

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 OCTOBER 4, 2022

J.1 PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

PUBLIC COMMUNICATIONS

From: [joan riley](#)
To: [CityClerk](#)
Subject: non-agenda item of concern - Dog run in Czuleger Park, district 2
Date: Monday, October 3, 2022 9:53:39 PM

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

Dear Mayor and City Council Members:

I'm concerned about the continued discussions to place a dog run in the Czuleger Park.

As dog owners who live next to the park; we estimate that less than a fourth of all the dogs walked in Czuleger park are allowed, by their owners, to run off leash.

-- A dog run in Czuleger park will not stop more dogs from being allowed, by their owners, to run free in the park.

-- A dog run will not protect people from real encounters with off lease dogs running loose in the park.

-- Nor will a dog run protect leashed dogs and their owners from negative encounters with excited dogs off leash.

Because of the shear density of our neighborhood; condominiums, and apartments, right on the parks boundary line; the proposed dog run, will add more barking noise pollution to the lives of people who were never asked for Czuleger park to become a dog "run" park.

Whoever is pressing the city for a dog "run" in this park, please research other locations for residents sake. They can also use the current the "wide open" Alta Vista Park dog run. Why not allow Czuleger Park's 2 acres to be protected for the people and families without having to fear loose dogs.

Thank you,

Joan Riley, Anthony Sogliuzzo

Redondo Beach, ca 90277

From: Stop BCHD
To: StopBCHD; stopbchdvoters@gmail.com
Cc: CityClerks: cityclerk@torrance.ca.gov; cityclerk@hermosabeach.gov; Kevin Cody; Lisa Jacobs; Garth Meyer
Subject: *****BCHD Action Alert - BCHD Plans to PAY the Wealthy Living Campus Developer to Use our Public Land - BCHD Board Meeting Sept 28 (WED)*****
Date: Friday, September 23, 2022 10:18:19 PM
Attachments: Slide2 (1).PNG
Slide1.PNG

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LOOK FOR A LINK TO A LETTER TO SEND TO ELECTED OFFICIALS TOMORROW! THIS CANNOT BE ALLOWED!

BCHD has been misrepresenting the financial deal with the Developer/Owner/Operator of the Wealthy Living Campus for months now. They've hidden it for the last 60 days, and now we know WHY! It was NEVER a good deal, but taxpayers were going to net about \$700,000/YR in lease payments. NOT ANY MORE!

WHO THOUGHT BCHD WOULD PAY THE DEVELOPER MORE RENT THAN TAXPAYERS GET FROM THE DEVELOPER'S LEASE FOR THE 65 YEAR PERIOD?

BCHD will host PACE (95% Non-residents of the 3 Beach Cities) and "allcove" (91% Non-residents) in the new Developer/Owner/Operator building - if BCHD has its way.

For space for 91 to 95% NON-RESIDENT SERVICES - BCHD plans to **PAY the Developer \$1,571,698 PER YEAR** in rent.

In return, the Developer/Owner/Operator will provide services to 80% NON-RESIDENTS at FULL MARKET COST and only **PAY BCHD/Taxpayers \$1,500,000 PER YEAR** for a 65-95 year lease for our Public Owned & Zoned Land!

YOU HEARD RIGHT - WE TAXPAYERS WILL SEND THE DEVELOPER A JUICY CHECK FOR \$71,698/YR FOR 65 to 95YRS (of course it will have an inflation adjustment and go UP & UP & UP!)

Expect an email in the next 24 hours with a link to a set of comments that we ALL NEED TO EMAIL! This CANNOT BE ALLOWED!

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

https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/1576761/1.2_Cain_Brothers_BCHD_RCFE_Finance_Committee_and_BOD_Ground_Lease_Discussion_2022_09_26_and_28_vE.pdf

BCHD IS THE WORST HEALTH DISTRICT EVER? PRIVATE DEVELOPER GOT BEST DEAL EVER!

BCHD will pay a PRIVATE DEVELOPER **\$1,571,698/YR** in rent for space so BCHD can serve 91 to 95% NON-RESIDENTS

The Developer/Owner/Operator gets a 65 to 95 YR Lease for our Public Owned Land for only \$1,500,000/YR

BCHD is sending a \$71,698/YR Taxpayer bonus to the Developer, along with a 65-95YR Lease on PUBLIC OWNED LAND!

THE FACTS from BCHD's \$2M Investment Banker (Cain)



Overview of Proposed Transaction

Non-RCFE Space (Landlord Designated) Economic Terms



Calculations below exclude tenant improvements ("TIs") for Non-RCFE space. Lease rates will change as budget changes.

	Mo. Triple Net ("NNN") Lease Rate	Mo. NNN/Op Operating Expenses	Lease Yr. 1 / 2026 Ann. NNN Lease Rate ⁽¹⁾	Lease Yr. 1 / 2026 Ann. NNN/Op Operating Expenses	Lease Yr. 1 / 2026 Annual NNN/Op Total	Lease Yr. 1 / 2026 Prepaid Lease ⁽²⁾	GL Reference
PACE 18,000 SF	\$7.80	\$2.53	\$617,317	\$330,480	\$947,797	\$8,621,958	
Youth Wellness Center 9,100 SF			\$261,498	\$167,076	\$428,574	\$4,358,295	Section 12.7, Pg. 51
Community Service 6,270 SF	\$11.53		\$180,209	\$115,117	\$295,327	\$3,003,490	
Total			\$958,025	\$612,673	\$1,571,698	\$15,983,743	

Section 2.5, Pg. 17

Overview of Proposed Transaction

Economic Terms



Payment Methodology	Land Value X Lease Rate - Lease Payment	GL Reference
Land Value	\$25,000,000	Section 1.1, Pg. 8 Section 3.1, Pg. 20
Initial Base Rent Developer's Lease	\$1,500,000 (\$125,000 per month)	Section 3.1, Pg. 19

STOP BCHD!

On Wednesday September 28th, BCHD plans to lease 3 acres of our PUBLIC Owned & Zoned LAND to a commercial Developer/Owner/Operator for 65-95 years! The D/O/O will build/own a building to service 80-95% NON-RESIDENTS!

BCHD Ownership=0%

BCHD RESIDENT FUNDING=100%

BCHD will lease approximately 3-acres of land to PMB/Watermark Joint Venture ("Tenant") for an initial term of 65-years with two 15-year extensions
Tenant will develop, own and maintain the RCFE building consisting of approximately:
- 240,000 sf leased as an RCFE ("Facility Q"), and
- 33,000 sf for BCHD allcove Youth Wellness, PACE and Community Services ("Landlord Designated Space")

PRIVATE DEVELOPER will serve 80% NON-RESIDENTS

BCHD will serve **91%** "Allcove" NON-RESIDENTS

BCHD will serve **95%** PACE NON-RESIDENTS

BCHD Annual Rent Payment to the PRIVATE DEVELOPER for 91 to 95% NON-RESIDENTS

is \$1,571,698/YR

DON'T LET BCHD GIVE AWAY OUR PUBLIC LAND FOR GENERATIONS!

Letter to city council:

Please, vote no on the special election and on the recall coming up.

As a politician are you attracted to the potential possible tax revenues from allowing more dispensaries in our city? Please consider that the social and monetary cost of allowing more cannabis in our community is much larger than the profits and taxes will cover. The misery and heartbreak could never be counted in terms of dollars.

Speak with any health care professional who works in an ER or mental health facility and they will tell you that the number of people who develop psychosis as a result of using unregulated amounts of THC that is available today (legally and illegally) has exploded. Not everybody who uses cannabis experiences psychosis, but there is a significant number of people who do experience a mental breakdown from consuming the amounts widely available today. There is no regulation on the amount of THC. As you can imagine, the costs in watching someone's life completely change from being a productive member of society to one who needs to be cared for by the state is nothing short of devastating. And this is true for those who are fortunate enough to have families that care for them. Our streets are filled with homeless people who either have no families or have families who cannot care for them. Who pays this cost? The cannabis dispensaries who make millions? No, it is the families and the taxpayers who must bear this cost of millions of dollars in terms of emergency rooms, mental hospitals, MediCal, prescription drugs, homeless encampments, crime, etc., etc., etc.

Please be a responsible person who takes into consideration ALL of the costs of these decisions.

I have experienced a loved one developing psychosis as a result of cannabis use for 10 years and am willing to share my experience with you if you care to find out.

Susana Ortiz
Redondo Beach resident

From: marinafinearts@aol.com
To: [CityClerk](#)
Cc: [CityClerk](#); [Planning Redondo](#); CityClerk@torranceca.gov; OMartinez@torranceca.gov;
CityClerk@hermosabeach.gov; PNovak@LALafco.org
Subject: bchd project
Date: Tuesday, September 27, 2022 8:51:37 AM

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

To all concerned, please stop or greatly reduce the proposed project at Flagler and Beryl. It is NOT wanted by the community and will be a visual blight on all the home owners who live to the east of the project especially. Increased traffic, noise and disruption are just a few of the issues. Another backroom deal without support of the community just contributes to the cynicism that runs rampant today. I live on Tomlee Ave and the overbuilt (height) will be an eyesore for evermore. I have a friend in Westchester and a 6 story apartment was built directly to the west of his house, butting up against his property. I can tell you first hand , you can NOT underestimate what removing a view of the sky does to a person and their property. It is horrible. Reduce the height of the project to no more than 3 stories, if you must. I say NO to the project though.

Mike Woolsey
Tomlee Ave resident

From: niki77@verizon.net
To: [CityClerk](#); cityclerk@torranceca.gov; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; kevin@easyreadernews.com; lisa.jacobs@tbrnews.com; gmeyer@easyreadernews.com; info@LALAFCO.org; omartinez@torranceca.gov
Subject: BCHD public comments
Date: Wednesday, September 28, 2022 1:09:15 PM
Attachments: [Public Comment BCHD for BoD Sep 28 22 final.pdf](#)

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Hello,

I am a 40+ year resident of Redondo Beach and have been utilizing services at BCHD this entire time. I have been trying to wrap my head around this bizarre arrangement being pushed through the BCHD Board. This does not sound good at all.

PLEASE put a halt to this and allow the public to decide what is best for that land use. It is so astonishing to think that a deal this bad is even a possibility, also terrible is the lack of transparency.

Thank you for taking the time to consider my comment. Please take it to heart.

I have attached a document which explains in detail what is about to go down and I 100% agree with oppositional remarks.

Regards,
Niki Negrete-Mitchell

PUBLIC COMMENT RE: BCHD BOARD MEETING 9/28/22

Mayors and Councils of BCHD Owners, Redondo Beach, Manhattan Beach, Hermosa Beach
Mayor and Council of Torrance
Planning Commissions of Redondo Beach and Torrance
Los Angeles Local Area Formation Commission
Media
BCHD Board

SUBJECT: BCHD PLAN TO PAY A PRIVATE DEVELOPER TO USE PUBLIC LAND

Yet again, BCHD has misrepresented the proposed Healthy Living Campus (HLC) project to the public and shortchanged the public's right to review and comment on the District's plans with a last minute release of information.

BCHD CEO and staff are recommending the BCHD Board approve contracts with a private Developer/Owner/Operator that result in BCHD's taxpayers being forced to PAY the Developer \$71,698/YR.

This comment is a formal objection to BCHD's proposed action to lease 3 acres of public owned and zoned land to a private Developer/Owner/Operator for a 100% privately owned/operated, market priced assisted living facility for \$1.5M per year land lease rate. According to BCHD's consultants, the assisted living will service 80% non-residents of the District at full market rents.

This comment is also a formal objection to BCHD's proposed action to lease space in the private developer's new, expensive building for programs that service 91% to 95% non-residents of the District at an annual rent of \$1,571,698 per year with a 2% annual escalation rate. BCHD should not be spending District funds on very expensive new office space for 90%+ non-resident services, or for any other reason.

BCHD should not be locking in a LOSS on the NET LEASE REVENUE. BCHD's prior written claims stated that the HLC plan would provide \$2.2 to \$3.3M in profit for use of the persons served by the District (the residents).

BCHD PROPOSES TO LOCK IN A NET LOSS ON HLC PRIVATE DEVELOPER LEASE

BCHD CEO and staff are recommending that the BCHD Board of Directors (Poster, Chun, Bholat, Diehl, and Koo) approve a NET LEASE PAYMENT to the private Healthy Living Campus (HLC) Developer/Owner/Operator PMB/Watermark of \$71,698/year. **IF APPROVED, BCHD TAXPAYERS WILL PAY THE PRIVATE DEVELOPER TO USE 3 ACRES OF PUBLIC LAND FOR 65 to 95 YEARS.**

TAXPAYERS PAY \$71,698/YR TO ALLOW USE OF 3 ACRES OF PUBLIC LAND

District taxpayers will be forced to pay the private Developer/Owner/Operator (D/O/O) \$71,698 per year while the private developer profits from the use of the publicly owned and zoned land along with its 100% ownership of the assisted living facility that charges market rates. BCHD consultant study shows the assisted living will service **80% NON-RESIDENTS** of the District (MDS, Exhibit 3-3).

BCHD CEO ASKS APPROVAL FOR \$1,500,000/YR LEASE TO THE PRIVATE DEVELOPER

BCHD's 9/28/22 Board packet requests Board of Directors approval of a lease rate to the private D/O/O of \$1,500,000 per year (Cain presentation, 9/28/22, p5). That is for a lease term of 65 to 95 years. It allows the private developer to build a Phase 1, 110-foot tall, 300,000 sqft building.

BCHD CEO ASKS APPROVAL FOR \$1,571,698/YR LEASE BY BCHD FOR OFFICE SPACE

BCHD's Board packet also requests the Board of Directors approval of a lease for space in the private developer's new building. The space will be used for:

- (1) PACE program (95% NON-RESIDENTS of the District)
- (2) "allcove" program (91% NON-RESIDENTS of the District)
- (3) Office space for BCHD

BCHD CLAIMED \$2.2-\$3.3M GAIN, NOW LOCKS IN LOSS WITH PRIVATE DEVELOPER

BCHD will pay the private developer \$1,571,698 per year (Cain presentation, 9/28/22, p7) in annual lease rent along with a 2% escalation. **The cost of BCHD's rent to the private developer exceeds BCHD's lease payment from the developer by \$71,698 per year.** The Board will be locking in a NET LOSS on a project that the Board claimed to the public would be a source of profit to the District of \$2.2M to \$3.3M per year (Cain presentation, 6/16/20, p7)

BCHD CEO/BOARD FAIL TO ACT IN THE BEST INTEREST OF DISTRICT RESIDENTS

BCHD's CEO is recommending a set of actions that 1) result in a NET LOSS on the leasing of 3 acres of public owned and zoned land; 2) obtain 0% BCHD equity ownership of a 65 to 95 year project; 3) use public land for a private assisted living facility for the benefit 80% non-residents of the District; 4) rent space for the "allcove" program that serves 91% non-residents of the District; 5) rent space for the PACE program that will enroll 95% non-residents of the District; and 6) result in a non-conforming 110-foot tall, 300,000 sqft building immediately adjacent to 30-foot residential uses.

BCHD must act in the best interest of the District Residents and reject this deal and these contracts endorsed by the CEO and proposed by BCHD's investment bankers that are paid to close a deal to receive their commission.

From: [Dan Smith](#)
To: [Paul Novak](#); [Al.Muratsuchi@asm.ca.gov](#); [Ben.Allen@sen.ca.gov](#); [HollyJMitchell@bos.lacounty.gov](#); [Bill Brand](#); [cityclerk@hermosabch.org](#); [cityclerk@manhattanbeach.gov](#); [CityClerk](#); [Nils Nehrenheim](#); [Laura Emdee](#); [Christian Horvath](#); [Todd Loewenstein](#); [Zein Obagi](#)
Cc: [Tom Bakaly \(he/him/his\)](#); [Cristan Higa](#); [Kevin Cody](#); [Lisa Jacobs](#); [Noel Chun](#); [Michelle Bholat](#); [Martha Koo](#); [Jane Diehl](#); [Vanessa I. Poster](#); [letters@dailybreeze.com](#); [letters@latimes.com](#); [Monica Suua \(she/her/hers\)](#)
Subject: Beach Cities Health District Update, Sept. 2022 (including more Myths v. Facts)
Date: Thursday, September 22, 2022 3:45:52 PM

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

Hello,

Here are some updates for elected officials and their staff members from Beach Cities Health District:

LAFCO Municipal Services Review

Last week, the Los Angeles County Local Area Formation Commission, or LAFCO, conducted their Municipal Services Review and Sphere of Influence (SOI) update for the two health districts in the county, Antelope Valley Health District and BCHD. Our team was happy to share details of our organization with the Commission regarding our programs and services during this evaluation.

Many community members took time to comment to the LAFCO Commission on behalf of BCHD, which demonstrated the range of ages and variety of services BCHD provides for residents of Hermosa Beach, Manhattan Beach and Redondo Beach.

We appreciate the LAFCO staff's determination that "BCHD operates in a transparent manner." We also understand the LAFCO determination to adapt BCHD's Sphere of Influence to match our jurisdictional boundaries – a "coterminous SOI" – reflecting the fact BCHD has not made any attempt to expand our boundaries since the SOI was created in 1983.

allcove Beach Cities

The allcove Beach Cities center is making final preparations before its planned opening next month. A ribbon cutting event for elected officials and stakeholders is tentatively scheduled for late October (Note: not open to the public; 'open house' events will be announced at a later date). An official invitation will be sent soon.

allcove Beach Cities has received funding from Congress and the State to help bring critical mental health and wellness services to young people in the Beach Cities.

BCHD Honored for Excellence in Financial Reporting

For the third straight year, the Government Finance Officers Association of the United States and Canada (GFOA) has presented a Certificate of Achievement for Excellence in Financial Reporting to Beach Cities Health District for its Comprehensive Annual Financial Report for the fiscal year ending June 30, 2021. This award is the highest form of recognition in governmental accounting and financial reporting, judged by an impartial panel to meet the high standards of the GFOA program, which includes demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story.

Myth v. Fact

Our first Myth v. Fact item comes directly from the LAFCO Municipal Services Review report.

Myth: "BCHD is spending taxpayer money on people outside the Beach Cities" (email 5/24/22) OR "The District was formed with the vote, bond funding, and ongoing property taxes of the residents of Hermosa, Manhattan and Redondo Beaches. It was not formed for the benefit of Palos Verdes, Long Beach, and 20-plus other cities." (Easy Reader Letter to the Editor, June 2, 2022)

Fact: Quoting the LAFCO report: "The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ("Act") empowers a special district to provide services within its jurisdictional boundary. The Act does not impose a "residency" requirement for an individual who receives services within the boundary of a special district – doing so would be both contrary to State law, and is impractical. If one thinks of this issue in the context of other municipal services – such as law enforcement, fire protection, retail water service, and sanitary sewage treatment – the limits of such a residency requirement become apparent."

Myth: "We were told that the building size was reduced in order to keep market rents high and not saturate the market" (M. Nelson e-mail to elected officials, June 16, 2022)

Fact: This comment is another example of misinformation being spread by Mr. Nelson. The building size was reduced in an effort to restrict the height of the building while responding to neighbors' concerns about units overlooking Torrance neighborhoods. When the plan was reconfigured, moving the RCFE building to the northern border of the property, the overall size was reduced to restrict the building's height.

Myth: "According to statute, even if BCHD is allowed to participate in either class of venture (PACE or RCFE), it would be a de novo service and would require activation of a latent power, if, that latent power can be demonstrated by BCHD to be allowable. (M. Nelson to city clerks and LA LAFCO, June 23, 2022)

Fact: This is the wrong statute, referencing a case involving an Irrigation Special District. "The Local Health Care District Law" (California Health Care District Law, section 32000; amended by Stats. 1994, Ch. 696, Sec. 1.) went into effect January 1, 1995 and enumerates various powers granted to health care districts including, but not limited to:

- Operating health care facilities such as hospitals, clinics, skilled nursing facilities, adult day health centers, nurses' training school, retirement facilities and childcare facilities.
- Operating programs that provide chemical dependency services, health education, wellness and prevention, rehabilitation, and aftercare.
- Carrying out activities through corporations, joint ventures, or partnerships.
- Establishing or participating in managed care.
- Contracting with and making grants to provider groups and clinics in the community.
- Other activities that are necessary for the maintenance of good physical and mental health in communities served by the district."

If you have any questions, please reach out to me or our CEO, Tom Bakaly (cc'd). We look forward to working with you.

Dan Smith

(he/him)

Director of Communications

Beach Cities Health District

1200 Del Amo St., Redondo Beach, CA 90277

Ph: 310-374-3426, x156

www.bchd.org

www.facebook.com/beachcitieshealth

Protect Yourself and Others from COVID-19



Get Vaccinated and Boosted • Upgrade Your Mask • Wash Your Hands • Stay Home and Test When Sick

From: [Laura Woolsey](#)
To: [CityClerk](#)
Subject: Beach cities project
Date: Tuesday, September 27, 2022 9:17:48 AM

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Greetings,

As a beach city resident I would like to say that this project isn't what our neighborhood needs at this time. I don't see a delivery of the statements their CEO has proposed..

"The Healthy Living Campus is an innovative project that aligns with our corporate ethos – to improve health care delivery, affect positive change and have a beneficial impact on the community," said [Nolan Weinberg](#), Vice President of Development for PMB, which specializes in developing health care real estate across the U.S. "This unique opportunity – with abundant partnership and programming prospects – brings an incredible intergenerational project to the Beach Cities."

How does this kind of healthcare delivery impact a positive change to the neighborhood that probably cannot afford to live there or see the blue sky or feel the breeze because it's too big and occluding our neighbors and creating more traffic?!

This project needs a better "ethos" than what is explained and much is hidden that is in question.

So if what is hidden is not helpful or why is it hidden then more transparency is needed before voting on this project !

Please do not cast your vote for it until ALL is clarified!

Thank you,

Laura Woolsey

Resident of Beach Cities

Sent from my iPhone

From: [Tony](#)
To: [CityClerk](#)
Subject: Fwd: Bchd
Date: Monday, September 26, 2022 4:52:06 PM

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Sent from my iPhone

Begin forwarded message:

From: Tony <scfarmd@yahoo.com>
Date: September 26, 2022 at 4:48:34 PM PDT
To: cityclerk@torranceca.gov
Subject: Bchd

You must stop the BCHD project. It is the most ill-conceived project I have ever seen. It's so bad it should be illegal.
Please don't let this happen to our beautiful neighborhood.
We are 36 year residents at 19320 Tomlee Ave in Torrance and can't believe this is even a possibility.
The original deed for this property says it can be used for ONLY a hospital—they claim they don't have the deed.
Please vote to put a vote to this nonsense.
Sincerely yours,
Anthony Skelly
Sent from my iPhone on 9/26/22

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; HollyJMitchell@bos.lacounty.gov; [Kevin Cody](#); [Lisa Jacobs](#)
Subject: Latest Updates from StopBCHD.com - 9/27/22
Date: Tuesday, September 27, 2022 3:25:35 PM

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

<https://www.stopbchd.com/updates>

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

From: [Stop BCHD](#)
To: [Communications](#); HollyJMitchell@bos.lacounty.gov; Al.Muratsuchi@asm.ca.gov; Ben.Allen@sen.ca.gov; [Kevin Cody](#); [Lisa Jacobs](#); [CityClerk](#); [cc: Jane Diehl](#); [Michelle Bholat](#); [Noel Chun](#); [Vanessa I. Poster](#); martha.koo@bchd.org; [info](#); rlundy@health-law.com
Subject: Public Comment - "Generosity" of BCHD Board is a \$2.3M Material Malfeasance Issue
Date: Sunday, October 2, 2022 11:56:33 PM

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<https://www.stopbchd.com/post/is-2m-in-generosity-actually-material-malfeasance-by-the-bchd-board-if-not-why-not>

BCHD lost \$2.3M (\$5.2M less \$2.9M) of Taxpayer funds from the residents of the three Beach Cities in its Covid Response. BCHD Covid services were 84% non-resident testing and 45% non-resident vaccinations. As a result, of the \$2.3M, roughly 80% or \$1.8M were incurred solely due to BCHDs Board decision to be "generous" with Taxpayer funding during Covid.

BCHD had no obligation to provide non-resident services, as is readily seen by West Basin Water District that requires residency for programs. Furthermore, a number of cities and counties had RESIDENT ONLY testing and vaccine clinics, therefore cementing that BCHD Board willfully engaged in spending Beach Cities taxpayer funds on non-resident services.

Board Member Koo chalks the \$2.3M loss up to "generosity" with taxpayer funds. If that isn't material malfeasance of the Board, what is?

<https://www.youtube.com/watch?v=c0DI-ZizVqE>

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From: [Stop BCHD](#)
To: [Communications](#); HollyJMitchell@bos.lacounty.gov; Al.Muratsuchi@asm.ca.gov; Ben.Allen@sen.ca.gov; [Kevin Cody](#); [Lisa Jacobs](#); [CityClerk](#); [cc: Jane Diehl](#); [Michelle Bholat](#); [Noel Chun](#); [Vanessa I. Poster](#); martha.koo@bchd.org
Subject: Public Comment - 80%+ of BCHD RCFE/Assisted Living is for Non-resident/Non-taxpayer Benefit
Date: Saturday, October 1, 2022 2:10:36 PM

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<https://www.stopbchd.com/post/ending-the-bchd-doublespeak-on-assisted-living-tenancy-80-of-the-rcfe-is-target-at-non-residents>

Using BCHD's MDS vendor information, the computation is simple - based on need and financial resources, less than 20% of the RCFE/assisted living memory care is being built for the benefit of the taxpayer/residents of the Beach Cities.

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

From: [Stop BCHD](#)
To: [Communications](#); HollyJMitchell@bos.lacounty.gov; Al.Muratsuchi@asm.ca.gov; Ben.Allen@sen.ca.gov; [Kevin Cody](#); [Lisa Jacobs](#); [CityClerk](#); [cc: Jane Diehl](#); [Michelle Bholat](#); [Noel Chun](#); [Vanessa I. Poster](#); martha.koo@bchd.org
Subject: Public Comment - 91% of BCHD "allcove" is Non-resident/Non-Taxpayer Service
Date: Saturday, October 1, 2022 1:55:37 PM

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

<https://www.stopbchd.com/post/ending-the-bchd-doublespeak-on-allcove-91-of-allcove-service-is-for-non-resident-non-taxpayers>

BCHD is using the resident/taxpayer resources of the three Beach Cities to provide service to 91% non-residents in the "allcove" program. It is clear math from BCHD's press release and maps demonstrating the service area includes such large cities at Long Beach and Torrance.

The district was formed by voters, and the District requested authority from the Superior Court to provide benefits for the "Residents who reside in the District." If BCHD wants to be a regional entity, then it needs to be dissolved, its assets distributed to the founders, and re-established under County control. 120,000 people should not be forced to support 10-to-1 non-resident/non-taxpayers.

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Subject: Public Comment - BCHD Phase 1 is 11% Resident Use and Benefit
Date: Friday, September 30, 2022 2:19:55 PM

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<https://www.stopbchd.com/post/ending-the-bchd-doublespeak-on-phase-1-use-11-of-the-usage-benefit-will-be-resident-taxpayers>

Based on a combination of BCHD consultant values, BCHD contract values, and National PACE association values, BCHD's Phase 1 privately developed/owned/operated building will service only 11% Resident/Taxpayers while Redondo Beach suffers 100% of the damages from the project construction and operation on behalf of that meager 11% benefit.

--

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Subject: Public Comment - BCHD Planned PACE Facility is 20-times larger than needed for the Communities that OWN and FUND BCHD
Date: Saturday, October 1, 2022 6:09:43 PM

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

<https://www.stopbchd.com/post/ending-the-bchd-doublespeak-on-pace-only-1-in-1-000-seniors-uses-pace>

Why is BCHD leasing a facility for nearly \$17M across 20 years for 16 seniors in the Beach Cities? Only 1 in 1,000 seniors uses PACE according to the National PACE Association and we have only 16,000 seniors. Those 16 seniors do not require BCHD's planned 400 enrollee facility.

BCHD refuses - despite repeated requests - to provide any documentation of any need for PACE based on its own analysis and cannot refute the National PACE Association's data.

--

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Subject: Public Comment - BCHD Proposed Building Height
Date: Friday, September 30, 2022 1:44:35 PM

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

<https://www.stopbchd.com/post/ending-the-bchd-doublespeak-on-phase-1-building-height-107-8-is-the-bchd-architect-stated-height>

During the 9/28/22 BCHD Board meeting, BCHD was unable to correctly identify the height of its proposed building. The link provides the supporting BCHD document stating the proposed height is 107'-8 according to BCHD Architect Murdoch's filing with the City of Redondo Beach.

It should come as no surprise, given that BCHD is building on the north and east perimeters of the site that it would be forced to measure its height and impacts from the street level in order to properly consider the elevated site. The RB PCDR process requires "respecting" the site terrain, and an elevated site with perimeter build provides an unnecessary level of damages to surrounding property.

--

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Cc: [Jane Diehl](#); [Michelle Bholat](#); [Noel Chun](#); [Vanessa I. Poster](#); martha.koo@bchd.org
Subject: Public Comment - BCHD Proposed RCFE Rents
Date: Friday, September 30, 2022 9:18:46 AM

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

<https://www.stopbchd.com/post/ending-the-bchd-doublespeak-on-rcfe-rents-average-rcfe-room-is-11-311-per-month>

According to Cain Bros (BCHD \$2M investment banker) the average rent per unit in the proposed winning bid to BCHD is \$11,311 per month. The presentation provides no year of that dollar value, so it could be current 2022\$ and require escalation, which could easily be 10% or more.

A \$689 per month reduction on \$12,000 per month is hardly meaningful, especially if BCHDs three purchased studies from MDS are in the same year dollars.

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Subject: Public Comment - BCHD Services and Benefits limited by Voters to Residents of the District
Date: Friday, September 30, 2022 2:17:12 PM

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

<https://www.stopbchd.com/post/ending-the-bchd-doublespeak-on-non-resident-use-district-explicitly-formed-to-benefit-residents>

Voters established, and the District Board represented to the Courts, that the District was established for the benefit of the "residents who reside within" the District.

Whether or not a Special District is allowed to operate outside the District or on non-residents is irrelevant. This SPECIFIC District was formed with a limitation to Residents.

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From: [Stop BCHD](#)
To: [Communications](#)
Cc: [CityClerk](#); cityclerk@torranceca.gov; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; [Kevin Cody](#); [Lisa Jacobs](#); Ben.Allen@sen.ca.gov; Al.Muratsuchi@asm.ca.gov; HollyJMitchell@bos.lacounty.gov; [Stop BCHD](#); [Residents Against Overdevelopment](#)
Subject: Public Comment - BCHD's 65-95 Year Lease PRIVATIZES Our PUBLIC Owned & Zoned Land for 4+ Generations
Date: Friday, September 23, 2022 10:59:28 AM

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

BCHD's PROPOSED 80-95% NON-RESIDENT PROJECT DOES NOT BENEFIT THE CITIES AND TAXPAYERS THAT OWN AND FUND BCHD – THE 95 YEARS OF CONTINUED DAMAGES TO REDONDO BEACH AND SURROUNDING NEIGHBORHOODS OUTWEIGH ANY POSSIBLE BENEFITS UNDER THE RB MUNICIPAL CODE

Bakaly's "staff" memo recommending the Wealthy Living Campus 65-95 year lease to a private DEVELOPER/OWNER/OPERATOR is riddled with errors and mistruths.

LOCAL DAMAGES OUTWEIGH PUBLIC BENEFITS TO REDONDO BEACH AND THE OTHER BEACH CITIES

NON-RESIDENT PROJECT - BCHD IS BUILDING FOR 80% to 95% NON-TAXPAYERS/NON-RESIDENTS

As stated, MDS found that 80% of assisted living tenants will be non-residents. Per the BCHD "allcove" SP8 contract, "allcove" is 91% non-residents by service area. Based on the National PACE Association's data, a full 95% of the PACE enrollees will be non-residents.

DANGEROUS FUEL STORAGE AND ELECTRICAL EQUIPMENT HIDDEN FROM PUBLIC

BCHD repeatedly hid its intention to put anywhere from 30-75,000 gallons of fuel oil in above ground tanks along Diamond, along with 16,000 to 4,000V transformers, and roughly two locomotive sized electric generators. BCHD repeatedly refused to disclose this hazardous setup in Public Records Act responses due to the undoubted fecal flurry that would come its way. So instead, BCHD hid.

BCHD IGNORED THE PUBLIC'S INPUT
PROJECT HEIGHT INCREASED

Since 2017, BCHD has ignored the surrounding public's input, while increasing the height of the proposed campus from 60-feet (2019 EIR NOP) to 76-feet (BoD Approval June 2020) to 103-feet (2021 EIR DEIR).

PROJECT BUFFER REMOVED

Also in 2017, BCHD committed in a written presentation to the Community Working Group (CWG) to buffer the surrounding neighborhoods using surface parking and greenspace. Instead, at its first opportunity, BCHD proposed the "Great Wall of Redondo" built all along the site perimeter. Subsequently, BCHD raised the height, but kept the facilities on the perimeter. The 300,000 SQFT RCFE runs along the perimeter of the site from Prospect & Beryl to Beryl & Flagler toward Flagler & Towers. The 8-10 story parking ramp towers above the west Torrance, Diamond and Prospect neighborhood. The pavilion closes the area from the 510 to 520 privately developed/owned/operated commercial office buildings.

PROJECT SURFACE BUILDINGS SQFT INCREASED

BCHD removed 160,000 SQFT of underground parking from the 2019 to 2020 to 2021 plans, adding an 8-10 story parking ramp at Prospect & Diamond. Even after netting BCHDs reduction in assisted living units, BCHD increased the overall surface buildings in the plan.

NO SEISMIC RETROFIT OR DEMOLITION EVER REQUIRED

BCHD continually misrepresents the findings of Youssef Engineers that were presented to the CWG. Youssef clearly stated in January 2018 that no seismic upgrade was required by any ordinance, that “best practice” allowed for 25 years continued use, and that any action was voluntary. The 514 building was built in the 1960s in two phases and represents a cohort in age of roughly 40% of the commercial stock in California. Clearly, BCHD misrepresents its own engineering reports. To be clear, when asked in CWG, Bakaly acknowledged there was no requirement for any seismic upgrade.

BCHD MADE NO ATTEMPT TO GAIN PUBLIC FUNDING – BOARD WANTED A COMMERCIAL PROJECT

From Day 1 of the CWG process in 2017, BCHD was clear that it was seeking a development opportunity, because BCHD believed the public would not approve the project nor a bond issue. Unfortunately, BCHD denied the public the opportunity to vote on facilities that would be COST-BASED, not FULLY FOR-PROFIT AT MARKET PRICES-BASED. BCHD instead ignored the public and many from the CWG and cut the public out of the process. So here we all sit, with a \$12-15K/month full market rate facility in progress that will price most of Redondo Beach out of the market. Per BCHD’s MDS consultants, only 20% of the assisted living is for the three Beach Cities with the rest using our Public Owned and Zoned Land for non-residents who have not paid one-cent in property taxes or bond repayments.

PROJECT FAILS CONDITIONAL USE PERMITTING, PLANNING COMMISSION DESIGN REVIEW, AND RESIDENTIAL DESIGN GUIDELINES MUNICIPAL CODE REQUIREMENTS

100% OF BCHD RCFE DAMAGES FALL TO REDONDO BEACH (9% REDONDO BEACH TENANTS)

Redondo Beach is the permitting authority for the BCHD project. As such, it is unclear how Redondo Beach will weigh non-resident damages with regard to CUP, PCDR and Residential Design Guidelines to assess the massive damages to Torrance. Assume for the moment that Redondo Beach suffers 100% of the damages, neighborhood character damage, property value impacts, inconsistent architecture and quality-of-life damages. Redondo Beach residents receive a pittance of the benefits. Even though Redondo Beach residents could be 9% of the assisted living tenants, there are no benefits since the facility is MARKET PRICED. As such, those residents could be at Kensington, Sunrise Hermosa, or any of the other facilities in Torrance or Manhattan Beach.

100% OF BCHD “allcove” DAMAGES FALL TO REDONDO BEACH (4% REDONDO BEACH USERS)

Similar to the RCFE, Redondo Beach residents receive no incremental benefits from the “allcove” program’s administration by BCHD. The contract for SP8 was going to be awarded, and it is entirely likely that Beach Cities could have received funding without the damage of 91% non-resident traffic and transport. Therefore, there are no incremental benefits to the residents of Redondo Beach.

100% OF BCHD PACE DAMAGES FALL TO REDONDO BEACH (2-3% REDONDO BEACH USERS)

PACE is only 2-3% Redondo Beach resident enrolled, however 100% of the travel and transport damages accrue to Redondo Beach residents. There is no mythical benefit-to-cost analysis that BCHD can provide that will demonstrate Redondo Beach residents will enjoy more PACE benefits than damages – when measured by CUP, PCDR and RDG standards.

BCHD’S 2 ACRES OF GREEN SPACE ARE A RED HERRING

BCHD has an adjoining lot corner with Dominguez Park, a 20+ acre facility. BCHD’s 2 acre planned addition is small and of inconsequential value. Furthermore, BCHD’s \$2M investment banker indicates that 3 acres will be leased for 65-95 years, so the 2 acres will be under the control of the developer/owner/operator of the RCFE. BCHD has been requested – and BCHD refused – to place a conservation dedication on the 2 acres for the use of the public.

In short, little that BCHD claims is other than propaganda and misleading and must be discarded.

StopBCHD.com

A quality-of-life neighborhood community

<https://www.stopbchd.com/post/bchd-s-justification-for-a-65-95-year-private-lease-is-flawed-and-without-net-benefits>

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Subject: Public Comment - Clarification Video by BCHD on the Proposed Building Height and the Redondo Beach Filing
Date: Sunday, October 2, 2022 8:18:57 PM

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<https://www.stopbchd.com/post/lies-damned-lies-and-bchd-bchd-confusion-on-the-new-commercial-building-height>

Vanessa Poster and Tom Bakaly Demonstrating BCHD Confusion over its Own Project

<https://www.youtube.com/watch?v=VYXMUBdppFA>

Video and Architect information demonstrating that BCHD is deliberately attempting to mislead the public on the height of the proposed RCFE building that will house and service 90% NON-RESIDENTS of the Beach Cities and 95% NON-RESIDENTS of Redondo Beach while dumping 100% of the Construction and Operating damages into Redondo Beach.

Hence, there is no conceivable way that Redondo Beach Residents can have any net benefit, nor does BCHD have any such evidence to provide that the damages from 300,000 sqft and 110-feet above homes are outweighed by de minimis resident use.

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From: [maureen.anderson](mailto:maureen.anderson@torranceca.gov)
To: cityclerk@torranceca.gov; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; [Kevin Cody](#); [Lisa Jacobs](#); [Garth Meyer](#); info@lalafco.org; omartinez@torranceca.gov; Communications@bchd.org; [CityClerk](#)
Subject: PUBLIC COMMENT - OPPOSE: BCHD PLAN TO PRIVATIZE PUBLIC LAND AND PAY THE DEVELOPER TO USE THE LAND
Date: Sunday, September 25, 2022 10:25:59 AM

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PUBLIC COMMENT RE: BCHD BOARD MEETING 9/28/22

Mayors and Councils of BCHD Owners, Redondo Beach, Manhattan Beach, Hermosa Beach
Mayor and Council of Torrance
Planning Commissions of Redondo Beach and Torrance
Los Angeles Local Area Formation Commission
Media
BCHD Board

SUBJECT: BCHD PLAN TO PAY A PRIVATE DEVELOPER TO USE PUBLIC LAND

Yet again, BCHD has misrepresented the proposed Healthy Living Campus (HLC) project to the public and shortchanged the public's right to review and comment on the District's plans with a last minute release of information.

BCHD CEO and staff are recommending the BCHD Board approve contracts with a private Developer/Owner/Operator that result in BCHD's taxpayers being forced to PAY the Developer \$71,698/YR.

This comment is a formal objection to BCHD's proposed action to lease 3 acres of public owned and zoned land to a private Developer/Owner/Operator for a 100% privately owned/operated, market priced assisted living facility for \$1.5M per year land lease rate. According to BCHD's consultants, the assisted living will service 80% non-residents of the District at full market rents.

This comment is also a formal objection to BCHD's proposed action to lease space in the private developer's new, expensive building for programs that service 91% to 95% non-residents of the District at an annual rent of \$1,571,698 per year with a 2% annual escalation rate. BCHD should not be spending District funds on very expensive new office space for

90%+ non-resident services, or for any other reason.

BCHD should not be locking in a LOSS on the NET LEASE REVENUE. BCHD's prior written claims stated that the HLC plan would provide \$2.2 to \$3.3M in profit for use of the persons served by the District (the residents).

***BCHD PROPOSES TO LOCK IN A NET LOSS ON HLC PRIVATE DEVELOPER LEASE**

BCHD CEO and staff are recommending that the BCHD Board of Directors (Poster, Chun, Bholat, Diehl, and Koo) approve a NET LEASE PAYMENT to the private Healthy Living Campus (HLC) Developer/Owner/Operator PMB/Watermark of \$71,698/year. IF APPROVED, BCHD TAXPAYERS WILL PAY THE PRIVATE DEVELOPER TO USE 3 ACRES OF PUBLIC LAND FOR 65 to 95 YEARS.

***TAXPAYERS PAY \$71,698/YR TO ALLOW USE OF 3 ACRES OF PUBLIC LAND**

District taxpayers will be forced to pay the private Developer/Owner/Operator (D/O/O) \$71,698 per year while the private developer profits from the use of the publicly owned and zoned land along with its 100% ownership of the assisted living facility that charges market rates. BCHD consultant study shows the assisted living will service 80% NON-RESIDENTS of the District (MDS, Exhibit 3-3).

***BCHD CEO ASKS APPROVAL FOR \$1,500,000/YR LEASE TO THE PRIVATE DEVELOPER**

BCHD's 9/28/22 Board packet requests Board of Directors approval of a lease rate to the private D/O/O of \$1,500,000 per year (Cain presentation, 9/28/22, p5). That is for a lease term of 65 to 95 years. It allows the private developer to build a Phase 1, 110-foot tall, 300,000 sqft building.

***BCHD CEO ASKS APPROVAL FOR \$1,571,698/YR LEASE BY BCHD FOR OFFICE SPACE**

BCHD's Board packet also requests the Board of Directors approval of a lease for space in the private developer's new building. The space will be used for:

- (1) PACE program (95% NON-RESIDENTS of the District)
- (2) "allcove" program (91% NON-RESIDENTS of the District)
- (3) Office space for BCHD

***BCHD CLAIMED \$2.2-\$3.3M GAIN, NOW LOCKS IN LOSS WITH PRIVATE**

DEVELOPER

BCHD will pay the private developer \$1,571,698 per year (Cain presentation, 9/28/22, p7) in annual lease rent along with a 2% escalation. The cost of BCHD's rent to the private developer exceeds BCHD's lease payment from the developer by \$71,698 per year. The Board will be locking in a NET LOSS on a project that the Board claimed to the public would be a source of profit to the District of \$2.2M to \$3.3M per year (Cain presentation, 6/16/20, p7)

***BCHD CEO/BOARD FAIL TO ACT IN THE BEST INTEREST OF DISTRICT RESIDENTS**

BCHD's CEO is recommending a set of actions that

- 1) result in a NET LOSS on the leasing of 3 acres of public owned and zoned land;
- 2) obtain 0% BCHD equity ownership of a 65 to 95 year project;
- 3) use public land for a private assisted living facility for the benefit 80% non-residents of the District;
- 4) rent space for the "allcove" program that serves 91% non-residents of the District;
- 5) rent space for the PACE program that will enroll 95% non-residents of the District; and
- 6) result in a non-conforming 110-foot tall, 300,000 sqft building immediately adjacent to 30-foot residential uses.

BCHD must act in the best interest of the District Residents and reject this deal and these contracts endorsed by the CEO and proposed by BCHD's investment bankers that are paid to close a deal to receive their commission.

From: gtafremow@verizon.net
To: [CityClerk](#); cityclerk@torranceca.gov; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; "Kevin Cody"; "Lisa Jacobs"; "Garth Meyer"; info@LALAFCO.org; omartinez@torranceca.gov
Cc: Communications@bchd.org
Subject: PUBLIC COMMENT - OPPOSE: BCHD PLAN TO PRIVATIZE PUBLIC LAND AND PAY THE DEVELOPER TO USE THE LAND
Date: Sunday, September 25, 2022 10:28:16 AM
Importance: High

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PUBLIC COMMENT RE: BCHD BOARD MEETING 9/28/22

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Mayor and Council of Torrance
Planning Commissions of Redondo Beach and Torrance
Los Angeles Local Area Formation Commission
Media
BCHD Board

SUBJECT: BCHD PLAN TO PAY A PRIVATE DEVELOPER TO USE PUBLIC LAND

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***TAXPAYERS PAY \$71,698/YR TO ALLOW USE OF 3 ACRES OF PUBLIC LAND**
District taxpayers will be forced to pay the private Developer/Owner/Operator (D/O/O) \$71,698 per year while the private developer profits from the use of the publicly owned and zoned land along with its 100% ownership of the assisted living facility that charges market rates. BCHD consultant study shows the assisted living will service 80% NON-RESIDENTS of the District (MDS, Exhibit 3-3).

***BCHD CEO ASKS APPROVAL FOR \$1,500,000/YR LEASE TO THE PRIVATE DEVELOPER**

BCHD's 9/28/22 Board packet requests Board of Directors approval of a lease rate to the private D/O/O of \$1,500,000 per year (Cain presentation, 9/28/22, p5). That is for a lease term of 65 to 95 years. It allows the private developer to build a Phase 1, 110-foot tall, 300,000 sqft building.

***BCHD CEO ASKS APPROVAL FOR \$1,571,698/YR LEASE BY BCHD FOR OFFICE SPACE**

BCHD's Board packet also requests the Board of Directors approval of a lease for space in the private developer's new building. The space will be used for:

- (1) PACE program (95% NON-RESIDENTS of the District)
- (2) "allcove" program (91% NON-RESIDENTS of the District)
- (3) Office space for BCHD

***BCHD CLAIMED \$2.2-\$3.3M GAIN, NOW LOCKS IN LOSS WITH PRIVATE DEVELOPER**

BCHD will pay the private developer \$1,571,698 per year (Cain presentation, 9/28/22, p7) in annual lease rent along with a 2% escalation. The cost of BCHD's rent to the private developer exceeds BCHD's lease payment from the developer by \$71,698 per year. The Board will be locking in a NET LOSS on a project that the Board claimed to the public would be a source of profit to the District of \$2.2M to \$3.3M per year (Cain presentation, 6/16/20, p7)

***BCHD CEO/BOARD FAIL TO ACT IN THE BEST INTEREST OF DISTRICT RESIDENTS**
BCHD's CEO is recommending a set of actions that

- 1) result in a NET LOSS on the leasing of 3 acres of public owned and zoned land;
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- 4) rent space for the "allcove" program that serves 91% non-residents of the District;
- 5) rent space for the PACE program that will enroll 95% non-residents of the District; and
- 6) result in a non-conforming 110-foot tall, 300,000 sqft building immediately adjacent to 30-foot residential uses.

BCHD must act in the best interest of the District Residents and reject this deal and these contracts endorsed by the CEO and proposed by BCHD's investment bankers that are paid to close a deal to receive their commission.

Best regards,

George Afremow – long time and very concerned resident

From: [M. Nava](#)
To: [CityClerk](#); cityclerk@torranceca.gov; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; [Kevin Cody](#); [Lisa Jacobs](#); [Garth Meyer](#); Info@lalafo.org; omartinez@torranceca.gov; Communications@bchd.org
Subject: PUBLIC COMMENT - OPPOSE: BCHD PLAN TO PRIVATIZE PUBLIC LAND AND PAY THE DEVELOPER TO USE THE LAND
Date: Sunday, September 25, 2022 10:43:01 PM

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

PUBLIC COMMENT RE: BCHD BOARD MEETING 9/28/22

Mayors and Councils of BCHD Owners, Redondo Beach, Manhattan Beach, Hermosa Beach
Mayor and Council of Torrance
Planning Commissions of Redondo Beach and Torrance
Los Angeles Local Area Formation Commission
Media
BCHD Board

SUBJECT: BCHD PLAN TO PAY A PRIVATE DEVELOPER TO USE PUBLIC LAND

Yet again, BCHD has misrepresented the proposed Healthy Living Campus (HLC) project to the public and shortchanged the public's right to review and comment on the District's plans with a last minute release of information.

BCHD CEO and staff are recommending the BCHD Board approve contracts with a private Developer/Owner/Operator that result in BCHD's taxpayers being forced to PAY the Developer \$71,698/YR.

This comment is a formal objection to BCHD's proposed action to lease 3 acres of public owned and zoned land to a private Developer/Owner/Operator for a 100% privately owned/operated, market priced assisted living facility for \$1.5M per year land lease rate. According to BCHD's consultants, the assisted living will service 80% non-residents of the District at full market rents.

This comment is also a formal objection to BCHD's proposed action to lease space in the private developer's new, expensive building for programs that service 91% to 95% non-residents of the District at an annual rent of \$1,571,698 per year with a 2% annual escalation rate. BCHD should not be spending District funds on very expensive new office space for 90%+ non-resident services, or for any other reason.

BCHD should not be locking in a LOSS on the NET LEASE REVENUE. BCHD's prior written claims stated that the HLC plan would provide \$2.2 to \$3.3M in profit for use of the persons served by the District (the residents).

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BCHD CEO and staff are recommending that the BCHD Board of Directors (Poster, Chun, Bholat, Diehl, and Koo) approve a NET LEASE PAYMENT to the private Healthy Living Campus (HLC) Developer/Owner/Operator PMB/Watermark of \$71,698/year. IF APPROVED, BCHD TAXPAYERS WILL PAY THE PRIVATE DEVELOPER TO USE 3 ACRES OF PUBLIC LAND FOR 65 to 95 YEARS.

***TAXPAYERS PAY \$71,698/YR TO ALLOW USE OF 3 ACRES OF PUBLIC LAND**

District taxpayers will be forced to pay the private Developer/Owner/Operator (D/O/O) \$71,698 per year while the private developer profits from the use of the publicly owned and zoned land along with its 100% ownership of the assisted living facility that charges market rates. BCHD consultant study shows the assisted living will service 80% NON-RESIDENTS of the District (MDS, Exhibit 3-3).

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***BCHD CEO/BOARD FAIL TO ACT IN THE BEST INTEREST OF DISTRICT RESIDENTS**

BCHD's CEO is recommending a set of actions that

- 1) result in a NET LOSS on the leasing of 3 acres of public owned and zoned land;
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District;

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- 5) rent space for the PACE program that will enroll 95% non-residents of the District; and
- 6) result in a non-conforming 110-foot tall, 300,000 sqft building immediately adjacent to 30-foot residential uses.

BCHD must act in the best interest of the District Residents and reject this deal and these contracts endorsed by the CEO and proposed by BCHD’s investment bankers that are paid to close a deal to receive their commission.

-MARCIO

From: [Jill Klausen](#)
To: [CityClerk](#); cityclerk@torranceca.gov; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; [Kevin Cody](#); [Lisa Jacobs](#); [Garth Meyer](#); info@lalafco.org; omartinez@torranceca.gov; Communications@bchd.org
Subject: PUBLIC COMMENT - OPPOSE: BCHD PLAN TO PRIVATIZE PUBLIC LAND AND PAY THE DEVELOPER TO USE THE LAND
Date: Monday, September 26, 2022 4:06:46 PM

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

Mayors and Councils of BCHD Owners, Redondo Beach, Manhattan Beach, Hermosa Beach

Mayor and Council of Torrance

Planning Commissions of Redondo Beach and Torrance

Los Angeles Local Area Formation Commission

Media

BCHD Board

Yet again, BCHD has misrepresented the proposed Healthy Living Campus (HLC) project to the public and shortchanged the public's right to review and comment on the District's plans with a last-minute release of information.

BCHD CEO and staff are recommending the BCHD Board approve contracts with a private Developer/Owner/Operator that will result in BCHD's taxpayers being forced to PAY the Developer \$71,698/YR.

THIS IS AN OUTRAGE AND SHOULD NOT BE ALLOWED TO HAPPEN.

This comment is a formal objection to BCHD's proposed action to lease 3 acres of public-owned and zoned land to a private Developer/Owner/Operator for a 100% privately owned/operated, market-priced assisted-living facility for \$1.5M per year land lease rate. According to BCHD's consultants, the facility will service 80% non-residents at full market rents.

This comment is also a formal objection to BCHD's proposed action to lease space in the private developer's new, expensive building for programs that service 91% to 95% non-residents of the District at an annual rent of \$1,571,698 per year with a 2% annual escalation rate. BCHD should not be spending District funds on very expensive new office space for 90%+ non-resident services, or for any other reason.

BCHD should not be locking in a LOSS on the NET LEASE REVENUE.

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THIS CANNOT BE ALLOWED.

***BCHD CEO/BOARD FAIL TO ACT IN THE BEST INTEREST OF DISTRICT RESIDENTS**

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BCHD must act in the best interest of the District Residents and reject this deal and these contracts endorsed by the CEO and proposed by BCHD's investment bankers that are paid to close a deal to receive their commission.

As a 28-year Redondo Beach resident and homeowner for 18 years, I am FURIOUS that this is being allowed and that I WILL HAVE TO PAY FOR IT.

DO NOT LET THIS HAPPEN TO US IN THIS DISTRICT.

Irate,
Jill Klausen

From: [Hamant and Robin Patel](#)
To: [CityClerk](#); cityclerk@torranceca.gov; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; [Kevin Cody](#); [Lisa Jacobs](#); [Garth Meyer](#); info@lalafco.org; omartinez@torranceca.gov; Communications@bchd.org
Subject: PUBLIC COMMENT - OPPOSE: BCHD PLAN TO PRIVATIZE PUBLIC LAND AND PAY THE DEVELOPER TO USE THE LAND
Date: Monday, September 26, 2022 8:35:44 PM

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

PUBLIC COMMENT RE: BCHD BOARD MEETING 9/28/22

Mayors and Councils of BCHD Owners, Redondo Beach, Manhattan Beach,
Hermosa Beach
Mayor and Council of Torrance
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BCHD must act in the best interest of the District Residents and reject this deal and these contracts endorsed by the CEO and proposed by BCHD's investment bankers that are paid to close a deal to receive their commission.

Thank you.

Robin Patel

From: [Warren Croft](#)
To: [CityClerk](#); cityclerk@torranceca.gov; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; [Kevin Cody](#); [Lisa Jacobs](#); [Garth Meyer](#); info@lalafco.org; omartinez@torranceca.gov; Communications@bchd.org
Subject: PUBLIC COMMENT - OPPOSE: BCHD PLAN TO PRIVATIZE PUBLIC LAND AND PAY THE DEVELOPER TO USE THE LAND
Date: Saturday, September 24, 2022 9:32:26 PM

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

Mayors and Councils of BCHD Owners, Redondo Beach, Manhattan Beach, Hermosa Beach

Mayor and Council of Torrance

Planning Commissions of Redondo Beach and Torrance

Los Angeles Local Area Formation Commission

Media

BCHD Board

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BCHD must act in the best interest of the District Residents and reject this deal and these contracts endorsed by the CEO and proposed by BCHD's investment bankers that are paid to close a deal to receive their commission.

Please act to stop this development.

Warren Croft

From: [Mark Nelson \(Home Gmail\)](#)
To: [CityClerk; citycouncil@hermosabeach.gov](#); [CityClerk; citycouncil@manhattanbeach.gov](#)
Subject: Public Comment - Transcript of Verbal Comments of Mark Nelson to the BCHD Board regarding Commercial Development
Date: Thursday, September 29, 2022 12:55:10 PM

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

Redondo Beach Council and Planning Commission
Torrance Council and Planning Commission
Hermosa Beach Council
Manhattan Beach Council

The following was read into the record at the 9.28.22 BCHD Board meeting:

BCHD no longer serves the Beach Cities. We have a Board that wants to be a regional health agency at the expense of our 120,000 residents. The only expeditious solution is to dissolve BCHD, distribute the assets to the cities, and allow the County to determine if it sees enough value to create a countywide funded District.

In the current BCHD scheme, non-residents will comprise 80% of assisted living, 91% of “allcove” and 95% of PACE. BCHD tested 84% non-residents for Covid. This is our land, our money, our District. The numbers aren’t in dispute. 80% is from BCHD MDS exhibit 3-3. 91% is simple math from BCHD’s allcove contract for SPA8. 95% is from the National PACE association – another trade association for BCHD to win TROPHIES from.

Today, the District is authorizing a lousy lease deal with a private developer/owner/operator with no net revenue to the District. The lease cedes site control on 3 acres of public owned and zoned land for 95 years. This project is commercial as proposed and for the benefit of about 90% non-residents overall.

This first stage of the “deal” was supposed to yield \$940K to \$1.4M of net, unencumbered revenue for the benefit of programs for the residents of the 3 beach cities. Instead, BCHD negotiated a loss of \$71K a year that will be the legal responsibility of TAXPAYERS.

To be CLEAR - The private developer/owner/operator RECEIVES money from us for the use of our public land.

To make up for this lousy deal, BCHD needs to harvest \$2.2M to \$3.3M off of the 95% non-residents in PACE. It has NO WHERE ELSE to get the money. CHD has no ownership of the project and no net revenue from the lease involving the assisted living.

There is no dispute BCHD is now providing services to a super majority of non-residents. But you never heard it from BCHD – they’ve been hiding from the public behind secret negotiations, attorney client privilege and perversion of the public records act for 5 years now.

The next venues for this project seem to be the Redondo Planning Commission, City Council, and Superior Court as needed.

From: [Stop BCHD-Giveaway](#)
To: [CityClerk](#); cityclerk@torranceca.gov; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; [Kevin Cody](#); [Lisa Jacobs](#); [Garth Meyer](#); info@lalafco.org; omartinez@torranceca.gov; Communications@bchd.org
Cc: jdmcaulay@gmail.com
Subject: PUBLIC COMMENT FOR NEXT UPCOMING MEETING from Jennifer McAulay
Date: Monday, September 26, 2022 4:00:42 PM

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

Comment sent at the request of Jennifer McAulay

Mayors and Councils of BCHD Owners, Redondo Beach, Manhattan Beach, Hermosa Beach

Mayor and Council of Torrance

Planning Commissions of Redondo Beach and Torrance

Los Angeles Local Area Formation Commission

Media

BCHD Board

SUBJECT: BCHD PLAN TO PAY A PRIVATE DEVELOPER TO USE PUBLIC LAND

PUBLIC COMMENT RE: BCHD BOARD MEETING 9/28/22

Yet again, BCHD has misrepresented the proposed Healthy Living Campus (HLC) project to the public and shortchanged the public's right to review and comment on the District's plans with a last minute release of information.

BCHD CEO and staff are recommending the BCHD Board approve contracts with a private Developer/Owner/Operator that result in BCHD's taxpayers being forced to PAY the Developer \$71,698/YR.

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This comment is also a formal objection to BCHD's proposed action to lease space in the private developer's new, expensive building for programs that service 91% to 95% non-residents of the District at an annual rent of \$1,571,698 per year with a 2% annual escalation rate. BCHD should not be spending District funds on very expensive new office space for 90%+ non-resident services, or for any other reason.

BCHD should not be locking in a LOSS on the NET LEASE REVENUE. BCHD's prior written claims stated that the HLC plan would provide \$2.2 to \$3.3M in profit for use of the persons served by the District (the residents).

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TAXPAYERS PAY \$71,698/YR TO ALLOW USE OF 3 ACRES OF PUBLIC LAND

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From: [Stop BCHD-Giveaway](#)
To: [CityClerk](#); cityclerk@torranceca.gov; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; [Kevin Cody](#); [Lisa Jacobs](#); [Garth Meyer](#); info@lalafco.org; omartinez@torranceca.gov; Communications@bchd.org
Cc: patwickens@verizon.net
Subject: PUBLIC COMMENT FOR NEXT UPCOMING MEETING from Pat Wickens
Date: Monday, September 26, 2022 4:02:08 PM

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Sent at the request of Pat Wickens

Mayors and Councils of BCHD Owners, Redondo Beach, Manhattan Beach, Hermosa Beach

Mayor and Council of Torrance

Planning Commissions of Redondo Beach and Torrance

Los Angeles Local Area Formation Commission

Media

BCHD Board

SUBJECT: BCHD PLAN TO PAY A PRIVATE DEVELOPER TO USE PUBLIC LAND

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From: [Stop BCHD-Giveaway](#)
To: [CityClerk](#); cityclerk@torranceca.gov; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; [Kevin Cody](#); [Lisa Jacobs](#); [Garth Meyer](#); info@lalafco.org; omartinez@torranceca.gov; Communications@bchd.org
Subject: PUBLIC COMMENT FOR NEXT UPCOMING MEETING from Patricia Minton
Date: Monday, September 26, 2022 4:06:27 PM

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Sent at the request of Patricia Minton

**Patricia
Mintun** <[patty...](#)>

Sun, Sep 25, 8:58 AM (1 day ago)



to BCHDGiveaway



Stop the insanity. When the hospital closed the property, tax thievery should have stopped. We do not want or need to lease out land at a loss. Sell the land and refund the taxpayers the money that has been stolen from them for almost 70 years.

Patricia Mintun
504 N Maria Ave
Redondo Beach
310-374-0727

Sent from my iPad

Mayors and Councils of BCHD Owners, Redondo Beach, Manhattan Beach, Hermosa Beach
Mayor and Council of Torrance
Planning Commissions of Redondo Beach and Torrance
Los Angeles Local Area Formation Commission
Media
BCHD Board

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To: [CityClerk](#); cityclerk@torranceca.gov; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; [Kevin Cody](#); [Lisa Jacobs](#); [Garth Meyer](#); info@lalafco.org; omartinez@torranceca.gov; Communications@bchd.org
Cc: sishioka@yahoo.com
Subject: PUBLIC COMMENT FOR NEXT UPCOMING MEETING FROM Stephanie Ishioka
Date: Monday, September 26, 2022 3:56:25 PM

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Sent at the request of Stephanie Ishioka

Mayors and Councils of BCHD Owners, Redondo Beach, Manhattan Beach, Hermosa Beach

Mayor and Council of Torrance

Planning Commissions of Redondo Beach and Torrance

Los Angeles Local Area Formation Commission

Media

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Cc: ninjabytes@hotmail.com
Subject: PUBLIC COMMENT FOR NEXT UPCOMING MEETING from the Yokoe Family
Date: Monday, September 26, 2022 3:57:23 PM

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Public Comment sent at the request of the Yokoe Family

Mayors and Councils of BCHD Owners, Redondo Beach, Manhattan Beach, Hermosa Beach

Mayor and Council of Torrance

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Cc: wshanney@verizon.net
Subject: PUBLIC COMMENT FOR NEXT UPCOMING MEETING from William Shanney
Date: Monday, September 26, 2022 4:11:58 PM

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Submitted at the direction of William Shanney

Mayors and Councils of BCHD Owners, Redondo Beach, Manhattan Beach, Hermosa Beach

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BCHD CLAIMED \$2.2-\$3.3M GAIN, NOW LOCKS IN LOSS WITH PRIVATE DEVELOPER

BCHD will pay the private developer \$1,571,698 per year (Cain presentation, 9/28/22, p7) in annual lease rent along with a 2% escalation. **The cost of BCHD’s rent to the private developer exceeds BCHD’s lease payment from the developer by \$71,698 per year.** The Board will be locking in a NET LOSS on a project that the Board claimed to the public would be a source of profit to the District of \$2.2M to \$3.3M per year (Cain presentation, 6/16/20, p7)

BCHD CEO/BOARD FAIL TO ACT IN THE BEST INTEREST OF DISTRICT RESIDENTS

BCHD’s CEO is recommending a set of actions that 1) result in a NET LOSS on the leasing of 3 acres of public owned and zoned land; 2) obtain 0% BCHD equity ownership of a 65 to 95 year project; 3) use public land for a private assisted living facility for the benefit 80% non-residents of the District; 4) rent space for the “allcove” program that serves 91% non-residents of the District; 5) rent space for the PACE program that will enroll 95% non-residents of the District; and 6) result in a non-conforming 110-foot tall, 300,000 sqft building immediately adjacent to 30-foot residential uses.

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Please also see: <https://www.stopbchd.com/post/bchd-autopsy-of-a-bad-bad-deal-for-taxpayers>

From: [Stop BCHD-Giveaway](#)
To: [CityClerk](#); cityclerk@torranceca.gov; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; [Kevin Cody](#); [Lisa Jacobs](#); [Garth Meyer](#); info@lalafco.org; omartinez@torranceca.gov; Communications@bchd.org
Cc: j135cooper@yahoo.com
Subject: Public Comment from Joan Davidson
Date: Monday, September 26, 2022 4:14:07 PM

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Submitted at the direction of Joan Davidson

Mayors and Councils of BCHD Owners, Redondo Beach, Manhattan Beach, Hermosa Beach

Mayor and Council of Torrance

Planning Commissions of Redondo Beach and Torrance

Los Angeles Local Area Formation Commission

Media

BCHD Board

SUBJECT: BCHD PLAN TO PAY A PRIVATE DEVELOPER TO USE PUBLIC LAND

PUBLIC COMMENT RE: BCHD BOARD MEETING 9/28/22

Yet again, BCHD has misrepresented the proposed Healthy Living Campus (HLC) project to the public and shortchanged the public's right to review and comment on the District's plans with a last minute release of information.

BCHD CEO and staff are recommending the BCHD Board approve contracts with a private Developer/Owner/Operator that result in BCHD's taxpayers being forced to PAY the Developer \$71,698/YR.

This comment is a formal objection to BCHD's proposed action to lease 3 acres of public owned and zoned land to a private Developer/Owner/Operator for a 100% privately owned/operated, market priced assisted living facility for \$1.5M per year land lease rate. According to BCHD's consultants, the assisted living will service 80% non-residents of the District at full market rents.

This comment is also a formal objection to BCHD's proposed action to lease space in the private developer's new, expensive building for programs that service 91% to 95% non-residents of the District at an annual rent of \$1,571,698 per year with a 2% annual escalation rate. BCHD should not be spending District funds on very expensive new office space for 90%+ non-resident services, or for any other reason.

BCHD should not be locking in a LOSS on the NET LEASE REVENUE. BCHD's prior written claims stated that the HLC plan would provide \$2.2 to \$3.3M in profit for use of the persons served by the District (the residents).

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TAXPAYERS PAY \$71,698/YR TO ALLOW USE OF 3 ACRES OF PUBLIC LAND

District taxpayers will be forced to pay the private Developer/Owner/Operator (D/O/O) \$71,698 per year while the private developer profits from the use of the publicly owned and zoned land along with its 100% ownership of the assisted living facility that charges market rates. BCHD consultant study shows the assisted living will service **80% NON-RESIDENTS** of the District (MDS, Exhibit 3-3).

BCHD CEO ASKS APPROVAL FOR \$1,500,000/YR LEASE TO THE PRIVATE DEVELOPER

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From: [Stop BCHD-Giveaway](#)
To: [CityClerk](#); cityclerk@torranceca.gov; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; [Kevin Cody](#); [Lisa Jacobs](#); [Garth Meyer](#); info@lalafco.org; omartinez@torranceca.gov; Communications@bchd.org
Cc: imalinda@aol.com
Subject: Public Comment from Linda Feldman
Date: Monday, September 26, 2022 4:16:23 PM

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Submitted at the direction of Linda Feldman

Mayors and Councils of BCHD Owners, Redondo Beach, Manhattan Beach, Hermosa Beach

Mayor and Council of Torrance

Planning Commissions of Redondo Beach and Torrance

Los Angeles Local Area Formation Commission

Media

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PUBLIC COMMENT RE: BCHD BOARD MEETING 9/28/22

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From: [Stop BCHD-Giveaway](#)
To: [CityClerk](#); cityclerk@torranceca.gov; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; [Kevin Cody](#); [Lisa Jacobs](#); [Garth Meyer](#); info@lalafco.org; omartinez@torranceca.gov; Communications@bchd.org
Subject: Public Comment from Mr. Tony
Date: Monday, September 26, 2022 9:06:30 PM

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The following was sent at the request of Mr Tony scfarmd@yahoo.com

PUBLIC COMMENT FOR NEXT UPCOMING MEETING

Mayors and Councils of BCHD Owners, Redondo Beach, Manhattan Beach, Hermosa Beach

Mayor and Council of Torrance

Planning Commissions of Redondo Beach and Torrance

Los Angeles Local Area Formation Commission

Media

BCHD Board

SUBJECT: BCHD PLAN TO PAY A PRIVATE DEVELOPER TO USE PUBLIC LAND

PUBLIC COMMENT RE: BCHD BOARD MEETING 9/28/22

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From: [Stop BCHD-Giveaway](#)
To: [CityClerk](#); cityclerk@torranceca.gov; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; [Kevin Cody](#); [Lisa Jacobs](#); [Garth Meyer](#); info@lalafco.org; omartinez@torranceca.gov; Communications@bchd.org
Cc: steph.dyo@gmail.com
Subject: Public Comment from Stephanie Dyo
Date: Monday, September 26, 2022 4:15:16 PM

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Submitted at the direction of Stephanie Dyo

Mayors and Councils of BCHD Owners, Redondo Beach, Manhattan Beach, Hermosa Beach

Mayor and Council of Torrance

Planning Commissions of Redondo Beach and Torrance

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BCHD Board

SUBJECT: BCHD PLAN TO PAY A PRIVATE DEVELOPER TO USE PUBLIC LAND

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From: [Lisa Falk](#)
To: [CityClerk](#); cityclerk@torranceca.gov; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; info@lalafo.org; omartinez@torranceca.gov; Communications@bchd.org; michelle.bholat@bchd.org; noel.chun@bchd.org; jane.diehl@bchd.org; vanessa.poster@bchd.org; martha.koo@bchd.org
Subject: PUBLIC COMMENT: BCHD BOARD MEETING 9/28/22
Date: Monday, September 26, 2022 2:51:29 PM

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PUBLIC COMMENT RE: BCHD BOARD MEETING 9/28/22

SUBJECT: BCHD PLAN TO PAY A PRIVATE DEVELOPER TO USE PUBLIC LAND

AGAIN BCHD has misrepresented the proposed Healthy Living Campus (HLC) project to the public and shortchanged the public's right to review and comment on the District's plans with a last minute release of information.

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5) rent space for the PACE program that will enroll 95% non-residents of the District; and
6) result in a non-conforming 110-foot tall, 300,000 sqft building immediately adjacent to 30-foot residential uses.

BCHD must act in the best interest of the District Residents and reject this deal and these contracts endorsed by the CEO and proposed by BCHD's investment bankers that are paid to close a deal to receive their commission.

Martin & Lisa Falk

33 year Redondo Beach residents & homeowners

120 South Juanita Avenue

RB CA 90277

From: [Stop BCHD](#)
To: [CityClerk; cityclerk@torranceca.gov; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; Al.Muratsuchi@asm.ca.gov; Ben.Allen@sen.ca.gov; Holly.Mitchell@bos.lacounty.gov; info](#)
Cc: [Kevin Cody; Lisa Jacobs; Communications](#)
Subject: PUBLIC COMMENT: OPPOSE BCHD PLAN TO PAY A PRIVATE DEVELOPER TO USE PUBLIC LAND FOR MAJORITY DISTRICT NON-RESIDENT SERVICES
Date: Wednesday, September 28, 2022 1:30:03 PM
Attachments: [image.png](#)

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Mayors and Councils of BCHD Owners, Redondo Beach, Manhattan Beach, Hermosa Beach
Mayor and Council of Torrance
Planning Commissions of Redondo Beach and Torrance
Los Angeles Local Area Formation Commission
Media
BCHD Board

SUBJECT: OPPOSE BCHD PLAN TO PAY A PRIVATE DEVELOPER TO USE PUBLIC LAND FOR MAJORITY DISTRICT NON-RESIDENT SERVICES

THE 42 PERSONS LISTED AT THE BOTTOM OF THIS PUBLIC COMMENT JOIN IN OPPOSING BCHD'S LAND LEASE DEAL AND DAMAGES FROM PRIVATE DEVELOPMENT ON PUBLIC OWNED AND ZONED LAND

Yet again, BCHD has misrepresented the proposed Healthy Living Campus (HLC) project to the public and shortchanged the public's right to review and comment on the District's plans with a last minute release of information.

BCHD CEO and staff are recommending the BCHD Board approve contracts with a private Developer/Owner/Operator that result in BCHD's taxpayers being forced to PAY the Developer \$71,698/YR.

This comment is a formal objection to BCHD's proposed action to lease 3 acres of public owned and zoned land to a private Developer/Owner/Operator for a 100% privately owned/operated, market priced assisted living facility for \$1.5M per year land lease rate. According to BCHD's consultants, the assisted living will service 80% non-residents of the District at full market rents.

This comment is also a formal objection to BCHD's proposed action to lease space in the private developer's new, expensive building for programs that service 91% to 95% non-residents of the District at an annual rent of \$1,571,698 per year with a 2% annual escalation rate. BCHD should not be spending District funds on very expensive new office space for 90%+ non-resident services, or for any other reason.

BCHD should not be locking in a LOSS on the NET LEASE REVENUE. BCHD's prior written claims beginning in 2020 (see Cain documents) stated that the HLC plan would provide \$2.2 to \$3.3M in net profit for use of the persons served by the District (the residents). This is a NET LOSS proposal.

BCHD PROPOSES TO LOCK IN A NET LOSS ON HLC PRIVATE DEVELOPER LEASE

BCHD CEO and staff are recommending that the BCHD Board of Directors (Poster, Chun, Bholat, Diehl, and Koo) approve a NET LEASE PAYMENT to the private Healthy Living Campus (HLC) Developer/Owner/Operator PMB/Watermark of \$71,698/year. **IF APPROVED, BCHD TAXPAYERS WILL PAY THE PRIVATE DEVELOPER TO USE 3 ACRES OF PUBLIC LAND FOR 65 to 95 YEARS.**

TAXPAYERS PAY \$71,698/YR TO ALLOW USE OF 3 ACRES OF PUBLIC LAND

District taxpayers will be forced to pay the private Developer/Owner/Operator (D/O/O) \$71,698 per year while the private developer profits from the use of the publicly owned and zoned land along with its 100% ownership of the assisted living facility that charges market rates. BCHD consultant study shows the assisted living will service **80% NON-RESIDENTS** of the District (MDS, Exhibit 3-3).

BCHD CEO ASKS APPROVAL FOR \$1,500,000/YR LEASE TO THE PRIVATE DEVELOPER

BCHD's 9/28/22 Board packet requests Board of Directors approval of a lease rate to the private D/O/O of \$1,500,000 per year (Cain presentation, 9/28/22, p5). That is for a lease term of 65 to 95 years. It allows the private developer to build a Phase 1, 110-foot tall, 300,000 sqft building.

BCHD CEO ASKS APPROVAL FOR \$1,571,698/YR LEASE BY BCHD FOR OFFICE SPACE

BCHD's Board packet also requests the Board of Directors approval of a lease for space in the private developer's new building. The space will be used for:

- (1) PACE program (**95% NON-RESIDENTS** of the District)
- (2) "allcove" program (**91% NON-RESIDENTS** of the District)
- (3) Office space for BCHD

BCHD CLAIMED \$2.2-\$3.3M CLEAR GAIN, NOW LOCKS IN LOSS WITH PRIVATE DEVELOPER

BCHD will pay the private developer \$1,571,698 per year (Cain presentation, 9/28/22, p7) in annual lease rent along with a 2% escalation. **The cost of BCHD's rent to the private developer exceeds BCHD's lease payment from the developer by \$71,698 per year.** The Board will be locking in a NET LOSS on a project that the Board claimed to the public would be a source of profit to the District of \$2.2M to \$3.3M per year (Cain presentation, 6/16/20, p7)

BCHD CEO/BOARD FAIL TO ACT IN THE BEST INTEREST OF DISTRICT RESIDENTS

BCHD's CEO is recommending a set of actions that 1) result in a NET LOSS on the leasing of 3 acres of public owned and zoned land; 2) obtain 0% BCHD equity ownership of a 65 to 95 year project; 3) use public land for a private assisted living facility for the benefit 80% non-residents of the District; 4) rent space for the "allcove" program that serves 91% non-residents of the District; 5) rent space for the PACE program that will enroll 95% non-residents of the District; and 6) result in a non-conforming 110-foot tall, 300,000 sqft building immediately adjacent to 30-foot residential uses.

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The following Table demonstrates the subsidy that BCHD is forcing District Taxpayers to bear for non-residents. Furthermore, the District is forcing residents to bear 100% of the construction and operations damages, while residents gain virtually no benefits. The NET BENEFITS to residents are very clearly negative.

AT LEAST 76% AND UP TO 95% OF BCHD'S PROPOSED \$1,571,698 ANNUAL RENT TO THE PRIVATE DEVELOPER IS SOLELY FOR THE BENEFIT OF NON-RESIDENTS OF THE DISTRICT

	Program Usage/Service		BCHD Rent TO Developer	Resident Share	Non-Resident Share	Unknown	Min Non-Resident Share	Max Non-Resident Share
	District Residents	Non-Residents						
PACE	5%	95%	\$ 847,797	\$ 42,390	\$ 805,407		\$ 805,407	\$ 805,407
"allcove"	9%	91%	\$ 428,574	\$ 38,572	\$ 390,002		\$ 390,002	\$ 390,002
BCHD C.S. Office Space	unknown	unknown	\$ 296,327			\$ 296,327	\$ -	\$ 296,327
Non-Resident Cost Share Range							\$ 1,195,409	\$ 1,491,736
Total			\$ 1,572,698	\$ 80,962	\$ 1,195,409	\$ 296,327	76%	95%
Of BCHD's proposed annual facility and office space rent payment of \$1,571,698 to the Developer/Owner/Operator, between \$1,195,409 and \$1,491,736 is required exclusively for providing service to NON-RESIDENTS of the District for the 95% non-resident PACE and 91% non-resident "allcove" facilities								

Please also see: <https://www.stopbchd.com/post/bchd-autopsy-of-a-bad-bad-deal-for-taxpayers>

Submitted By:

Name
1 Scott Grossman
2 Marcio Nava
3 Katie Gilbert
4 Christie Gilbert
5 Charlene Gilbert
6 Geoffrey Gilbert
7 Thomas McGarry
8 Anthony Cicchini
9 Shelia Claverie
10 Larry and Linda Anderson
11 Ruby Sonandres
12 Neil Minami
13 Barbara Minami
14 Barbara Minami
15 PHILIP DE WOLFF
16 Mark Razavi
17 Marcie Guillermo
18 Kathy McLeod
19 Reid Fujinaga
20 Patricia Eeylp
21 maureen anderson
22 Mike Woolsey
23 Mike Jamgochian
24 Ryo (Broryo)
25 Naomi Usa
26 Phoebe (Cowpatches)
27 Brian Onizuka
28 Lisa kirkwood
29 Paula Shoda
30 Nancy Orchard
31 Janice Michaud
32 Dennis Lawrence Michaud
33 Frank von Coelln
34 Abbes Khani
35 Farah Kreutz
36 Pam Absher
37 Jerry Gennaro
38 Mike Pirich
39 LuJean Levy
40 Philip Yarborough
41 J T McMillan
42 M E Nelson

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

From: [fred fasen](#)
To: Communications@bchd.org; [Garth Meyer](#); [Kevin Cody](#); cityclerk@manhattanbeach.gov; cityclerk@hermosabeach.gov; [CityClerk](#); cityclerk@torranceca.gov; info@lalafco.org; omartinez@torranceca.gov
Subject: Re; BCHD
Date: Saturday, September 24, 2022 5:09:31 PM

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Mayors and Councils of BCHD Owners, Redondo Beach, Manhattan Beach,
Hermosa Beach
Mayor and Council of Torrance
Planning Commissions of Redondo Beach and Torrance
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From: [Fred Jones](#)
To: [Cib/Cerk](#)
Subject: Re: BCHD cannot happen
Date: Saturday, September 24, 2022 2:27:16 PM

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

LOOK FOR A LINK TO A LETTER TO SEND TO ELECTED OFFICIALS TOMORROW! THIS CANNOT BE ALLOWED!

BCHD has been misrepresenting the financial deal with the Developer/Owner/Operator of the Wealthy Living Campus for months now. They've hidden it for the last 60 days, and now we know WHY! It was NEVER a good deal, but taxpayers were going to net about \$700,000/YR in lease payments. NOT ANY MORE!

WHO THOUGHT BCHD WOULD PAY THE DEVELOPER MORE RENT THAN TAXPAYERS GET FROM THE DEVELOPER'S LEASE FOR THE 65 YEAR PERIOD?

BCHD will host PACE (95% Non-residents of the 3 Beach Cities) and "allcove" (91% Non-residents) in the new Developer/Owner/Operator building - if BCHD has its way.

For space for 91 to 95% NON-RESIDENT SERVICES - BCHD plans to **PAY the Developer \$1,571,698 PER YEAR** in rent.

In return, the Developer/Owner/Operator will provide services to 80% NON-RESIDENTS at FULL MARKET COST and only **PAY BCHD/Taxpayers \$1,500,000 PER YEAR** for a 65-95 year lease for our Public Owned & Zoned Land!

YOU HEARD RIGHT - WE TAXPAYERS WILL SEND THE DEVELOPER A JUICY CHECK FOR \$71,698/YR FOR 65 to 95YRS (of course it will have an inflation adjustment and go UP & UP & UP!)

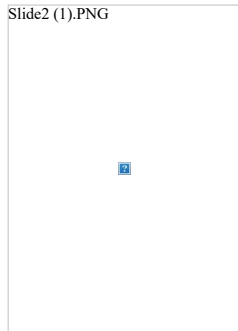
Expect an email in the next 24 hours with a link to a set of comments that we ALL NEED TO EMAIL! This CANNOT BE ALLOWED!

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

https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/1576761/1.2_Cain_Brothers_BCHD_RCFE_Finance_Committee_and_BOD_Ground_Lease_Discussion_2022_09_26_and_28_vF.pdf

Slide2 (1).PNG



Slide1.PNG

