

BLUE FOLDER ITEM

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CITY COUNCIL MEETING JUNE 21, 2022

J.1 PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

PUBLIC COMMUNICATION

From: [Mark Nelson \(Home Gmail\)](#)
To: Al.Muratsuchi@asm.ca.gov; Ben.Allen@sen.ca.gov; HollyJMitchell@bos.lacounty.gov
Cc: cityclerk@manhattanbeach.gov; [CityClerk](#); citycouncil@hermosabeach.gov; [CityClerk](#); [Paul Novak](#); [Communications](#); [Kevin Cody](#); [Lisa Jacobs](#)
Subject: False Public Statements in BCHD Finance Committee Minutes
Date: Thursday, June 16, 2022 6:09:28 PM
Attachments: [image.png](#)

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- 1) Electeds, Mayors and Councils of the BCHD Owing Cities, Mayor and Council of Torrance, LALAFCO, Media:
- 2) Correction of the Inaccurate BCHD Finance Committee Record:

In the June 16 2022 minutes presentation in the BCHD Finance Committee Agenda Packet, the following is written as a BCHD comment assertion between its 2019 and 2020 plans:

"Smaller Building Sizes:426,000 sf to 253,700 sf"

The statement is objectively false and misleading.

At the same time as BCHD's sleight-of-hand reducing the size of the RCFE building, it made a number of other changes that resulted in an OVERALL INCREASE in square feet of the ENTIRE PROJECT from 729,000 sqft of surface buildings to 792,000 sqft of surface buildings (about 10% increase) by transferring 160,000 sqft of out-of-sight underground parking to an 8-10 story surface ramp. Apparently BCHD "believes" that an 8-10 story Prospect and Diamond is invisible and does not count in the square feet. If you live ANYWHERE near Prospect and Diamond, you will see, smell and hear the above ground building.

Furthermore, we were told that the building size was reduced in order to keep market rents high and not saturate the market. This was NOT a concession to the neighbors.

BCHD is falsifying its actual change in campus size - BCHD INCREASED the square footage of surface buildings - **BCHD DID NOT REDUCE SIZE.**

Current BCHD Campus - 312,900 sf

2020 Above Ground - 792,520 sf +250%

	ARCHITECT'S NUMBERS (square footage)		
	2019 Master Plan	2020 Master Plan	
Residential Care for the Elderly (Assisted Living + Memory Care)	423,000	253,700	-170K
Programs of All-Inclusive Care for the Elderly (PACE)	0	14,000	+14K
Community Services	6,270	6,270	
Pavilion/Center for Health & Fitness/Aquatics	74,000	90,250	+16K
Child Development Center	10,000	0	-10K
Service/Back of House	31,730	9,100	-22K
New Parking Structure	270,000	292,500	+160K above ground
Parking Structure Area to Remain	27,000	27,000	
510 N. Prospect MOB	0	52,000	+52K
520 N. Prospect MOB	47,700	47,700	
TOTAL	889,700	792,520	
Difference		-97,180	+60K above ground
Net Change		-10.92%	25% taller (75-ft)