

BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

CITY COUNCIL MEETING JUNE 7, 2022

J.1 PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

PUBLIC COMMUNICATIONS

From: Yahoo
To: [CityClerk](#)
Subject: BCHD building plans
Date: Monday, May 23, 2022 7:33:37 PM

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

I am concerned about Beach Cities Health District's proposed Phase 1 development plan that will be commercially DEVELOPED/OWNED/OPERATED. Phase 1 is proposed to be 110-feet above the surrounding streets and 300,000 sqft in size. Phase 2 will bring the total BCHD site up to nearly 800,000 sqft, which is 250% its current size. That is larger than the entire adjacent Beryl Heights neighborhood's homes' sizes all added together. BCHDs proposed plan is also 3-times the height and 150% as large as the voter-rejected CenterCal Mall-by-the-Sea.

I am also concerned that BCHD continues to spend from a \$16M taxpayer fund, preparing inconsistent, incompatible, and irresponsible plans on an elevated site in the center of residential, 30-foot or lower maximum height neighborhoods.

BCHDs 2017 design committed to protecting neighborhoods with buildings in the center and surface parking around the edges buffering homes from damages.

BCHDs 2019 design (June EIR) was 60-feet tall and ringed the site on the edge. The 2020 design (June Board) was 76-feet tall and also on the edge. The 2021 design (March EIR) was 103-feet tall and also on the edge. The current design is claimed to be 83-feet tall and also on the edge of the site and still meets NONE of the comments regarding excessive height and size from 100s of surrounding neighbors and 1000s of petitioners against the project.

The attachment specifically calls out BCHDs plan's noncompliance with specific sections of RBMC CUP and PCDR and on TMC Hillside Overlay.

I ask that the Mayors, Councils and Planning Commissioners provide guidance to their respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax funding into. Thank you.
W. Glasgow

From: [Stop BCHD](#)
To: [Communications](#); [CityClerk](#); [cityclerk@torranceca.gov](#); [cityclerk@hermosabeach.gov](#); [cityclerk@manhattanbeach.gov](#); [Al.Muratsuchi@asm.ca.gov](#); [Ben.Allen@sen.ca.gov](#); [HollyVMitchell@bos.lacounty.gov](#); [Noel Chun](#); [Vanessa I. Poster](#); [Michelle Rholat](#); [Jane Diehl](#); [martha.koo@bchd.org](#); [Bill Brand](#); [pfurey@torranceca.gov](#); [citycouncil@hermosabeach.gov](#)
Cc: [Kevin Cody](#); [pnovak@lalafo.org](#); [Lisa Jacobs](#)
Subject: PUBLIC COMMENT - BCHD "Wealthy" Living Campus Project
Date: Wednesday, May 25, 2022 5:01:43 PM
Attachments: [image.png](#)
[image.png](#)

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

To: Mayors, Councils and Planning Commissions of Torrance, Redondo, Manhattan and Hermosa Beach
Regional Electeds
LALAFCO
Media

The letter below demonstrates using BCHD document references that BCHD has ignored both its 2017 commitments to stop damaging surrounding neighborhoods and comments over well over 1000 residents and surrounding neighbors to reduce the size of the BCHD compound plan.

As shown, in 2017 BCHD acknowledged its damages to the surrounding neighborhoods and committed to surface parking and green buffer space. BCHD then proposed not one, but three further designs all built on the perimeter of a 30-foot+ elevated site.

Further, BCHD increased the height of its proposal in the face of public objection from 60 to 76 to 103 feet tall from 2019 to 2021. Clearly, BCHD ignored public comment.

Last, BCHD removed 160,000 sqft of underground parking that would be out of site and not a privacy and noise hazard to the community, and replaced it with an 8-10 story parking ramp (about 300,000 sqft).

In short, BCHD made its commercial development CLOSER, TALLER and BIGGER to the surrounding neighborhoods, yet continues a false narrative that it responded to neighborhood concerns. BCHD not only IGNORED the neighborhoods, it increased the local damage level to property values, privacy, noise, and other made the commercial compound less compatible and more character damaging.

The BCHD proposal as it stands is unacceptable to the surrounding residents. It fails to protect community rights under the Redondo Beach Conditional Use Permit, Planning Commission Design Review and Residential Design Guidelines.

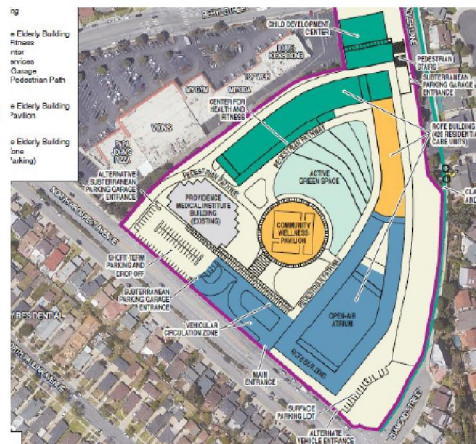
Beginning with the May 2017 BCHD Community Working Group (CWG) meeting, and continuing on to the June 2019 EIR NOP, the June 2020 Board project approval meeting and the March 2021 Draft EIR, BCHDs proposed campus plan increasingly degraded the surrounding neighborhoods. BCHD ignored input from the local neighborhood representatives on the Community Working Group and written comments from over 1,200 residents and neighbors as BCHD moved the campus plan TO THE PERIMETER and increased HEIGHT and SURFACE AREA OF BUILDINGS.

MAY 15, 2017 – DEEP PERIMETER BUFFERING

Healthy Living Campus Parking Approach



BCHD Healthy Living Campus Master Plan



JUNE 27, 2020 – NO PERIMETER BUFFERING, 76-FT MAXIMUM HEIGHT, INCREASED SQ-FT OF SURFACE BUILDINGS

On Page 34/39 of the June 15, 2020 CWG Presentation, BCHD clearly shows an INCREASE of HEIGHT from 60-feet to 76-feet tall for the proposed project IN DIRECT OPPOSITION TO COMMUNITY COMMENTS. Further, BCHD removed 160,000 sq-ft of underground parking, and replaced it with a surface ramp near Prospect and Diamond that will tower over neighbors to from the east to the southwest with 24/7/365 noise, light, traffic and toxic emissions. Overall, the height increased from 60 to 75 ft and the above ground surface buildings increased by 124,200 sqft.

INCREMENTAL BCHD CHANGE FROM 2019 to 2020									
			2019			2020		CHANGE	
Pg 23/39	RCFE		423000	SQFT		253700	SQFT	-169300	ABOVE GROUND
	UNDERGROUND PARKING		160000	SQFT		0	SQFT		UNDERGROUND
Pg 28/39	PARKING RAMP		0	SQFT		293500	SQFT	293500	ABOVE GROUND
						NET CHANGE		124,200	SQFT
						ABOVE GROUND SURFACE BUILDINGS			

MARCH 2021 – NO PERIMETER BUFFERING, 103-FT MAXIMUM HEIGHT, MAINTAINS INCREASED SQ-FT OF SURFACE BUILDINGS

On Page 145/972 of the March 2021 BCHD Draft EIR, BCHD clearly shows an ADDITIONAL INCREASE of HEIGHT from 76-feet to 103-feet tall (“RCFE Building would reach a maximum height of 103 feet (including the rooftop cooling tower) above the campus ground level and 133.5 feet above the vacant Flagler Lot below”) BCHD acknowledges because of the elevation of the height and its failure to “respect” the site terrain, it would be 133-1/2 feet above the surrounding neighbors on Beryl. It would be TALLER YET above Torrance.

CONCLUSION

Notwithstanding the comments of well over 1,000 local neighbors and residents, as well as the local neighborhood members of the Community Working Group, indicating that the project was too big and too tall, BCHD continued to:

- INCREASE THE HEIGHT from 60-feet to 103-feet
- BUILD ON THE PERIMETER of the elevated lot and ignore its buffer commitment
- INCREASE THE SQUARE FEET of tall surface buildings that damage character

Any claim by BCHD that it cooperated or responded to comments of the surrounding neighborhoods is demonstrably false as shown.

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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](#)
To: [CityClerk](#)
Subject: Public Comment - BCHD Proposed Project Non-Compliance
Date: Sunday, May 29, 2022 8:34:26 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[BCHD Plan Fails RB MC 10-2.2502 Planning Commission Design Review Sect b\(2\).pdf](#)

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Per the Brown Act, these are public comments to the Council and Planning Commissioners on non-agenda items of interest to the public.

BCHD Plan Fails RB MC 10-2.2502 Planning Commission Design Review Sect b(2)

BCHD fails to respect the natural terrain of its elevated site, especially due to the declining elevation surrounding the site.

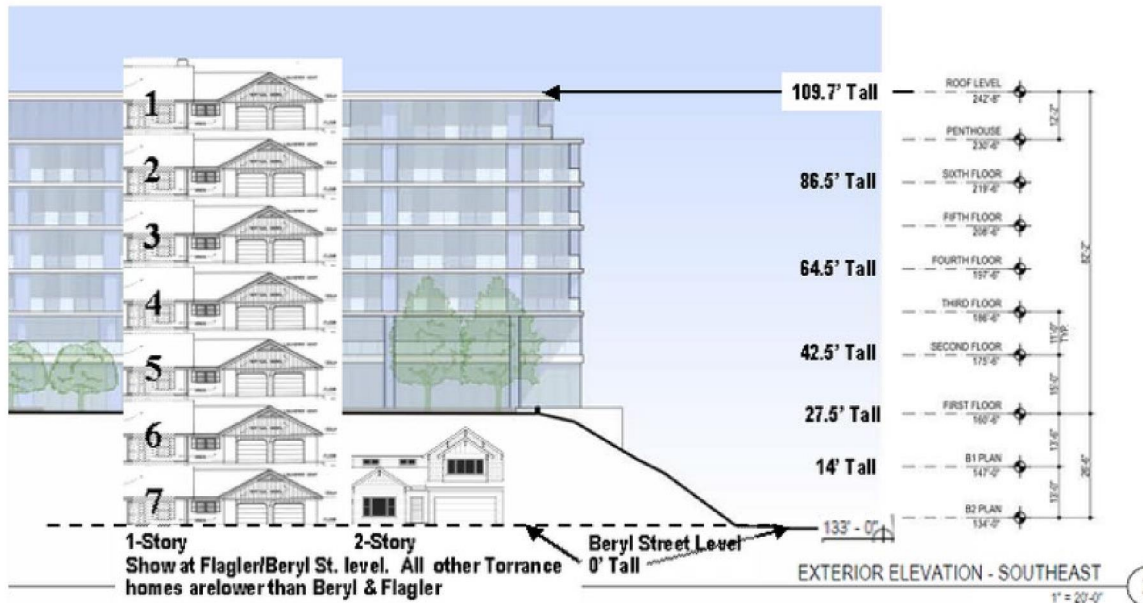
- BCHD proposes nearly 110-feet above the closest streets (Beryl & Flagler)
- BCHD proposes to build on the site perimeter, instead of in the center as the District has done previously
- BCHD proposes outward facing opening doors and balconies that will diminish privacy and increase noise levels to existing residential uses

Mandatory Changes to the BCHD Plan

The City of Redondo Beach must enforce this provision of the RBMC to protect the surrounding residents. As demonstrated, BCHD has clearly NOT respected the natural terrain of the Public site. The BCHD facility must be lower, must be further away from the site perimeter, and must not use opening doors and windows in order to isolate the noise travel.

BCHD Has IGNORED the Natural Terrain - Elevated 110-ft above Beryl and Flagler and 150-ft above Redbeam in Torrance

BCHD fails to respect the elevated terrain of its site, the declining terrain surrounding its site, and the privacy of surrounding uses



The City PROTECTED Residents With Restrictions on the Assisted Living on P-CF Public Owned and Zoned Land

**The City of Redondo Beach
Protected the Residents at
Knob Hill & PCH from
Excessive Development In
a VERY SIMILAR
SITUATION.**



**The Kensington Redondo Beach
Same P-CF Zoning, Surrounded by Residential and Light Commercial**



BCHD's proposal is taller than 99.7% of the existing campus buildings and 300-times more sqft OVER 52-feet than the existing campus buildings. As you can see from the evidence below - the proposed building does not respect the elevated campus in location, size or height.

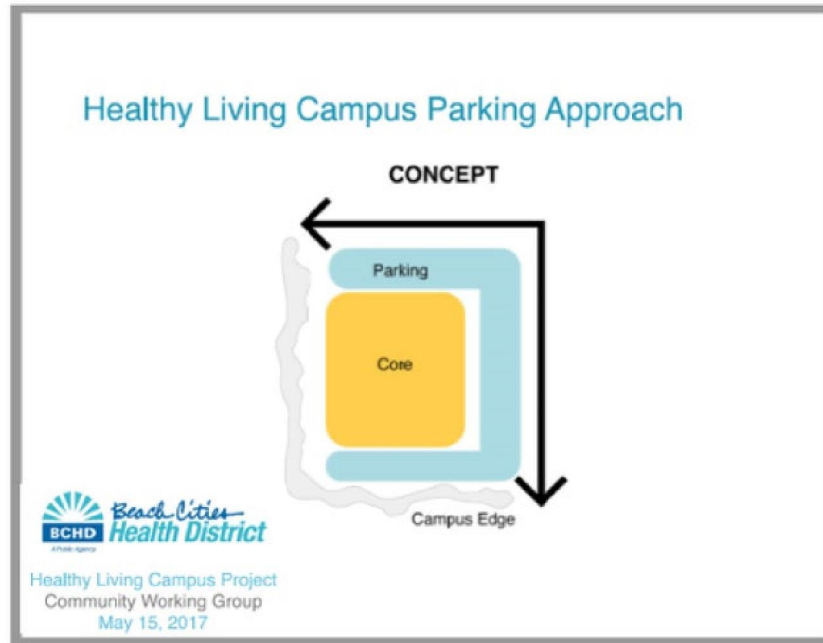


**BCHD claims this GIANT building is "Compatible" in Mass
and Scale with the Surrounding Neighborhoods and Existing
Buildings**

BCHD Recognized the Additional 50-100 Years of Damage That Will Be Inflicted on Surrounding Neighborhoods by the Healthy Living Campus

As a result, BCHD proposed to buffer the neighborhoods by placing the development in the center of the 10 acre parcel and surrounding it with surface parking and landscape as a buffer.

BCHD then proceeded to ignore its responsibility to the surrounding neighborhoods.



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stopbchd 🏰 48 minutes ago 1 min read

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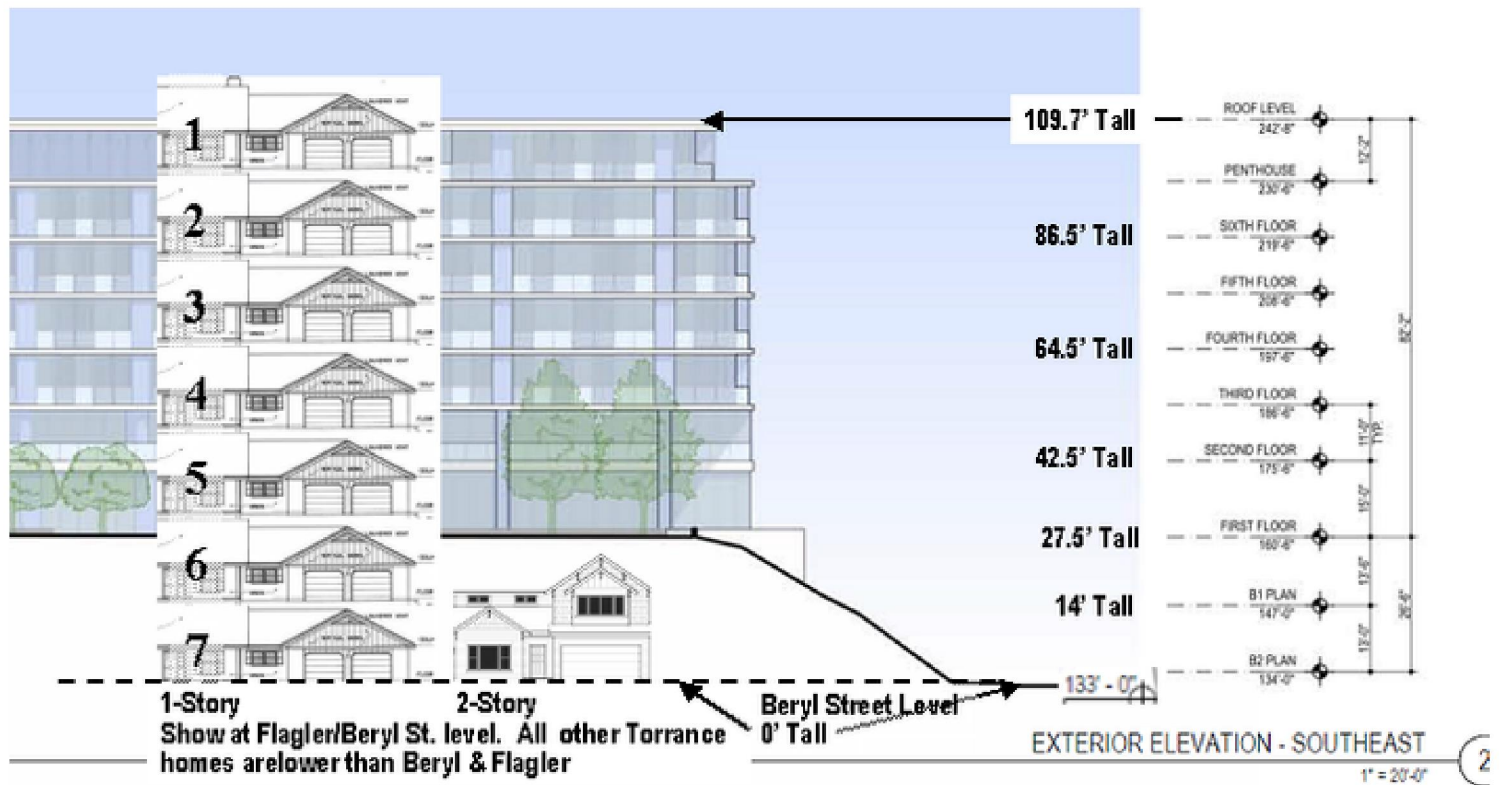
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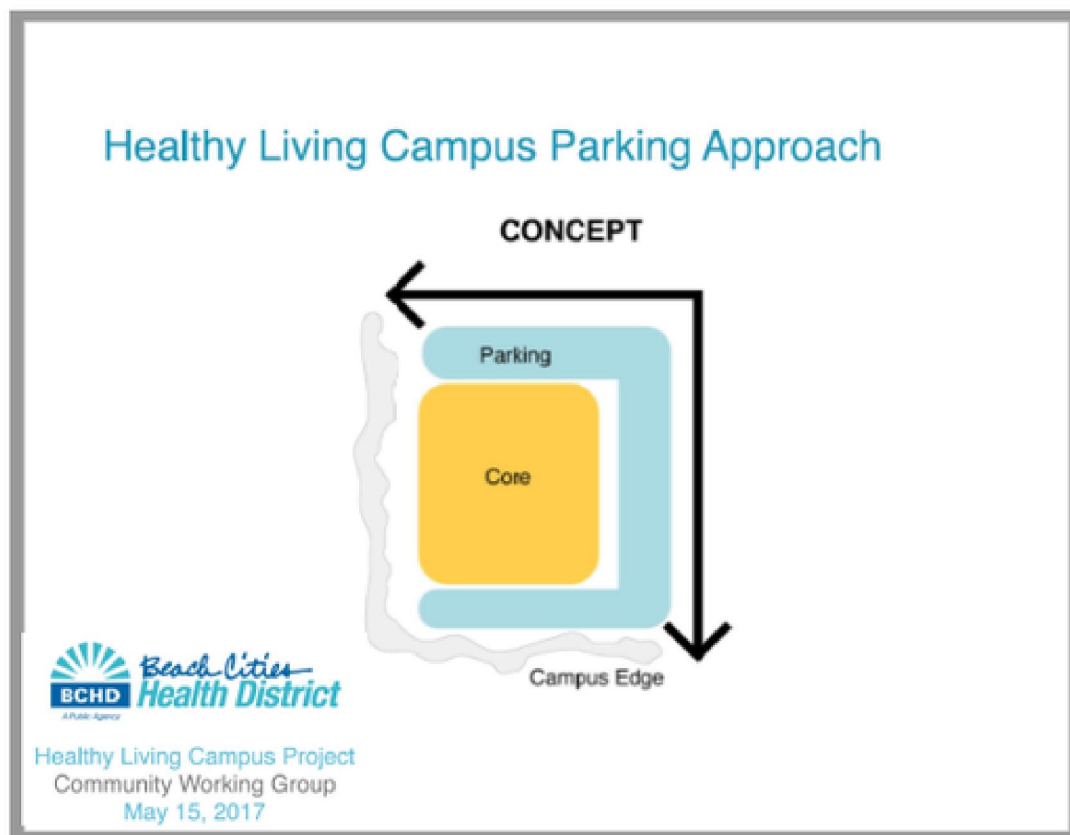


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BCHD then proceeded to ignore its responsibility to the surrounding neighborhoods.



From: Mark Nelson (Home Gmail)
To: [CityClerk](#); [CityClerk](#)
Subject: Public Comment - Non-Agenda Item - BCHD Confusion over its Service Area
Date: Thursday, June 2, 2022 3:21:22 PM
Attachments: [image.png](#)

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Redondo Beach and Torrance Mayors and Councils

Some facts about the Beach Cities NON-RESIDENT SERVICES District -

FACT: The District was founded, funded, and owned by the residents of Hermosa, Manhattan, and Redondo Beach.
FACT: The District petitioned the Superior Court for District Operation for the benefit of the RESIDENTS of the District.
FACT: LA County Health reported that BCHD Covid tested 84% NON-RESIDENTS
FACT: BCHD reported that BCHD Covid Vaxxed 45% NON-RESIDENTS
FACT: BCHDs marketing firm, MDS, in Exhibit 3-3 demonstrates that 80% of the \$12K/mo RCFE will be NON-RESIDENTS
FACT: National PACE Association data shows that 96% of PACE participants will be NON-RESIDENTS
FACT: BCHD Press Release shows that 91% of "allcove" program participants come from NON-RESIDENT areas, such as, Long Beach and PV
FACT: BCHD has increased, and increased, and increased the development height - <https://www.stopbchd.com/post/despite-citizen-concern-bchd-has-increased-the-height-of-the-wealthy-living-campus-over-and-over>

QUESTION: So why does BCHD take out ads to whine that 70% of those that petitioned AGAINST the EXCESSIVE, RBMC-violating SIZE AND HEIGHT of its 110-foot tall, 800,000 sqft project were from Torrance and other adjacent cities? WHY?

BCHD has been spending our taxes outside the district for quite some time, and plans to use our P-CF public owned and zoned land for a vast majority of NON-RESIDENT services.

I for one am not at all surprised that Torrance weighed in heavily. Their neighborhoods to the east of BCHD will be 150-feet or more below the leering/peering/noisy balconies of BCHD, as will the neighborhoods to the North of Beryl and West of Prospect and South of Diamond.

BCHD fails most of the specific purposes of both the RBMC on CUP and PCDR, as well as, RDG and the Torrance Hillside Overlay.

Next time you see BCHD publishing FACTS, find a clothespin to hold your nose!



Beach Cities Health District's

MYTH vs **FACT**

FICTION/CLAIM

BCHD has ignored a petition from 1,200 surrounding residents

FACT

When the petition was sent to BCHD, the design of the project had already changed in response to input from the public and expert consultants, making many of the concerns listed in the petition out-of-date. BCHD also responded to the petition via its Final Environmental Impact Report. 70% (802) of the signatures are from residents outside the Beach Cities.

For more information, visit www.bchdcampus.org