

From: Mark Nelson (Home Gmail)

Sent: Thursday, April 29, 2021 10:22 AM

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

Cc: etters@dailybreeze.com; letters@latimes.com; Judy Rae <easyreader@easyreadernews.com>; Lisa Jacobs <lisa.jacobs@tbrnews.com>; Paul Novak <pnovak@lalafco.org>

Subject: Public Comment to Torrance, Redondo, Hermosa and Manhattan Mayors and Councils. Public Comment to Redondo and Torrance Planning Commissions. Public Comment to LALAFCO.
(MONOGRAPH #4)

To whom it may concern:

As a 3+ year volunteer at BCHD on the Community Working Group, I have been generally disconcerted by BCHD's lack of commercial and environmental experience and expertise. While they are a public agency, should we offer them a degraded level of performance from the private sector as a basis for their \$15M annual budget and tax revenues? I believe that's exactly what is occurring. BCHD touts its "awards", but apparently they are being bestowed by paid-for trade associations with the same low performance standards that BCHD is currently using.

Attached is the fourth in a several dozen document set of monographs discussing the performance of BCHD and invalidity of its proposed commercially developed, commercially majority owned and operated \$12,500 per month assisted living project. The project is 80% developed for non-residents of the 3 Beach Cities that own BCHD, and 92% for non-residents of Redondo Beach, the city with the permitting responsibility and the Environmental and Economic Injustice impacts.

This monograph discusses how BCHD has no objective, peer-reviewed, scientific evidence that it requires up to 3 acres of open space on the 10-acre, publicly-owned site that was purchased using bond proceeds from taxpayers for use as an emergency hospital. BCHD, adjacent to the 20+ acre Dominguez Park, has created an unsupported, false narrative that it must build a 103-foot tall structure in order to allow itself 3-acres of open space on the campus. The City of Redondo Beach in its planning process needs to require BCHD to fit into the surrounding neighborhoods and use the Kensington facility at PCH and Knob Hill as an example of maximum height.

BCHD appears to believe that it can create its own facts by mere assertion, absent peer-reviewed, rigorously adjudicated facts, when BCHD intends to inflict damages on the surrounding residents. BCHD plans to impose 50-100 years of environmental and economic damages on surrounding neighborhoods, in excess of the already 60+ years of damages that BCHD and the now failed, publicly-owned South Bay Hospital have imparted.

As such, BCHD's purported objective of requiring a minimum amount of open space in order to force their lust for "expansive views" in their "upscale" facility, while the BCHD sits next to the largest open parcel in Redondo Beach, is unsupported and unfounded. It must be rejected and any facets of the project relying on this objective must be vacated. BCHD must be held to the surrounding neighborhood limits of approximately 30-feet, especially given its +30-foot and greater elevation advantage over surrounding neighborhoods.

Mark Nelson
3+ Year Volunteer, BCHD Community Working Group
Redondo Beach

BCHD Project Objective #3 is Unsupported and Invalid

From: Mark Nelson
Redondo Beach Property Owner
3+ Year BCHD Volunteer, Community Working Group

Summary

BCHD asserts that it requires open space for the public health benefit. However, BCHD provides no rationale for the size of the required openspace. BCHD is adjacent to the 22-acre Dominguez Park which provides ample outdoor space without requiring the negative and significant aesthetic, shading/shadowing, and right-to-privacy robbing impacts of a 103-foot tall building. If limited to the 30-foot standards of all surrounding parcels, those impacts would be mitigated.

When a California Public Records Act request was used to request the specific programs, space requirements, and health requirements of the use of this specific size of open space on this specific parcel, BCHD claimed its “privilege” and yet again denied the public’s right to know.

BCHD is asking for permission to irreversibly further damage the surrounding neighborhoods for an additional 50-100 years. BCHD as a public agency has an absolute obligation to provide the public case and stop hiding behind its “privilege.”

In its prior response, BCHD provided no scientific studies, or any studies at all, that determined 1) the “need” for any openspace beyond the 22 acres at Dominguez Park, 2) the need for any specific amount of openspace, of 3) any peer-reviewed studies.

BCHD CPRA Responses – Claim of Privilege and Lack of Substantiation

RE: PRA Request



Charlie Velasquez <Charlie.Velasquez@bchd.org>

Fri, Jan 15, 12:55
PM

to me

Mark,

Please see below for the District's response to your public records request dated 12/17/20 that reads:

As BCHD noted in its response, there was supposedly no BCHD determination of the open space requirement as of the date of the response, despite BCHD's published table identifying

a very precise 2.45 acres.

I dispute that assertion that BCHD had not made a determination at the time of the BCHD Board Approval of the "3-Day Approval Plan" on June 17, 2020. A final determination of open space was in fact made in order for the Board's approval vote, down to 1/100th of an acre (which would be to the nearest 436 sqft)

1. Provide documents demonstrating that derivation of the 2.45 acres that was allocated to open space in the plan that was approved by the Board on June 17, 2020. If no documents, state such.

2. As the open space was reduced from 3.6 acres in the 2019 "Great wall of Redondo Plan" to the current proposed 2.45 acres, provide documents demonstrating that the space cannot be further reduced. If no documents, state such.

The District has previously responded to your prior request regarding open space. **Design drafts pertaining to proposed open space are derived internally and with consultants and remain properly withheld pursuant to the deliberative process privilege**, as discussed in the context provided in the original response below.

Provide all scientific studies or analysis that BCHD relies upon to make the determination that any open space or greenspace is required on the BCHD campus. The District will comply with all Redondo Beach ordinances. See City of Redondo Beach Municipal Code.

Provide all scientific studies, analysis, or methodology that BCHD relies upon or will rely upon to determine the precise size of any open space or greenspace on the BCHD campus.

Healthy Living Campus site renderings for the revised master plan are available on the District website: <https://www.bchdcampus.org/>

Please also see attached link for PDF document from Study Circle #2 - Creating Community Gathering Places: <https://www.bchdcampus.org/sites/default/files/archive-files/Creating%20Community%20Gathering%20Spaces%20Study%20Circle%202%20Report.pdf>

Conclusion

BCHD is asking for the right to irreversibly damage the environment for the next 50-100 years. BCHD and SBHD before it have damaged the local environment since the 1950s. The only authorized use of the parcel by voters was for a publicly owned emergency hospital that failed in 1984. At the time of the 1984 failure, the hospital shell was rented and subsequently the quid pro quo with the local neighborhoods for the environmental and economic injustice (EJ) impacts was closed – namely the Emergency Room.

BCHD has no public authorization for continued multi-generational EJ impacts on the surrounding neighborhoods and using its “privilege” to hide decision making and data from the public only cements that case.

Reference – BCHD Project Objectives

Project Objectives

1. Eliminate seismic safety and other hazards of the former hospital building (514 Building).
2. Generate sufficient revenue through mission-derived services to replace revenues that will be lost from discontinued use of the former Hospital Building and support the current level of programs and services.
3. Provide sufficient public open space to accommodate programs that meet community health needs.
4. Address the growing need for assisted living with onsite facilities designed to be integrated with the broader community through intergenerational programs and shared gathering spaces.
5. Redevelop the site to create a modern Healthy Living Campus with public open space and facilities designed to meet the future health needs of residents, including a Community Wellness Pavilion with meeting spaces for public gatherings and interactive education.
6. Generate sufficient revenue through mission-derived services or facilities to address growing future community health needs.