated as a buffer.

b. Provision of **fences and walls**;

Fences and walls must be required during construction to reduce noise and associated public health damages from stress due to 85-92 dB. If adequate sound walls cannot be installed, the height of the project, even with deep setbacks, will require reduction to allow the 400,000 sqft site to accommodate nearly 800,000 sqft and an FAR of 2.0

c. Street dedications and improvements, including service roads and alleys;

d. The control of vehicular ingress, egress, and circulation;

Due to the 8-10 story parking ramp impacts to north bound Prospect, the site may not have sufficient ability to load/offload the vehicles during

commute time and school dropoff/pickup resulting in the need for BCHD to potentially close all but emergency access to its parking during those hours.

e. Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;

f. Provision of landscaping and the maintenance thereof;

g. The regulation of noise, vibration, odor and the like;

BCHD indicates that it intends to have activities until 10PM in the internal courtyard that will direct noise to the east as an amphitheatre would. Regulations against outdoor noise beyond 7PM and mandatory perimeter dB monitoring are likely requirements to allow the site to have a CUP.

h. Requirements for off-street loading facilities;

i. A time period within which the proposed use shall be developed;

7AM-7PM. The project is fully surrounded by residential and the 7pm to 10pm proposed events by BCHD are unacceptable.

j. Hours of permitted operation and similar restrictions;

See regulation of noise.

k. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b) (7); and

Existing and future outdoor lighted signage must be banned. BCHD currently has excess nighttime lighting from both building signage and non-directional parking lot lighting.

l. Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this chapter and the General Plan.

**COMMENTS ON BCHD PLANNING COMMISSION DESIGN REVIEW (PCDR) IMPACTS
OF BCHD CUP PRE-APPLICATION**

1. BCHD is aware that it has negative impacts to surrounding neighborhoods (properties and uses).

**From: Tom Bakaly, Beach Cities Health District <tom.bakaly@bchd.org>
Date: Fri, Oct 9, 2020 at 4:00 PM**

BCHD has not denied there are effects on neighbors from our operations, similar to other organizations, schools or businesses located near residences. Further, the draft Environmental Impact Report currently being prepared will assess and analyze any impacts associated with the proposed Healthy Living Campus upgrade.

Since BCHD's Campus opened in 1960, neighbors were certainly aware the campus was nearby before they moved in, especially if they lived adjacent or across the street and could see campus activity. The South Bay Hospital was operating through 1998 in addition to medical office space on the campus at 510 and 520 buildings -- yet neighbors still made the decision to accept the normal activities of a functioning hospital across the street from or near their property. Only now has this become an issue.

BCHD Does Not Service the Local Neighborhoods Like Parks and Schools

BCHD fails to acknowledge that unlike fire stations and schools and parks -- which are other P-CF zoned public spaces, BCHD deposits 100% of its damages in surrounding neighborhoods and only a small fraction of benefits, thereby leading to NET DAMAGES caused by BCHD on the surrounding residents and their largest asset's value -- their homes.

BCHD Majority Service was to Non-Residents During Covid

During the Pandemic, 84% of BCHD Covid tests were performed for non-residents of the 3 beach cities, while 45% of vaccines were for non-residents.

BCHD Fails to Use Taxpayer Funds for the Benefit of Local Residents

The benefit to Redondo Beach and 90277 residents was very, very small compared the overall local damages from BCHD, traffic, noise, emissions, and BCHD misdirecting property tax revenues and taxpayer assets to NON-RESIDENTS. Additionally, LA County Dept of Public Health is both responsible and funded for Covid tests and Vaccines, especially for the 84% non-residents BCHD chose to service using resident taxpayer funding.

BCHD Seems Unable to Understand that Surrounding Residents Desired the Life Saving Emergency Room and Public Hospital that Failed in 1984

Residents surrounding the failed South Bay Hospital knew the bargain of traffic and sirens as quid pro quo for emergency services. BCHD offer traffic, noise, emissions and sirens, with none of the lifesaving support to neighborhoods.

2. BCHD acknowledges damages but has made no effort to monetize their impacts on property values.

BCHD ACKNOWLEDGES IT DAMAGES SURROUNDING NEIGHBORHOODS – YET MADE NO ATTEMPT TO UNDERSTAND THE CAUSES OR MAGNITUDE OF PROPERTY VALUE DECLINES IT INDUCES

From: PRR <PRR@bchd.org>

Date: Tue, Oct 5, 2021 at 2:41 PM

Subject: RE: CPRA - Surrounding property values

Please see below for the District's response (in red) to your public records request received 9/29/21 that reads:

Request to BCHD: Provide all studies demonstrating the impact of the current BCHD on surrounding property values.

BCHD Response: No documents responsive.

Request to BCHD: Provide all studies demonstrating the impact of the proposed BCHD self-certified project on surrounding property values.

BCHD Response: No documents responsive.

BCHD is Disinterested in Surrounding Property Value Impacts

Despite the clear fact that BCHD recognizes is has negative impacts, and the clear intent of the RBMC in the PCDR to protect property values, BCHD has no data and clearly no interest in collecting any property value impact data.

3. BCHDs proposed development is taller and larger than the voter-rejected CenterCal Mall-by-the-Sea.

BCHD Highrise-on-the-Hill vs. Waterfront Mall-by-the-Sea

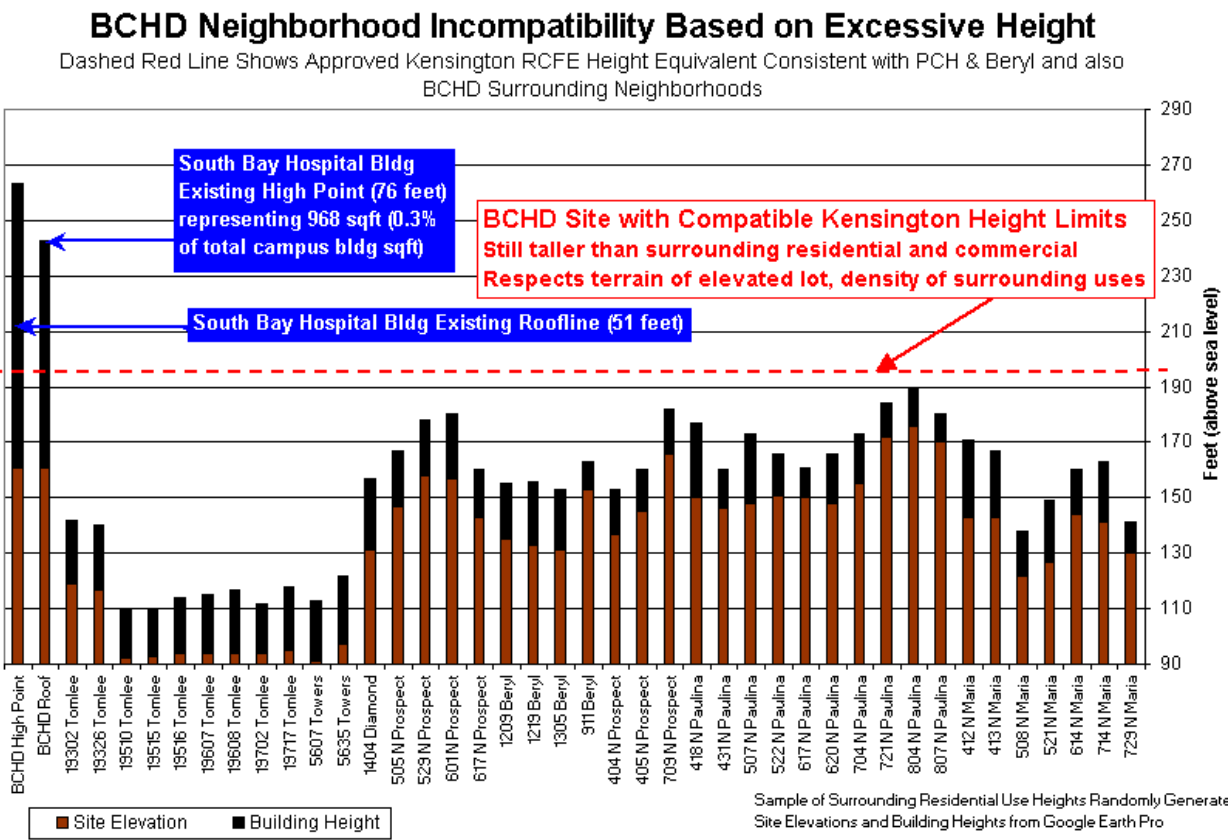
109.7 Ft above Beryl St
792,520 Square Feet

45.0 Ft above Harbor Dr
523,939 Square Feet

BCHD is 51% BIGGER and 144% TALLER



4. BCHDs desired plan is inconsistent and incompatible with surrounding uses and properties.

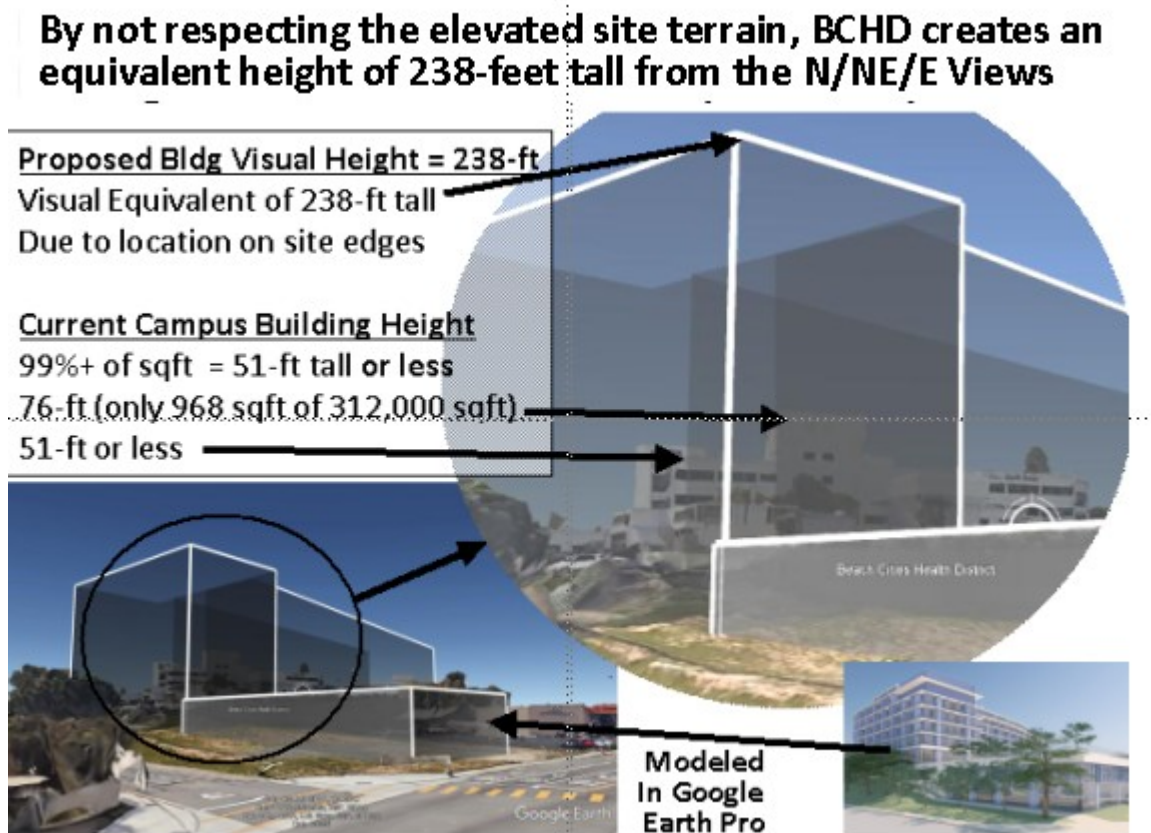


5. The City has already found that Kensington is compatible with the type, character, and intensity/density of a corresponding residential area. It is RCFE in P-CF zoning.

“The proposed facility is compatible with the type, character, and density/intensity of the adjacent residential and commercial uses” – City of Redondo Beach



6. **BCHDs desired plan does not respect the site terrain.** BCHD is on a roughly 30-foot elevated site, yet it seeks to build to a height of nearly 110-feet above Beryl & Flagler. BCHD does not respect the elevation of the site, proposes to build on the perimeter, and proposes to build up to 110-feet above street level. All of BCHDs disrespect for the terrain results in a maximization of negative impacts.



7. **BCHD explicitly concluded in 2005 that the seismic hazard of the 514 hospital building was safe for RCFE** when it submitted an application for a Conditional Use Permit following seismic analysis. BCHDs consultant stated there is no requirement to retrofit 514 and best practice allows up to

25 years
additional
use.

Administrative Report
PC 2005-04-PC-032
Page 2

April 21, 2005

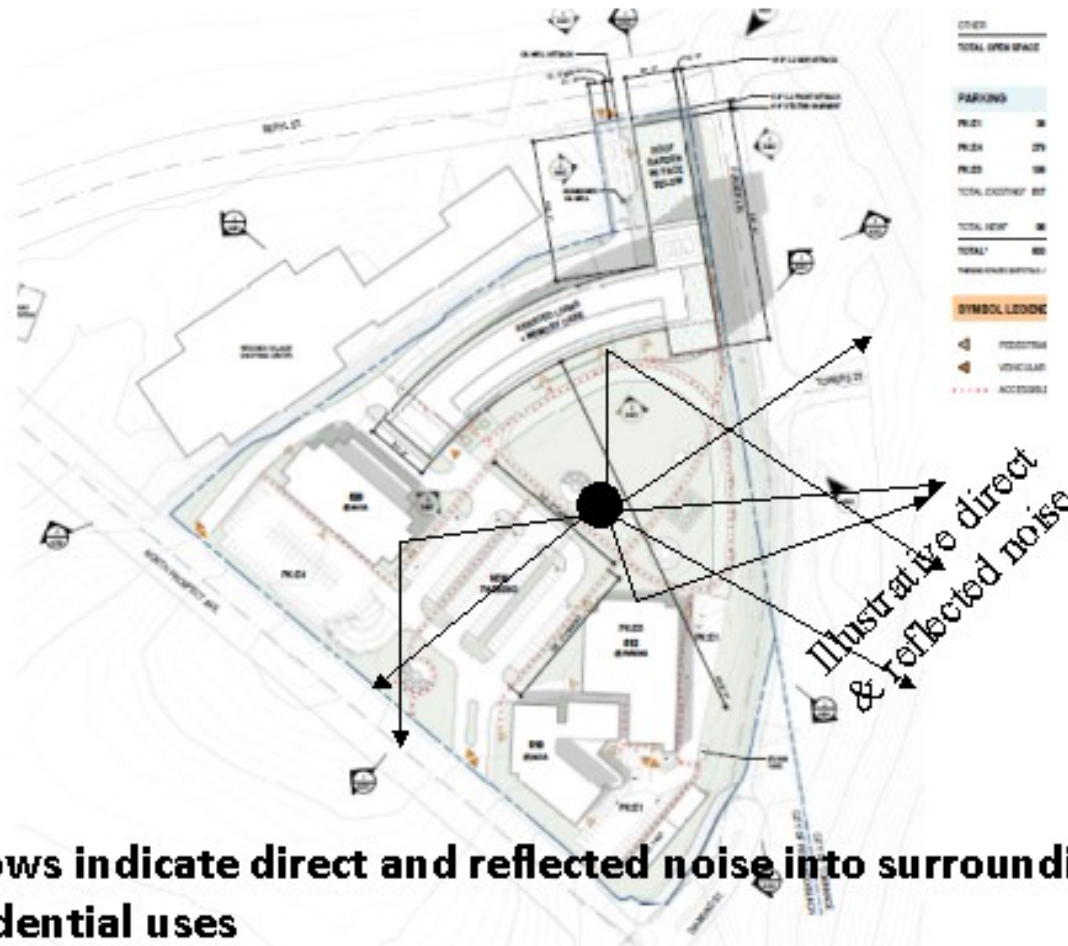
A seismic survey determined that the cost of seismic upgrade on the north tower was prohibitive. Therefore, the north tower was converted to other medical offices and health-related facilities such as an expanded wellness center, aquatic center (supplementing the existing fitness center), lecture and community meeting rooms, and health district administrative offices. A zoning ordinance amendment and conditional use permit were approved in 1999 to allow such uses.

Although it appeared feasible to seismically upgrade the south tower for continued use as an acute care hospital, Little Company of Mary Health Services chose to cease its hospital operation at the site. The Health District, with a new tenant of Sunrise Senior Living, has submitted a proposal to convert the hospital in the south tower to an assisted living residence for care of seniors and patients with Alzheimer's disease.

8. BCHD permits must be limited to outdoor noise from no more than 7AM to 7PM for both Phase 1 and Phase 2.

Phase 1 below demonstrates the urban canyon being created by BCHDs remaining buildings and 110-foot above the street, 300,000 SF proposed building.

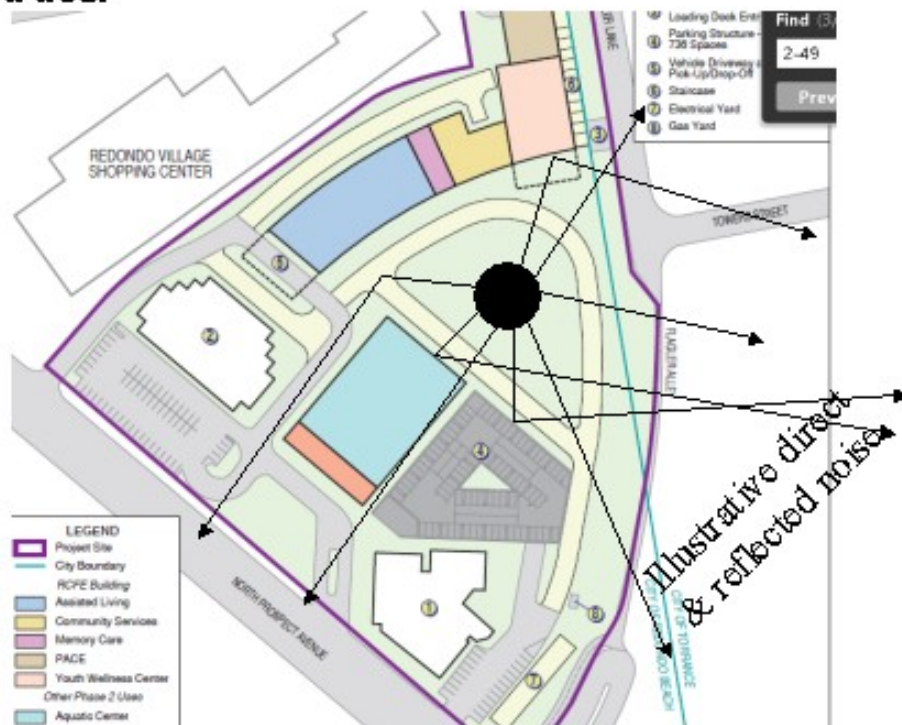
BCHD desires amplified events until 10PM and that must be curtailed in CUP and PCDR conditions to protect property values and use.



Arrows indicate direct and reflected noise into surrounding residential uses

OUTDOOR ACTIVITIES MUST BE LIMITED TO 7AM-7PM (PHASE 2)

Phase 2 below demonstrates the full urban canyon being created by BCHDs proposed 110-foot above the street, nearly 800,000 sqft concrete and glass, noise reflecting structures. BCHD desires amplified events until 10PM and that must be curtailed in CUP and PCDR conditions to protect property values and use.



Arrows indicate direct and reflected noise into surrounding residential uses

9. BCHD is attempting an unjustified, inconsistent, and incompatible height for the desired project.

Only 968 sqft of the current campus (located in the center) is at 76-feet tall.



Over 99% of the existing buildings are 51-ft or shorter.

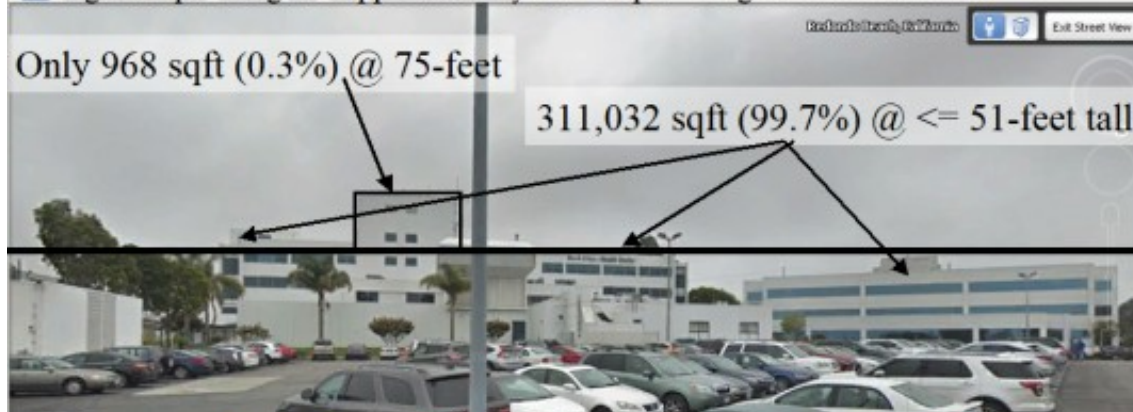
South Bay Hospital Campus Buildings Elevation Review

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



10. BCHD proposed design is incompatible and inconsistent with residential property and uses.



11. BCHD has increased both height and above ground square feet in response to neighborhood concerns.

BCHD conveniently decided that eliminating 160,000 sqft of UNDERGROUND parking since their 2019 plan and moving it to an 8-10 story parking ramp at the southwest edge of campus has no impact on surrounding residents. Above ground structures/buildings are MUCH MORE IMPACTFUL than completely underground ones. This is a clear example of BCHD manipulation.

	TOTAL SQFT OF STRUCTURES		MAXIMUM HEIGHT	
	Above Ground	Below Ground		
2019	729,700	160,000	60 feet	
2022	792,520	-	83 feet	
INCREASE	9%		38%	

	ARCHITECT'S NUMBERS (square footage)	
	2019 Master Plan	2020 Master Plan
Residential Care for the Elderly (Assisted Living + Memory Care)	423,000	253,700
Programs of All-Inclusive Care for the Elderly (PACE)	0	14,000
Community Services	6,270	6,270
Pavilion/Center for Health & Fitness/Aquatics	74,000	90,250
Child Development Center	10,000	0
Service/Back of House	31,730	9,100
New Parking Structure	270,000	292,500
Parking Structure Area to Remain	27,000	27,000
510 N. Prospect MOB	0	52,000
520 N. Prospect MOB	47,700	47,700
TOTAL	889,700	792,520
Difference		-97,180
Net Change		-10.92%

DEVELOPED AREA (square footage)		
Total New Developed Building Area	815,000	665,820
Total Developed Building Area	889,700	792,520

12. BCHDs desired plan is inconsistent with neighborhood character, design, and property values

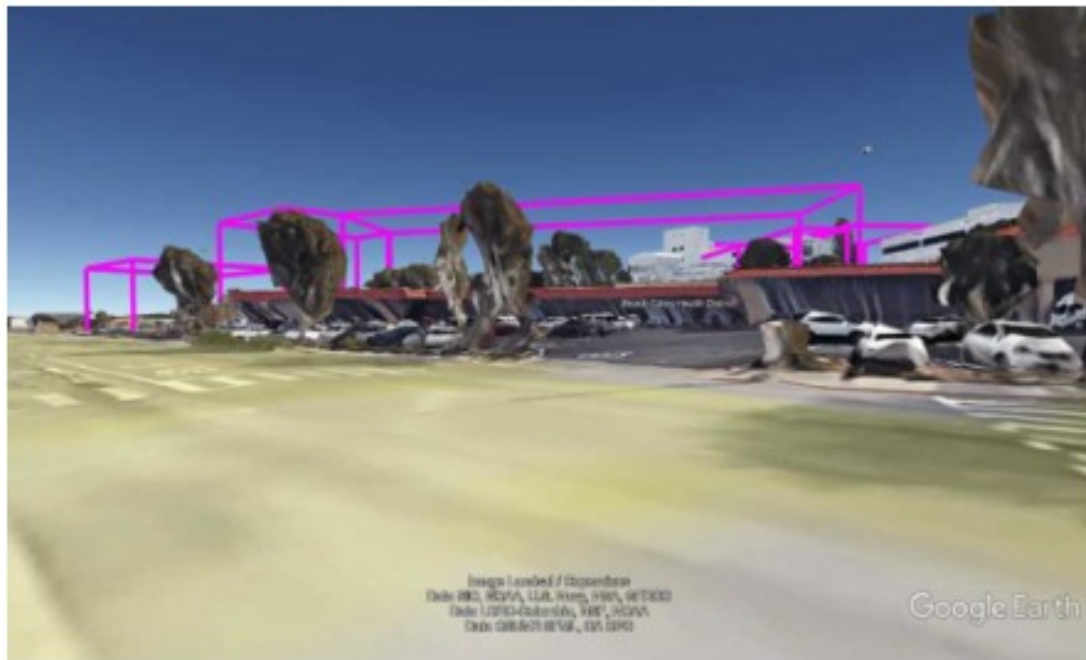
BCHD ATTEMPTS TO INCREASE THE CAMPUS FROM 312,000 SF to 793,000 SF

BCHDs 250% increase in campus size is largely to accommodate over 80% non-residents of the three beach cities and over 90% non-residents of Redondo Beach, the City with permitting authority and responsibility to protect surrounding property values.

BCHD ATTEMPTS TO INCREASE HEIGHT FROM 99%+ 51-FEET AND UNDER TO A VAST MAJORITY OF THE CAMPUS AT 70-FEET AND OVER

Currently, only 968 sqft of the campus (the penthouse) are at 76-feet. Over 99% of the campus is at 51 feet or under. BCHDs Phase 1 plan is to build roughly 300,000 feet at 83-feet, while Phase 2 includes an 8-10 story parking garage and a 4-story regional health club/leisure pool center at 76-feet.

BCHD attempted massive increase in campus impacts surrounding neighborhoods in Redondo Beach and Torrance as demonstrated in the following simulations:



Beryl & Harkness Visual Obstruction Simulation



Beryl & Flagler

**Google Earth Pro Simulation
BCHD will not provide compatible design files**



Towers & Flagler



North Tomlee Culdesac Visual Obstruction Simulation
Google Earth Pro Simulation
BCHD will not provide compatible design files



Tomlee & Towers Visual Obstruction Simulation



Mildred & Tomlee Visual Obstruction Simulation

Google Earth Pro Simulation
BCHD will not provide compatible design files



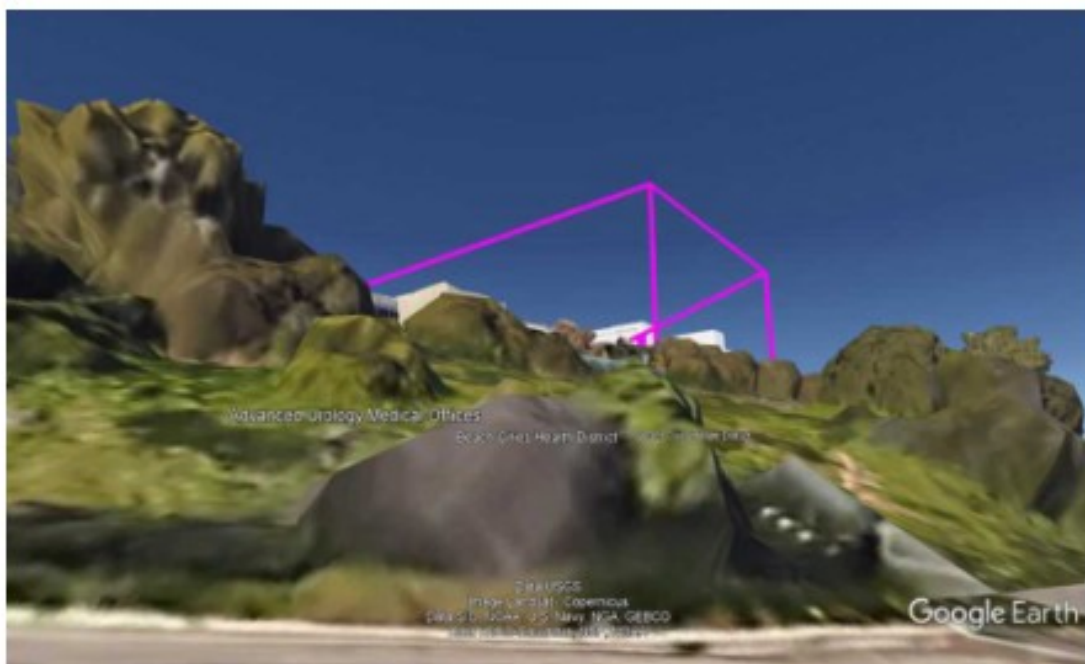
Tomlee Turn Visual Obstruction Simulation



Tomlee & Norton Visual Obstruction Simulation
Google Earth Pro Simulation
BCHD will not provide compatible design files



Redbeam & Towers Visual Obstruction Simulation

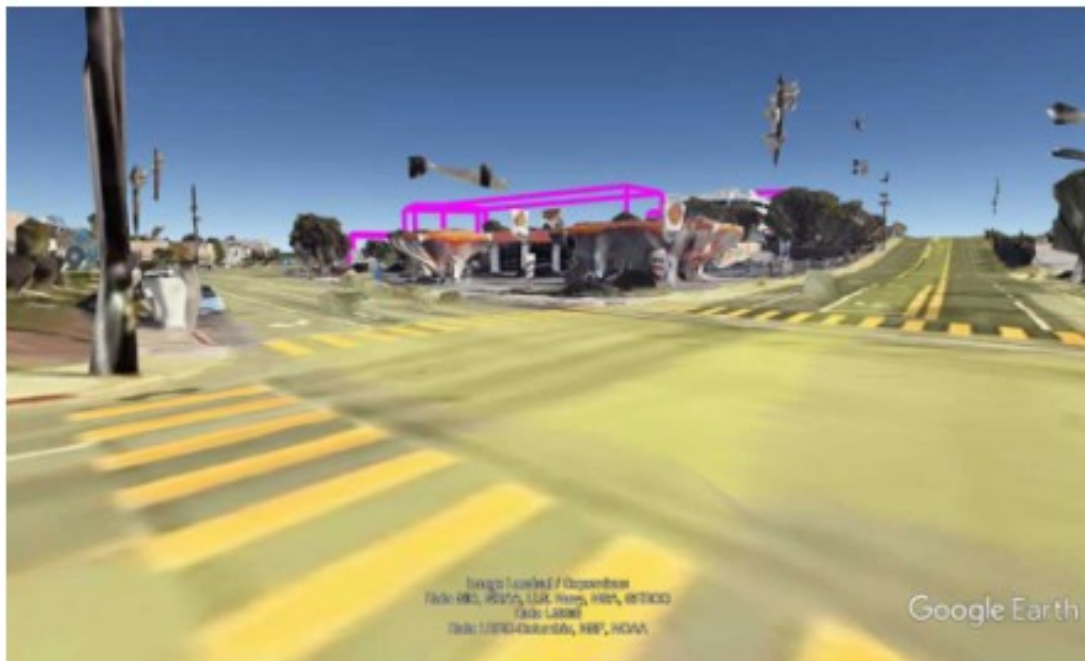


Diamond Cui desec Visual Obstruction Simulation

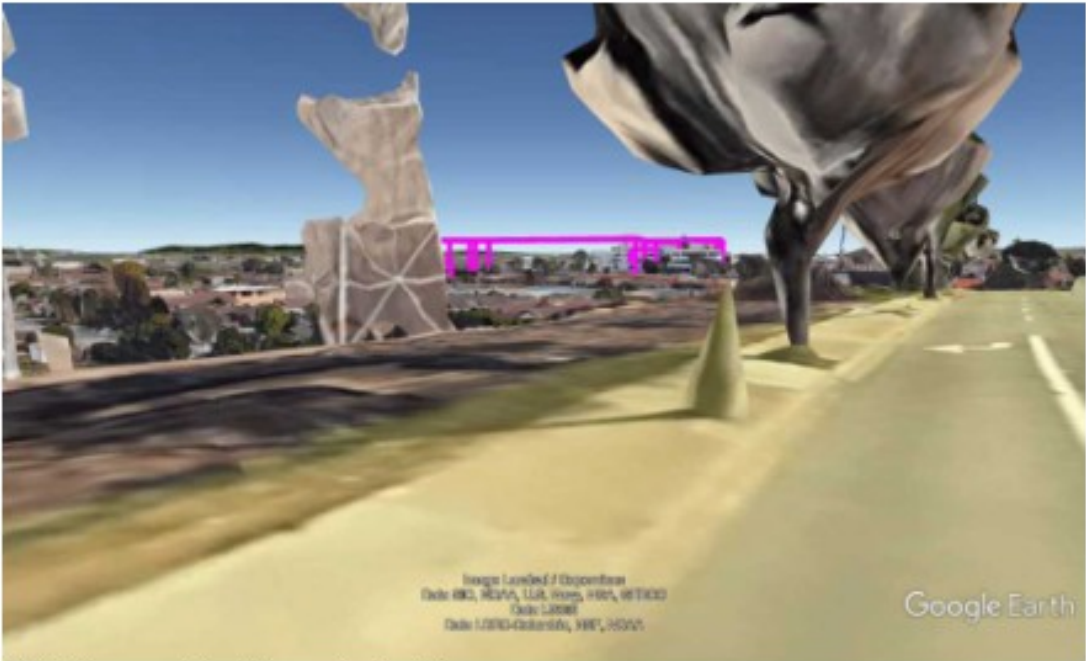
Google Earth Pro Simulation
BCHD will not provide compatible design files



Prospect Entrance Visual Obstruction Simulation



Prospect and Beryl Visual Obstruction Simulation
Google Earth Pro Simulation
BCHD will not provide compatible design files



190th & Prospect Visual Obstruction Simulation



190th & Hardness Visual Obstruction Simulation
Google Earth Pro Simulation
BCHD will not provide compatible design files



190th & Flagler Visual Obstruction Simulation



Towers Fields Visual Obstruction Simulation

Google Earth Pro Simulation
BCHD will not provide compatible design files



Tomlee Turn Visual Obstruction Simulation



Tomlee & Norton Visual Obstruction Simulation
Google Earth Pro Simulation
BCHD will not provide compatible design files

13. BCHDs proposed height, lack of deep setbacks, lack of buffers, and perimeter construction must be remedied, along with architecture character, noise limits, and relocation of proposed electrical gear and fossil fuel storage to achieve even marginal consistency, compatibility, and protection of property values.

Further comments will be forthcoming following a formal CUP application by BCHD.

COMMENTS ON BCHD CONDITIONAL USE PERMIT (CUP) PRE-APPLICATION

1. The existing CUP for RCFE at 514 N Prospect is limited exclusively to that building and cannot be transferred to any other location. BCHDs current CUP must be de novo. Any currently approved level of RCFE is fully conditioned on being located in the 514 hospital building.

The applicant explicitly published that the CUP would be valid for expansion within the existing building. If that building is abandoned, the CUP is not valid under the terms of publication.

The original project, as approved in 2006, is located entirely within the 514 N. Prospect structure, with the exception of a small outdoor garden area located on a south-facing terrace and the enclosed balconies located off of the 2nd, 3rd and 4th floors. The

Planning Commission Hearing Date: October 21, 2010

AGENDA ITEM: 12 (PUBLIC HEARINGS)

PROJECT LOCATION: 514 NORTH PROSPECT AVENUE

APPLICATION TYPE: EXEMPTION DECLARATION, AMENDMENTS TO A
CONDITIONAL USE PERMIT AND PLANNING
COMMISSION DESIGN REVIEW

CASE NUMBER: 2010-10-PC-023

APPLICANT'S NAME: SILVERADO SENIOR LIVING

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of an Exemption Declaration and amendments to an existing Conditional Use Permit and Planning Commission Design Review to allow an expansion of a residential care facility within an existing medical building on property located within a Public-Community Facility (P-CF) Zone.

2. Adverse impacts on the surrounding uses and properties cannot consider any non-quantified benefits of BCHD, since BCHD has no analytically based, quantitative benefits to surrounding uses and properties. Since its formation in 1993 from South Bay Hospital District, BCHD has not conducted budgeting, cost accounting, monetized benefits analysis, or benefit-cost analysis. As a result, BCHD does not have documentation of any net benefits (that is, benefits beyond costs) that can be used to offset damages to surrounding uses and properties caused by BCHDs desired development.

Additionally, a primary BCHD vendor, Blue Zones LLC (MN), its parent company Blue Zones LLC (DE) and the company that supplies Blue Zones product to BCHD, Healthways Corp. make assertions of benefits to the residents of BCHD owning cities. However, those vendors refuse to provide any documentation or analytics of their analyses and BCHD failed in its fiduciary responsibility to assure that its taxpayer-owners had access.

Therefore, those estimated third-party program benefits cannot be relied upon by surrounding uses and properties to offset any damages incurred from BCHD. In addition, benefits are not provided at any granular level, and a simple pro rata methodology is not acceptable, nor supported.

BCHD HAS NOT IMPLEMENTED PROGRAM LEVEL BUDGETING, ACCOUNTING, OR BENEFIT-COST ANALYSIS SINCE ITS CREATION IN 1993. BCHD SPENDS \$14M IN TAXPAYER FUNDS ANNUALLY WITHOUT KNOWING IF ITS PROGRAMS ARE A COST-EFFECTIVE USE OF TAXPAYER PROPERTY TAXES, FUNDING, LAND, AND BUILDINGS.

In 25 years of operation, BCHD has failed to budget or evaluate its programs, and therefore, **TAXPAYERS HAVE NO HISTORIC RECORD OF BENEFITS FROM BCHD.**

From: **BCHD**
Date: Thu, Aug 13, 2020 at 12:50 PM
Subject: RE: PRA Request - 40 programs

Question to BCHD: Provide the 2018-19 budget for each of the 40 programs

BCHD Response: **No documents responsive; the District is working on setting up a system**

Question to BCHD: Provide all cost-benefit analysis and ratios of the aforementioned 40 programs.

BCHD Response: **No documents responsive**

BCHD is now in its first year of Priority Based Budgeting, a largely vote-based, internal mechanism that lacks sufficient controls to protect taxpayer funds and determine program net benefits.

BCHD AND ITS CONSULTANTS MAKE ASSERTIONS REGARDING THE REDUCED MEDICAL COST FROM BLUE ZONES. HOWEVER BCHD, BLUE ZONES LLC, AND HEALTHWAYS CORP. ALL REFUSE TO PROVIDE ANY DETAIL REGARDING THE ESTIMATES. AS SUCH, THEY MUST BE REJECTED. AS TAXPAYER-OWNERS OF BCHD, WE HAVE A RIGHT TO KNOW HOW OUR \$14M ANNUALLY IS SPENT AND HOW IT IS EVALUATED.

Mon, Jan 25, 2021 at 3:20 PM

BCHD wrote:

QUESTION TO BCHD: Provide all documents demonstrating 1) the computation of and 2) the timeframe of the purported savings based on the following: Cost Savings of Blue Zones Project \$21 Million Direct Medical Expenses“

BCHD response: As stated in the slide, the source of the information is Gallup-Healthways. The District has identified a document responsive to this request, however the responsive document has been marked as ‘Confidential and Proprietary’ by the consultant. As such, the document remains properly withheld by the District.

QUESTION TO BLUE ZONES LLC: I'd like to understand the math behind the savings amounts posted on your website at <https://www.bluezones.com/blue-zones-project-results-beach-cities-ca/#section-2>

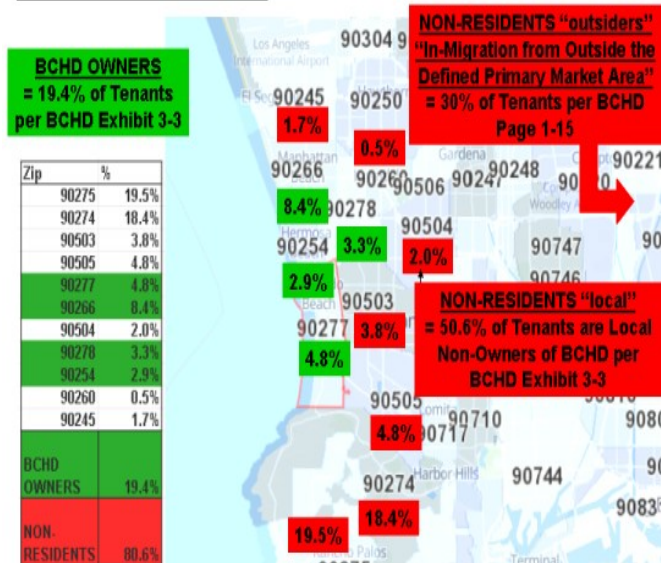
BLUE ZONES LLC RESPONSE: neither Blue Zones LLC nor Sharecare are able to provide confidential or proprietary information, including specific analytical method. (TRANSLATION NOTE: TRUST US WITH YOUR MILLIONS IN PUBLIC TAXPAYER SPENDING – BUT WE WON'T PROVIDE EVIDENCE TO WHAT WE PUBLISHED ON THE WEB)

Healthways Corporation, the owner of the Blue Zones LLC products, refused to response to a request for backup on the claim that every man, woman, and child of the 3 beach cities saved nearly \$200 on average in medical costs due to Blue Zones.

3. The direct benefits of BCHDs desired RCFE and PACE program will accrue mostly to non-residents and cannot be used to offset damages to surrounding uses and properties. In the case of BCHDs RCFE, Exhibit 3-3 and other information from the MDS report estimate that over 80% of tenants will be non-residents of the three Beach Cities (Hermosa Beach, Redondo Beach, and Manhattan Beach) that own and fund BCHD via property taxes and the rents from taxpayer funded properties. Further, the PACE facility is estimated to have only 17 of 400 participants from the Beach Cities, with the other 96% being non-residents. Since BCHD or the commercial developer/builder/owner/operator of the RCFE will be charging market rents to Beach Cities residents, there are no monetary benefits to residents over selecting any other market priced RCFE.

BCHDs vendor, MDS, conducted a zip code level analysis of tenancy for the proposed project. 80.6% of tenants are projected to be NON-RESIDENTS of HB/RB/MB cities that own and fund BCHD.

Over 80% of BCHD Senior Housing Tenants will be NON-RESIDENTS of the three Beach Cities



ONLY 0.1% OF SENIORS PARTICIPATE IN PACE
54,000 PACE Participants in the US
-Key Findings From the National PACE Association

52.8M US Residents over Age 65
-US Census 2020

ABOUT 1 IN 1000 SENIORS USE PACE
Average Fraction of Seniors in PACE = 0.1%

TOTAL POPULATION OVER 65 IN 3 BEACH CITIES = 16,992
Over 65 in Redondo Beach = 8,690
Over 65 in Hermosa Beach = 2,364
Over 65 in Manhattan Beach = 5,938
-US Census 2020

4. BCHDs proposed campus design, both Phase 1 and Phase 2, must be considered to determine if the a CUP can be issued based on the site being "adequate in size and shape ...". BCHD elimination of 160,000 sqft of underground parking from the 2019 to the 2022 desired plan has increased both the height of the proposed development and the square feet of buildings above ground. Elimination of the underground parking from Phase 1 is an irrevocable act by BCHD, and therefore requires that Phase 2 be considered concurrently.

BCHD ANALYSIS SHOWS A "CEILING" LEVEL OF 51 HERMOSA, MANHATTAN AND REDONDO BEACH RESIDENTS WILL BE "CAPTURED" BY THE DESIRED HIGH COST ASSISTED LIVING PROJECT

BCHDs vendor's (MDS) data and assumptions were used to compute the MAXIMUM "capture" (MDS's term) of residents of the three Beach Cities that own and fund BCHD.

MAXIMUM 21 REDONDO RESIDENTS – THE AREA OF CONSTRUCTION AND OPERATION DAMAGES - WILL BE "CAPTURED" IN THE ASSISTED LIVING

NO MORE THAN 51 BEACH CITIES RESIDENTS WILL BE "CAPTURED" BY BCHD
According to BCHD Consultant MDS Research, A "Ceiling" of Only 51 Beach Cities Residents Will Require Assisted Living, Be Financially Qualified, and Be "Captured" by the Proposed BCHD \$12K/mo Assisted Living

City	Total 75+ Households*	Income Qualified Households*	32.1%* Need for Assisted Living	20%* CEILING "Capture" Rate
90277 (RB)	1,890	194	62	12
90278 (RB)	1,344	134	43	9
90266 (MB)	1,812	338	108	22
90254 (HB)	691	119	38	8
TOTAL	5,537	785	251	51
*Source: MDS Ex 3-3, MDS Ex 3-3, MDS Pg 1-5, MDS Pg 1-12				

BCHD
OWNER
CITIES

BCHD CONSULTANT MDS RAW DATA

Zip Code / Community	Total 2019 Age 75+ Households	Qualifying Income Screen \$100,000 +		
		2019	2021	2024
90277 - Redondo Beach	1,890	194	62	12
90278 - Redondo Beach	1,344	134	43	9
90266 - Manhattan Beach	1,812	338	108	22
90254 - Hermosa Beach	691	119	38	8

Used 2019 Actual Data – 2021, 2024 are estimated

Capture rate of 20% after age, income, and need qualified

It is MDS' opinion that an individual assisted living community should not count on capturing more than 20% of this specific age, qualified, income qualified and need-driven target population in order to achieve 95% occupancy. The first assessment of the assisted

2019 ADL Need Rate not provided, Used 2021 highest value

These assisted living capture rates also factored in an ADL incidence level factor of 13.1% in 2021 and 11.7% in 2024 (refer to Exhibit 1-4 for the calculation of the Weighted)

USE OF PACE BY THE 3 BEACH CITIES
16,992 SENIORS = 17 PEOPLE

In addition, the existing CUP is based exclusively on operation inside the existing 514 hospital building that is as close to centered on the site as reasonably possible. BCHDs desired plan maximizes negative impacts on surrounding residents by placing the 110-foot above the street RCFE and the 8-10 story parking ramp up against residential property and uses on the North, East and South perimeters of campus. In addition, the desired plan moves electrical gear, backup generators and explosive/hazardous fuel storage to the South perimeter as well. All must be considered concurrently to accurately assess the site adequacy.

The current campus location of buildings is nearly centered, minimizing impacts on surrounding uses. BCHDs desired plan is largely perimeter based, maximizing negative impacts on surrounding uses.

BCHD CURRENT 76 FOOT “HIGH POINT” IS 0.3% OF TOTAL SQFT AND CENTERED WITH DEEP SETBACKS FROM NEIGHBORHOODS

The desired Phase 1 structure is 300,000 sqft at 83’ from the south, inside courtyard and 109.7’ from the sidewalk at Beryl St. It is located on the north and east perimeters with no effective setback. The 514 building was located to minimize mass, visual size, and maximize privacy.

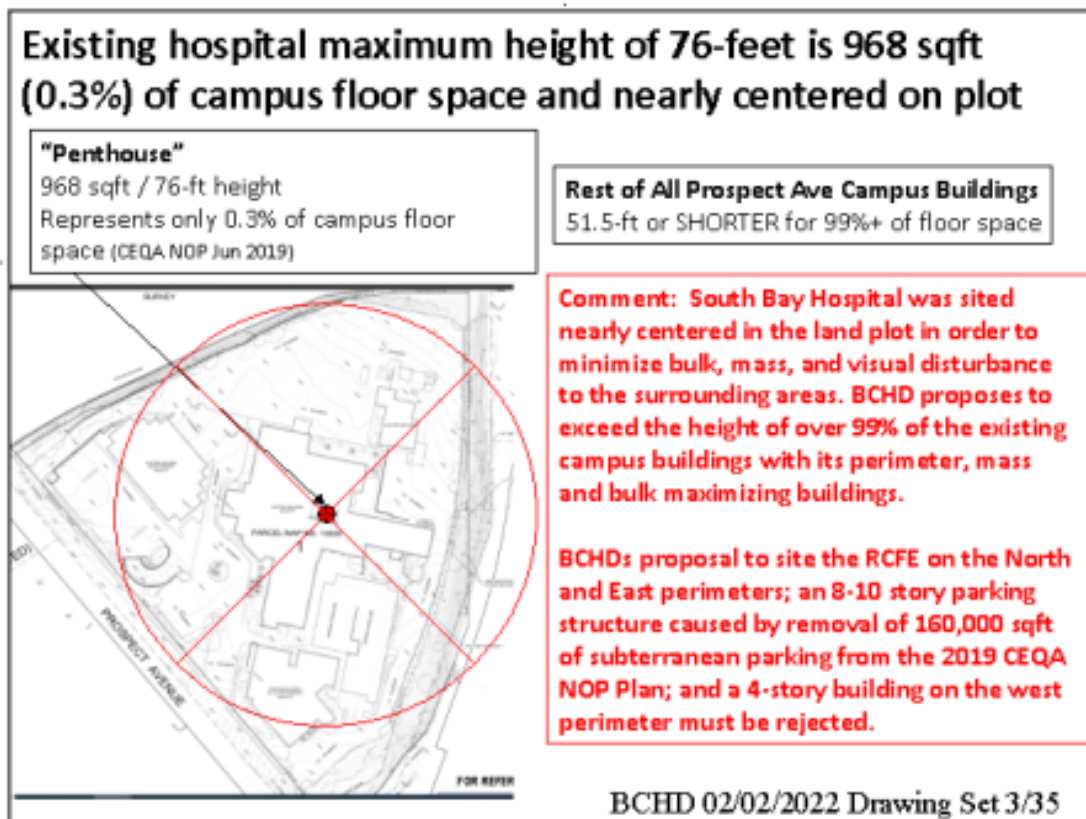
Current South Bay Hospital 0.3% 76-foot Maximum Height Location Review

The 968 sqft “penthouse” is roughly centered in the triangular lot

Large setbacks of the maximum height reduce visual impact

Large setbacks of the largest buildings reduce 312,000 sqft mass impacts

Large setbacks hide the inconsistent architecture and shield the neighborhood character



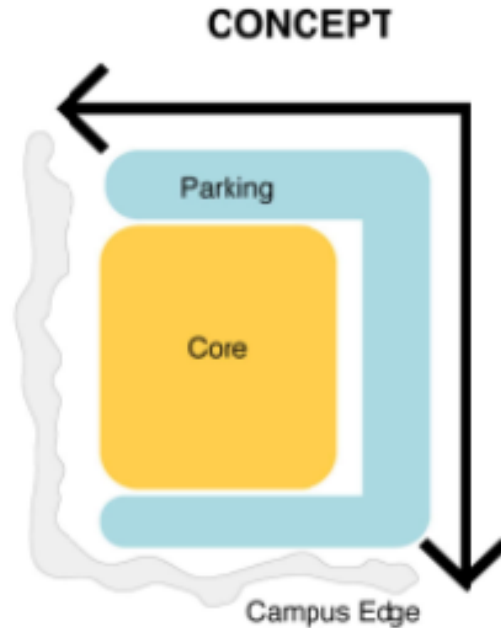
5. BCHD recognized its proposed project's adverse impacts on surrounding uses and properties and committed to a buffer area and development in the site center. BCHD's desired plan contains only perimeter construction, thereby de facto adversely affecting surrounding property and uses.

BCHD COMMITMENT TO BUFFER ZONES AND BUILDING PLACEMENT

BCHD recognized its damages to surrounding uses and in the June 2017 Community Working Group meeting committed to an approach that preserved property values and privacy by locating the new buildings in the center of the campus.

BCHD reneged on that commitment to the CWG and the community.

Healthy Living Campus Parking Approach



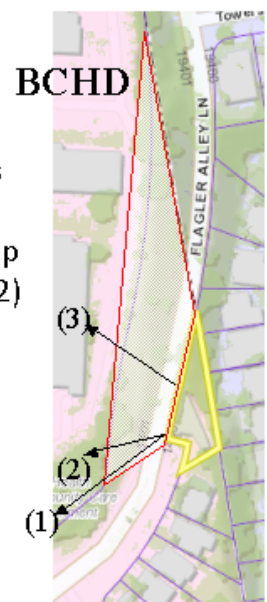
Source: BCHD Community Working Group Meeting, 6/19/17, Page 7/15

Page 2

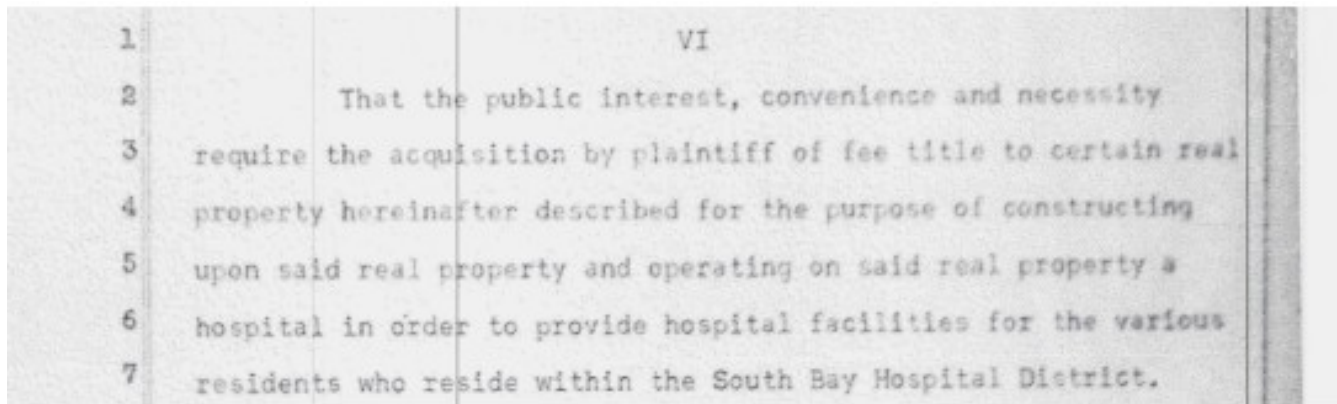
6. BCHDs plan has adverse impacts on the abutting property at 1410 Diamond

Diamond. BCHD places an explosive fire hazard of fossil fuel storage, a 2000kW generator, and an 8-10 story parking ramp abutting the property at 1410 Diamond. The abutting property is immediately downwind from the emissions and any fire/explosion impacts. As well, it suffers adverse impacts from the parking structure noise, emissions, and lighting.

- The yellow parcel is 1410 Diamond
- The red parcel is the City of Redondo Beach grant to BCHD (per BCHD)
- The abutted property “1410” is downwind from the previously undisclosed 2,000 kW generator and its toxic air contaminant emissions (1)
- 1410 is under 100 feet from the backup fuel storage fire and explosion hazard (2)
- 1410 is under 100 feet from the 8-10 story 24/7/365 parking ramp (3)
- 1410 will have 85+ dB noise, vibration and exhaust from demolition/reconstruction of the parking ramp (3)
- 1410 will not have its property value preserved during and after project damages



7. BCHDs Covid response demonstrated adverse impacts to the surrounding properties and uses as BCHD serviced majority non-residents overall. Of the 156,000 Covid tests, 84% were for non-residents. Of the 23,000 Covid vaccinations, 45% were for non-residents. This is all despite the resolution establishing the District that stated it was for the benefit of the residents of the Beach Cities. BCHDs demonstrated asymmetry of damages vs benefits, ownership and funding leads to adverse impacts. BCHDs desired RCFE and PACE plans demonstrate the same indifference toward direct benefits to residents, as the RCFE is 80%+ non-residents and the PACE is 95%+ non-residents with the damages accruing to surrounding properties and uses.



From: S. Pash <spashtunyar@gmail.com>
Sent: Friday, April 8, 2022 8:41 AM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

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

These Comments are From: Sophia Pashtunyar

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, **and the elevated site that is 30-feet above surrounding properties is not being respected.** As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

From: William Sams <ajsams12@gmail.com>
Sent: Monday, April 4, 2022 4:08 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

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

These Comments are From: Jennifer Sams, concerned neighbor impacted by this over building.

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

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<https://bit.ly/BCHD-CUP-1>

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RBMC PCDR Ordinance Comments Grid
<https://bit.ly/BCHD-PCDR-Grid-Comments-1>

General BCHD Policy Comments
<https://bit.ly/BCHD-General-Comments-1>

From: marik09@aol.com <marik09@aol.com>
Sent: Tuesday, April 5, 2022 8:04 AM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

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

These Comments are From: homeowners of Sturgess dr

Dear Redondo Beach Planning Commissioners and Director:

We did not buy a home adjacent to the BCHD because of the then proposed construction that would last 15 years! The ongoing loud construction and massive increase in traffic on one of the main entrances into the neighborhood near the elementary school will cause massive disruption and is not in line with the BCHD or neighborhoods values.

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

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RBMC PCDR Ordinance Comments Grid
<https://bit.ly/BCHD-PCDR-Grid-Comments-1>

General BCHD Policy Comments
<https://bit.ly/BCHD-General-Comments-1>

From: Steve Vlahakis <sotiriosvlahakis@gmail.com>
Sent: Saturday, April 2, 2022 6:46 AM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

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

These Comments are From:

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

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RBMC PCDR Ordinance Comments Grid
<https://bit.ly/BCHD-PCDR-Grid-Comments-1>

General BCHD Policy Comments
<https://bit.ly/BCHD-General-Comments-1>

From: gtafremow@verizon.net <gtafremow@verizon.net>

Sent: Saturday, April 2, 2022 11:21 AM

To: StopBCHD@gmail.com; Brandy Forbes <Brandy.Forbes@redondo.org>

Subject: Public Comments - BCHD Pre-Conditional Use Permit

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

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

George Afremow – long time West Torrance resident

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Saturday, April 2, 2022 6:16 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: marcieguillermo@aol.com
Subject: Public Comment - BCHD Pre-CUP Filing - from Marcie Guillermo

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

From: Marcie Guillermo
marcieguillermo@aol.com

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

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RBMC PCDR Ordinance Comments Grid
<https://bit.ly/BCHD-PCDR-Grid-Comments-1>

General BCHD Policy Comments
<https://bit.ly/BCHD-General-Comments-1>

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Saturday, April 2, 2022 6:17 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: Janet Smolke <jsmolke@gmail.com>
Subject: Public Comment - BCHD Pre-CUP Filing - From Janet Smolke

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

Dear Redondo Beach Planning Commissioners and Director:

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RBMC PCDR Ordinance Comments Grid
<https://bit.ly/BCHD-PCDR-Grid-Comments-1>

General BCHD Policy Comments
<https://bit.ly/BCHD-General-Comments-1>

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Saturday, April 2, 2022 6:18 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: Lisa Youngworth <lisa_youngworth@hotmail.com>
Subject: Public Comment - BCHD Pre-CUP Filing - Lisa Youngworth

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

From: Lisa Youngworth
lisa_youngworth@hotmail.com

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

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RBMC PCDR Ordinance Comments Grid
<https://bit.ly/BCHD-PCDR-Grid-Comments-1>

General BCHD Policy Comments
<https://bit.ly/BCHD-General-Comments-1>

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Saturday, April 2, 2022 6:20 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comment - BCHD Pre-CUP Filing - From Larry Anderson

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

From: larry anderson
rbbutch2@gmail.com

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

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RBMC PCDR Ordinance Comments Grid
<https://bit.ly/BCHD-PCDR-Grid-Comments-1>

General BCHD Policy Comments
<https://bit.ly/BCHD-General-Comments-1>

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Saturday, April 2, 2022 6:22 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: joyce field <jafield@verizon.net>
Subject: Public Comment - BCHD Pre-CUP Filing - From Joyce Field

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

From: Joyce Field
jafield@verizon.net

Dear Redondo Beach Planning Commissioners and Director:

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RBMC PCDR Ordinance Comments Grid
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General BCHD Policy Comments
<https://bit.ly/BCHD-General-Comments-1>

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Saturday, April 2, 2022 6:26 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: doug.field@outlook.com
Subject: Public Comment - BCHD Pre-CUP Filing - Doug Field

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

From: Doug Field
doug.field@outlook.com

Dear Redondo Beach Planning Commissioners and Director:

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RBMC PCDR Ordinance Comments Grid
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General BCHD Policy Comments
<https://bit.ly/BCHD-General-Comments-1>

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Saturday, April 2, 2022 6:28 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: susanearnestrealtor@gmail.com
Subject: Public Comment - BCHD Pre-CUP Filing - Susan Earnest

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

From: Susan Earnest
susanearnestrealtor@gmail.com

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

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RBMC PCDR Ordinance Comments Grid
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General BCHD Policy Comments
<https://bit.ly/BCHD-General-Comments-1>

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Saturday, April 2, 2022 6:30 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: jeff.earnest1@gmail.com
Subject: Public Comment - BCHD Pre-CUP Filing - From Jeff Earnest

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

From: Jeff Earnest
jeff.earnest1@gmail.com

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

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RBMC PCDR Ordinance Comments Grid
<https://bit.ly/BCHD-PCDR-Grid-Comments-1>

General BCHD Policy Comments
<https://bit.ly/BCHD-General-Comments-1>

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Saturday, April 2, 2022 6:32 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: Ann Cheung <acheungbiz@gmail.com>
Subject: Public Comment - BCHD Pre-CUP Filing - From Ann Cheung

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

From: Ann Cheung
acheungbiz@gmail.com

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

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RBMC PCDR Ordinance Comments Grid
<https://bit.ly/BCHD-PCDR-Grid-Comments-1>

General BCHD Policy Comments
<https://bit.ly/BCHD-General-Comments-1>

From: Lisa Falk <kaholo@earthlink.net>
Sent: Thursday, March 31, 2022 6:24 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

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

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Traffic is already horrific on Prospect for several hours daily - please, don't allow this project to canyonize the street AND aggravate the traffic.

The local neighborhoods will not be served by this behemoth and it is wrong to use the Health District land to enrich a private developer. It is wrong to use what should be a community resource to provide overly expensive services to primarily non-community members from around LA County.

Please add my comments to the public record and please use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

Lisa & Marty Falk
120 South Juanita Avenue
Redondo Beach

My comments are at the following links to avoid having to send large PDFs by email. If you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

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RBMC PCDR Ordinance Comments Grid - <https://bit.ly/BCHD-PCDR-Grid-Comments-1>

General BCHD Policy Comments - <https://bit.ly/BCHD-General-Comments-1>

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Thursday, March 31, 2022 5:35 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: Patrick Wickens <patwickens@verizon.net>
Subject: Public Comment - BCHD Pre-CUP Filing - From Patrick Wickens

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

Please find comments on the Pre-CUP from Patrick Wickens below.

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

Detailed Comments on BCHD Pre-CUP Filing
<https://bit.ly/BCHD-CUP-1>

Detailed Comments on BCHD Pre-CUP PCDR Filing
<https://bit.ly/BCHD-PCDR-1>

RBMC CUP Ordinance Comments Grid
<https://bit.ly/BCHD-PreCUP-Grid-Comments-1>

RBMC PCDR Ordinance Comments Grid
<https://bit.ly/BCHD-PCDR-Grid-Comments-1>

General BCHD Policy Comments
<https://bit.ly/BCHD-General-Comments-1>

From: LINDA Zelik <linzelik@gmail.com>
Sent: Wednesday, March 30, 2022 2:44 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

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

These Comments are From: Linda and Joe Zelik

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

We live a block east of the project and feel the size and scope of the project are NOT compatible with the residential neighborhood!

There are many reasons for this including;

1. The safety of our school children in SIX nearby schools!
2. The traffic congestion will result in hopeless gridlock in the surrounding streets.
3. Hazardous debris and contaminants from the demolition to especially Towers Elementary and all the residents who have the misfortune of living east of the site.
4. Consider that there will probably be many lawsuits from lung conditions such as asthma and COPD resulting from this.
5. The proposed assisted living project is unnecessary, redundant and VERY overpriced for the area.
6. Who will be "on the hook" when it inevitably goes bankrupt?
7. Unfair to the nearby residents as it will, not only ruin our quiet residential neighborhood, but also lower the property values significantly.

PLEASE consider revamping the plan to a realistic size of one to two stories for 30 residents, a pool and green area along with a small community center!

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you. Linda Zelik

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RBMC PCDR Ordinance Comments Grid

<https://bit.ly/BCHD-PCDR-Grid-Comments-1>

General BCHD Policy Comments

<https://bit.ly/BCHD-General-Comments-1>

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Wednesday, March 30, 2022 2:26 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: jmlake7@aol.com
Subject: Public Comment - BCHD Pre-CUP Filing - From J. Lake

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

FROM: Jerry Lake, jmlake7@aol.com

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

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RBMC PCDR Ordinance Comments Grid
<https://bit.ly/BCHD-PCDR-Grid-Comments-1>

General BCHD Policy Comments
<https://bit.ly/BCHD-General-Comments-1>

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Wednesday, March 30, 2022 1:40 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comment - BCHD Pre-CUP Filing - Dah-Weih Duan

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bcc: list

From: Dah-Weih Duan (Sherry Hsieh) <dahweih@gmail.com>

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

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RBMC PCDR Ordinance Comments Grid
<https://bit.ly/BCHD-PCDR-Grid-Comments-1>

General BCHD Policy Comments
<https://bit.ly/BCHD-General-Comments-1>

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Tuesday, March 29, 2022 5:39 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

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

These Comments are From: Mark Nelson

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

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RBMC PCDR Ordinance Comments Grid

<https://bit.ly/BCHD-PCDR-Grid-Comments-1>

General BCHD Policy Comments

<https://bit.ly/BCHD-General-Comments-1>

From: Bill Kelley <billkelley@me.com>
Sent: Wednesday, March 30, 2022 12:19 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

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These Comments are From: Bill Kelley

Dear Redondo Beach Planning Commissioners and Director:

This ill-advised project needs to be rejected by the city. My R.B. home is 4 blocks from the proposed site. The oversized eyesore will ruin our neighborhood with an unneeded megastructure dropped into our midst. Noise, choking traffic, and visual blight must be stopped. The traffic in the Beryl / Prospect region is already congested enough. Let the BCHD do their work in a distributed manner throughout ALL of the beach cities rather than dropping this colossus next to our homes. Why is BCHD using tax funds to hire high priced marketing/public relations firms to ramrod this unwanted project? Follow the money.

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.
Bill Kelley

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

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RBMC PCDR Ordinance Comments Grid
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General BCHD Policy Comments
<https://bit.ly/BCHD-General-Comments-1>

From: Terry Thomas <terrythomas90278@gmail.com>
Sent: Tuesday, March 29, 2022 8:13 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: stopbchd@gmail.com
Subject: Concerns about the major construction at Beach Cities Health

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This is for the Planning Commission,

Everything that I've seen from Beach Cities looks very large and out of place. I think the term is either incompatible or inconsistent with the neighborhood. I have heard that the California Coastal Act was caused by Redondo Beach approving 70 to 100 foot tall condos - ReCondo Beach. Nothing like that has been built for 40 years now and this is not the time to start again.

The neighbors have been very patient with Beach Cities and it's time for the City to either trim this project back down to neighborhood height, or just shut the project down completely.

From: Stop BCHD <stop.bchd@gmail.com>

Sent: Tuesday, March 29, 2022 5:18 PM

To: Brandy Forbes <Brandy.Forbes@redondo.org>

Cc: Stop BCHD <StopBCHD@gmail.com>; McGarry Family <tj_mcgarry@yahoo.com>

Subject: Public Comment of Mr. Tom McGarry on BCHD Pre-CUP filing

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

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

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STOP BCHD (StopBCHD@gmail.com) is a neighborhood organization of residents concerned about the economic and quality-of-life damages that BCHDs 100-foot tall, 800,000 sqft commercial development will inflict for the next 50-100 years.

From: Sara Martin <saralbmartin@outlook.com>

Sent: Tuesday, March 29, 2022 5:01 PM

To: Brandy Forbes <Brandy.Forbes@redondo.org>; StopBCHD@gmail.com

Subject: Public Comments - BCHD Pre-Conditional Use Permit

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

Dear Redondo Beach Planning Commissioners and Director:

I really hate how BCHD - a public agency - has pursued every single non-transparent strategy and tactic to prevent the public from having their rightful say about this private partner, for-profit real estate development on public land. It's bad public policy, period. Please don't be part of the continuation of bad public policy by approving any conditional use permit on this proposed real estate development project. In such a major change from its intended, and zoned use, the public should get to vote on what is allowed to be done on public land. Don't enable these misguided, secretive, anti-public, entitled "leaders" to burnish their personal legacies at the public's expense.

Sincerely,

Sara Martin

Redondo Beach

From: Paul Lieberman <lieberman.lra@gmail.com>
Sent: Tuesday, March 29, 2022 4:32 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

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

These Comments are From:

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

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General BCHD Policy Comments

<https://bit.ly/BCHD-General-Comments-1>

Paul Lieberman
19815 Mildred Avenue
Torrance, CA 90503-1121
LIEBERMAN.LRA@GMAIL.COM
310 371 2198

From: Tim Ozenne <tozenne@gmail.com>
Sent: Tuesday, March 29, 2022 7:40 AM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Re: Comment on BCHD CUP/Design Review (Pre-) Application

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

Dear Ms. Forbes:

I should like to extend my comment, sent to you yesterday, with this item.

- 1) As a special district, BCHD must obtain prior authorization from the Los Angeles Local Area Formation Commission to offer any "new" service, including a service that is within those that are explicitly allowed but not currently offered. so-called "latent" services. That is California law.
- 2) BCHD has not previously offered "assisted living"; it proposes to do so, through a third party, as part of its development project. Likewise, it has not offered adult day care. That is a matter of BCHDs own records.
- 3) So far as I know--and I've kept touch with LAFCO--BCHD has not applied to have LAFCO authorize any new services, including assisted living and adult daycare. Redondo planning may have access to more current data. However, part of the application process would be to submit formal evaluations for each new service, including evaluation of competitive offerings and, importantly, LAFCO public hearings where citizens and competitors can comment on the application as to the "need" for new services. Since one finds no support in the healthcare district principal act for residential facilities, I doubt LAFCO will declare that assisted living is an explicit power of any healthcare district.
- 4) I don't see how an application for a conditional use permit can be approved prior to LAFCO approving new services since BCHD cannot legally offer them.

Thank you.
Tim Ozenne

On Mon, Mar 28, 2022 at 2:40 PM Tim Ozenne <tozenne@gmail.com> wrote:
Dear Ms. Forbes:

I am sorry if the attached comment is not properly structured. I hope your staff can bear with me.

It is my understanding that BCHD is seeking Planning Department approvals of its building design(s) and a conditional use permit, presumably covering at least its residential facility and its PACE operation. I can't be sure because the (pre-application) has not been made public.

In any event, based on the pre-application materials posted on the BCHD website, and a large amount of analysis by me of prior BCHD and other documents, I have prepared the attached comments. I hope they will be considered during the preparation for a Planning staff recommendation to the Planning Commission.

Thank you.

Tim Ozenne

BCHD 2022 Expansion Application: TOO Comment

Dear RB Planning:

(1) First, please review the RB council approval of the Kensington facility (1/19/2016) , which plainly declared the RCFE an acceptable *private* use of public land. Here, BCHD is proposing to develop a private facility on land dedicated to public use by virtue of a 1957 condemnation/eminent domain ruling. In that ruling, the court provided that the land could be used for the “construction, completion, and operation of a hospital” to serve the area. The hospital was closed in 1998, and BCHD has never obtained approval for any other use. Thus, even if RB code allows an RCFE on P-CF property, that does not remove the impediments based on the land being obtained only for a public purpose, either for a public hospital or another public use.

(2) Because the RCFE is a clearly a private use--like a hotel or apartment house—surely RB will be entitled to *property taxes* on both the land value and the cost of the building. This was exactly the outcome of Kensington. Doesn't that logic note apply equally to the BCHD RCFE development project? I don't know what tax treatment has been proposed by BCHD because the application is not public, so I ask: “Does the application and recommendation deal with this tax issue in a fashion consistent with Kensington?”

Note: One estimate from BCHD documents would have the RCFE costing in excess of \$200,000,000, implying an annual tax bill of approximately \$2 million. Does the application incorporate new property tax payments, acknowledging that BCHD is now exempt from property taxes? Of course, Redondo would be expected to provide emergency services for the additional residents, so it would be appropriate that property taxes be levied.

(3) Should, however, RB elect to approve the use of public property for a private facility, will that not trigger a Measure DD vote?

(4) At least as to the HLC structures close to the eastern and western borders, could BCHD have located those structures any nearer to residential properties? It appears, regardless of any minimal reductions in height, the buildings are as close to residences as possible, based on the location of property lines. Aside: Also, based on the “Drawing Set” included in the pre-application as published by BCHD, the eastern portion of the proposed RCFE will be 9 stories high!

Sincerely,
Tim Ozenne
Torrance

From: Tim Ozenne <tozenne@gmail.com>
Sent: Tuesday, March 8, 2022 6:44 AM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: Michael Webb <Michael.Webb@redondo.org>
Subject: CUP & Design Review for BCHD

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

Ms. Forbes:

I believe BCHD has before Redondo Planning a "pre-application" for its healthy living campus. I am following that project because, as outlined to date by BCHD, the project would have a large negative impact on me and my neighbors.

Accordingly, I am trying to determine issues addressed in the existing pre-application as well as issues that are not in the pre-application but will be needed to complete the applications for a conditional use permit and design review. As part of my effort, I am trying to understand the land use issues that arise in this project. In particular, I am interested in the site history. It is my understanding that the site was originally acquired via eminent domain for a public hospital, and that California law requires a Resolution of Necessity if the BCHD board seeks to change the use of the property. Accordingly, under the California Public Records Act, I requested all such resolutions. However, in its response to me, BCHD states, "Please note that the land acquired in 1957 on which the South Bay Hospital is located is not subject to the CCP 1245.210-1245.270 "Resolution of Necessity" requirements." (3/7/2022)

I am not a lawyer, so I don't understand why RoN requirements don't apply here. I have read the statutes, and I don't see why this land would be exempt as BCHD indicates.

Thus, I would like to know if the CUP/Design review, as now contemplated, will include any consideration of planned, existing or prior Resolutions of Necessity or if BCHD is indeed exempt from this part of the Code of Civil Procedure. That could help me focus on issues that matter for the application as it is considered by Redondo.

Thank you,
Tim Ozenne

From: Mark Nelson (Home Gmail) <menelson@gmail.com>

Sent: Thursday, March 17, 2022 4:54 PM

To: Brandy Forbes <Brandy.Forbes@redondo.org>

Subject: Planning Commission Public Comment - BCHD approved the use of 514 for assisted living/memory care with FULL KNOWLEDGE of seismic deficiencies

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

According to a City of Redondo Beach planning report, BCHD was aware of seismic deficiencies in the 514 building as early as 2005, and elected to move forward with RCFE/Silverado. CEO Bakaly has repeatedly asserted that the 514 building does not meet seismic standards (it does meet all applicable standards) and this document demonstrates that BCHD deliberately allowed the conversion to residential use and was aware of the risks and seismic deficiencies. As such, BCHD cannot legitimately make any claim to a changed condition regarding the safety of the use of the 514 building for residential care for the elderly. Further, BCHD knowledgeably waived seismic upgrade at the time of the Silverado permit issuance, and BCHDs current attempted justification is simply false.

BACKGROUND

The Beach Cities Health District has plans for re-use of the former South Bay Hospital given state legislation requiring all hospitals to be seismically upgraded by the year 2008 or cease operation as an acute **care** hospital. The former South Bay Hospital building includes the north tower, built in the 1950s, and the south tower built in 1967.

A seismic survey determined that the cost of seismic upgrade on the north tower was prohibitive. Therefore, the north tower was converted to other medical offices and health-related facilities such as an expanded wellness center, aquatic center (supplementing the existing fitness center), lecture and community meeting rooms, and health district administrative offices. A zoning ordinance amendment and conditional use permit were approved in 1999 to allow such uses.

Although it appeared feasible to seismically upgrade the south tower for continued use as an acute **care** hospital, Little Company of Mary Health Services chose to cease its hospital operation at the site. The Health District, with a new tenant of Sunrise Senior Living, has submitted a proposal to convert the hospital in the south tower to an assisted living residence for **care** of seniors and patients with Alzheimer's disease.

The project includes conversion of the upper three floors of the former hospital to an assisted living facility with 57 beds. A conditional use permit was approved by the Planning Commission in April for the conversion, contingent upon this zoning text amendment.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>

Sent: Wednesday, March 9, 2022 4:40 PM

To: Brandy Forbes <Brandy.Forbes@redondo.org>

Cc: Paul Novak <pnovak@lalafco.org>

Subject: Formal Comment to the BCHD CUP/PCDR/RDG Compliance Record at the City of Redondo Beach

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

BCHD is having public meetings this week concerning their development project. As such, any records of the meetings are covered by the Public Records Act, including, but not limited to, video, audio, meeting reports, and any writings of any participants.

This is formal notice to include the video recording of the 3/7 meeting, and whatever documents are provided by the public for all 3 meetings, and any summaries by BCHD into the formal City of Redondo record. As the 3/7 meeting video is a public record, it is imperative it be included.

cc: LALAFCO for BCHD record in the event BCHD fails to continue to comply with the CPRA

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, March 9, 2022 11:09 AM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Formal Comment to the BCHD CUP/PCDR/RDG Compliance Record

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

The BCHD project, like other projects requiring design review, is required to "protect property values".

BCHD has replied in CPRA responses that it has conducted no analysis of its historic, current, or proposed economic impacts on property values of surrounding uses.

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

From: PRR <PRR@bchd.org>
Date: Tue, Oct 5, 2021 at 2:41 PM
Subject: RE: CPRA - Surrounding property values
To: Mark Nelson (Home Gmail) <menelson@gmail.com>
Cc: PRR <PRR@bchd.org>

Hi Mark,

Please see below for the District's response (in red) to your public records request received 9/29/21 that reads:

Provide all studies demonstrating the impact of the current BCHD on surrounding property values. No documents responsive.
Provide all studies demonstrating the impact of the proposed BCHD self-certified project on surrounding property values. No documents responsive.