

**CITY OF REDONDO BEACH
PLANNING COMMISSION AGENDA
Thursday, June 16, 2022**

COUNCIL CHAMBER

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

**ALL PUBLIC MEETINGS HAVE RESUMED IN THE COUNCIL CHAMBER.
MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON, BY ZOOM,
EMAIL OR eCOMMENT.**

Planning Commission meetings are broadcast live through Spectrum Cable, Channel 8, and Frontier Communications, Channel 41. Live streams and indexed archives of meetings are available via internet. Visit the City's office website at www.Redondo.org/rbtv.

TO WATCH MEETING LIVE ON CITY'S WEBSITE:

<https://redondo.legistar.com/Calendar.aspx>

*Click "In Progress" hyperlink under Video section of meeting

TO WATCH MEETING LIVE ON YOUTUBE:

<https://www.youtube.com/c/CityofRedondoBeachIT>

TO JOIN ZOOM MEETING (FOR PUBLIC COMMENT ONLY):

Register in advance for this meeting:

https://us02web.zoom.us/webinar/register/WN_4j0OiT6_S0eJd36U-jTbXg

After registering, you will receive a confirmation email containing information about joining the meeting.

If you are participating by phone, be sure to provide your phone # when registering. You will be provided a Toll Free number and a Meeting ID to access the meeting. Note; press # to bypass Participant ID. Attendees will be muted until the public participation period is opened. When you are called on to speak, press *6 to unmute your line. Note, comments from the public are limited to 3 minutes per speaker.

eCOMMENT: COMMENTS MAY BE ENTERED DIRECTLY ON WEBSITE AGENDA PAGE:

<https://redondo.granicusideas.com/meetings>

- 1) Public comments can be entered before and during the meeting.
- 2) Select a SPECIFIC AGENDA ITEM to enter your comment;
- 3) Public will be prompted to Sign-Up to create a free personal account (one-time) and then comments may be added to each Agenda item of interest.
- 4) Public comments entered into eComment (up to 2200 characters; equal to approximately 3 minutes of oral comments) will become part of the official meeting record. Comments may be read out loud during the meeting.

EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION WITH ATTACHED DOCUMENTS BEFORE 3PM DAY OF MEETING:

Written materials that include attachments pertaining to matters listed on the posted agenda

received after the agenda has been published will be added as supplemental materials under the relevant agenda item. PlanningRedondo@redondo.org

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

A. CALL TO ORDER

B. ROLL CALL

C. SALUTE TO THE FLAG

D. APPROVE ORDER OF AGENDA

E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

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.

E.1. [RECEIVE AND FILE BLUE FOLDER ITEMS - Placeholder for materials received after release of the agenda](#)

F. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item on the agenda, which has not been pulled by the Commission for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

F.1. [APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF JUNE 16, 2022](#)

F.2. [APPROVE MINUTES OF THE PLANNING COMMISSION REGULAR MEETING OF MAY 19, 2022](#)

F.3. [RECEIVE AND FILE PLANNING COMMISSION REFERRALS TO STAFF UPDATE OF JUNE 16, 2022 - no current update](#)

G. EXCLUDED CONSENT CALENDAR ITEMS

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

H.1. [RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS](#)

I. EX PARTE COMMUNICATION

This section is intended to allow all officials the opportunity to reveal any disclosure or ex parte communication about the following public hearings.

J. PUBLIC HEARINGS

J.1. [A PUBLIC HEARING FOR CONSIDERATION OF AMENDMENTS TO TITLE 10,](#)

CHAPTER 2 ZONING AND LAND USE AND TITLE 10, CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE OF THE REDONDO BEACH MUNICIPAL CODE SECTIONS 10-2.2500 AND 10-5.2500 PERTAINING TO THE PROCEDURES FOR ADMINISTRATIVE DESIGN REVIEW

RECOMMENDATION:

1. Open Public Hearing and take testimony from staff, and other interested parties, and deliberate;
2. Close Public Hearing; and
3. Adopt a resolution by title only subject to the findings contained therein:

ADOPT A RESOLUTION BY TITLE ONLY OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCES AMENDING TITLE 10, CHAPTER 2 ZONING AND LAND USE AND TITLE 10, CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE PERTAINING TO PROCEDURES FOR ADMINISTRATIVE DESIGN REVIEW

- K. ITEMS CONTINUED FROM PREVIOUS AGENDAS**
- L. ITEMS FOR DISCUSSION PRIOR TO ACTION**
- M. ITEMS FROM STAFF**
- N. COMMISSION ITEMS AND REFERRALS TO STAFF**
- O. ADJOURNMENT**

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on July 21, 2022, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California via teleconference.

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

An agenda packet is available 24 hours at www.redondo.org under the City Clerk.



Administrative Report

E.1., File # PC22-4356

Meeting Date: 6/16/2022

TITLE

RECEIVE AND FILE BLUE FOLDER ITEMS - Placeholder for materials received after release of the agenda

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.

PLANNING COMMISSION MEETING June 16, 2022

H.1. RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS

- Written comments on non-agenda items received after release of the agenda

From: Glen and Nancy Yokoe
Sent: Thursday, June 9, 2022 4:47 PM
To: CityClerk <CityClerk@redondo.org>
Cc: stopbchd@gmail.com
Subject: Non-Agenda Item Public Comments for 6/16/22 Planning Commission Meeting

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

Honorable Mayor, Councilpersons and Planning Commissioners of Redondo Beach,

We respectfully ask that you refer to the Public Comment RE: BCHD to the Redondo Beach Planning Commissioners, dated 6/6/22, already provided to the CityClerk@redondo.org for inclusion into the Public Record at the Redondo Beach Planning Commission meeting on 6/16/22.

We ask Commissioners to strictly enforce the RB Municipal Code regarding Conditional Use Permits and Planning Commission Design Review in order to protect surrounding property values and deny adverse impacts from BCHD's 110 ft tall, 800,000 square foot proposed development.

Additionally, there is immense concern about the assault the 5+ years project subjects the surrounding citizenry and businesses to. The CEO and Board of Directors fail to remember what the "H" in their acronym, BCHD, represents. Through misguided actions and feckless inactions, BCHD's showpiece Healthy Living Campus(HLC), is about all things other than HEALTH.

Parents transporting or walking their children to and from local schools cite already existing traffic safety issues. Increasing the number of vehicles(on site workers, etc.), then adding heavy trucks, dangerously compounds an unsafe environment for anxious car drivers and pedestrians crossing nearby intersections.

BCHD's own DEIR denotes unmitigable noise that will far exceed maximum allowable levels in residential neighborhoods. Besides the distractions from daily excessive noise, this can be associated with but not limited to increased blood pressure, depression, agitation, anxiety, stress and insomnia. Imagine nighttime workers counting on sleeping during the day at home near this project.

BCHD's Phase II Environmental Assessment Report by Converse Consultants(dated 2/26/20) found hazardous VOC(volatile organic compounds) and carcinogens on site. PCE(perchloroethylene)was detected in 29 of 30 samples, in amounts up to 150 times the allowable residential screening levels. Chloroform and Benzene were detected at 13 and 7 times the allowable residential levels, respectively.

Any concerned person might ask, "who might be breathing these toxins" on a daily basis through excavation, demolition and debris transport? The area residents, and, critically, children on the playgrounds and classrooms of TWO elementary schools both less than 1/8 of a mile from the pollution source, BCHD. The affected schools: Beryl Heights in RB and Towers Elementary in West Torrance, the latter situated adjacent to Beryl St., the proposed route for dump trucks hauling debris from the worksite. Furthermore, normal frequent wind and sea breezes in the area will be a 24/7 conduit for the airborne hazards aforementioned.

BCHD's CEO and Board of Directors are inconceivably unconcerned about the SAFETY and WELLBEING of their neighbors. While they preach health as their impetus and in their messaging, they fail dismally in their concern for BCHD's unnecessary and irreversible consequences from an overdone, incompatible, ill-conceived, unsafe and unhealthy HLC project.

Respectfully,

Glen H. and Nancy N. Yokoe, 45+ years residents of West Torrance

From: Tim Ozenne
Sent: Friday, June 10, 2022 11:50 AM
To: CityClerk <CityClerk@redondo.org>
Cc: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Non-Agenda Item: Public Comments for 6/16/22 Planning Commission Meeting

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

Dear RB Planning Commissioners:

It is my understanding that the Redondo Beach Planning Department will be considering applications from Beach Cities Health District (BCHD) for a design review of its building plans for its property on Prospect Avenue and for one or more conditional use permits linked to the proposed property development. Presumably, at some point, the Planning Department will propose that this commission approve these permits in some form.

As most of the discussion so far has not been open to public inspection and comment, I won't comment on the specifics of the issues that will go to this Commission. I do hope you will consider my current comments on several huge issues that are likely in play, though they may be revised once public hearings begin.

- 1) Under the Principal Act applicable to BCHD, there are more than a dozen facility types—skilled nursing facilities, specialty hospitals, and so forth—that are appropriate to health care districts. As best I can tell having looked at current BCHD operations, it now has NO facilities recognized in the law. It used to own and operate a public hospital, but that failed long ago; BCHD has not bothered to develop alternative uses recognized in the law for the rest of its property.
- 2) While BCHD asserts publicly that it has “authority” to own and operate residential care facilities, that is plainly wrong. Even if the Principal Act encompassed such facilities—and it does not—BCHD would need to obtain authorization from the Los Angeles Local Area Formation Commission, a process that entails detailed market studies, a financial feasibility review, and formal public hearings. BCHD, however, has not even begun such an application to its LAFCO. I do not see how the City of Redondo can authorize construction and operation of facilities before BCHD obtains legal authority.
- 3) I live in west Torrance, a short distance from the eastern edge of the existing campus which is quite visible from our west-facing windows. If the BCHD development plan is approved, my neighbors in single-family homes very near the BCHD property, will see a dramatic increase in the apparent size of BCHD buildings. Indeed, I doubt BCHD could locate its large new buildings any closer to residences. BCHD seems to have taken negligible steps to mitigate adverse impacts! Frankly, I don't understand how anyone not employed by BCHD can claim that the huge buildings set on the property lines are compatible with existing neighborhoods.
- 4) BCHD's development project would occur on property acquired long ago using eminent domain, with the specific objective of constructing and operating a public hospital. Of course,

the hospital failed long ago. There is a process BCHD is legally required to follow to change the use of this land, and any new use must be a *public use*. BCHD would need to show that the proposed new use is the best use of public property. It has not done so. Indeed, it responded to my own Public Records Request by asserting that it isn't required to comply with Resolution of Necessity rules, but it refused to disclose the basis for this dubious exemption even though BCHD claims it is "transparent" and even though there is no legal basis for hiding the basis of any exemption. Of course., the proposed new use—mostly a residential care facility—is not a public use! I would doubt the City of Redondo can accommodate a private use of this land obtained under eminent domain for public use.

5) I would remind this Planning Commission and the City Council that, in 2016, the city approved the development of the Kensington Assisted Living Facility, specifically noting that the Kensington facility is a "*private use on public land*." Will BCHD also be a private use, like Kensington, or will the BCHD project be treated as a public use? I see no basis for treating BCHD differently than how Kensington is treated.

6) Finally, I would also point out that, in the case of Kensington, the city plainly committed to tax the facility as private property. The EIR approved by Redondo Beach, as the lead agency, states this:

The project applicant would enter into a long-term lease with the District, resulting in the operation of a private use on public property. As the proposed project would be a private use on a public site, the use would be subject to standard property taxes, contributing revenue to the City.

Since I don't have the actual proposal submitted by BCHD to RB Planning, I don't know if the BCHD facilities would likewise be subject to property taxes. I would hope that, in reviewing the BCHD proposals, this Planning Commission would inquire as to tax arrangements and also make the proposed arrangements public.

Thank you,

Tim Ozenne, Torrance

From: Doug Field
Sent: Friday, June 10, 2022 2:45 PM
To: CityClerk <CityClerk@redondo.org>
Subject: Non-Agenda Item Public Comments for 6/16/22 Planning Commission Meeting

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I have concerns about the BCHD proposed project, and am troubled by the possible impacts of BCHDs proposal to build to the edges of the site at 110-feet above Beryl and Flagler streets.

NEIGHBORHOOD PROTECTION

Along with many other surrounding neighbors of BCHD, I want to be certain that BCHD is held to the Conditional Use Permit (CUP), Planning Commission Design Review (PCDR), and Residential Design Guidelines (RDG) criteria. I am also concerned that Torrance residents be protected by BCHDs compliance to the intent of the Hillside Overlay Development Standards (HODS). The HODS protect the privacy and other residential conditions of the many Torrance residents surrounding the project.

CONCERNS WITH THE CURRENT PROPOSAL

Many of us have been providing comments to the Planning Commission. In general, we are concerned about the 110-foot above the street height and its reduction of privacy; the construction of the senior living, parking ramp, and pavilion building on the edges of the elevated site without respect for the natural terrain; the inconsistency and incompatibility of the buildings and design with the surrounding neighborhoods; the non-conformity with RDGs of the nearly 800,000 sqft final size that will be larger than all Beryl Heights homes taken together; and the non-compliance with the intent of the Torrance HODS caused by the development's height, outward facing windows and balconies, position on the edge of campus, and the 8-10 story, 24-hour operation parking structure.

Along with others, we all rely upon the City to be transparent and provide us with full information in real-time in order to have intelligent participation and protect our neighborhood.

Thank you.

Doug Field

From: [Brandy Forbes](#)
To: [Lina Portolese](#)
Cc: [Sean Scully](#)
Subject: FW: Public Comment, Mayor, Council, Planning Commission
Date: Monday, June 13, 2022 9:11:11 AM
Attachments: [Slide1.PNG](#)
[Slide2.PNG](#)
[image001.png](#)

Lina,

Please file in the project records and forward to the Planning Commission.

Thank you,

Brandy Forbes
Community Development Director

Department of Community Development
415 Diamond Street
Redondo Beach, CA 90277
(310) 318-0637 x2200
brandy.forbes@redondo.org
www.redondo.org



From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Sunday, June 12, 2022 7:28 PM
To: Martinez, Oscar <OMartinez@torranceca.gov>
Cc: Brandy Forbes <Brandy.Forbes@redondo.org>; Paul Novak <pnovak@lalafco.org>
Subject: Fwd: Public Comment, Mayor, Council, Planning Commission

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I'm assuming this got to you, but to be sure....

----- Forwarded message -----

From: **Mark Nelson (Home Gmail)** <menelson@gmail.com>
Date: Mon, May 2, 2022 at 6:38 PM
Subject: Public Comment, Mayor, Council, Planning Commission
To: CityClerk <CityClerk@torranceca.gov>

BCHD has filed a conditional use document with Redondo Beach, and that includes the removal of mature trees on Torrance property. Unless the City of Torrance and its Residents agree with BCHD's base proposal to tear down the mature trees along Flagler, the City should file comments with the City of Redondo Beach indicating opposition. Below is a reproduction of page 5/35 of the BCHD drawings document and photos of the trees taken on May 2, 2022 for reference.

Mark Nelson

Former 3+ year volunteer at BCHD until it became clear that BCHD CEO and Board were opposed to the input of surrounding neighbors in Torrance and Redondo Beach

Page 5/35 of BCHDs Pre-Conditional Use Permit filing at the City of Redondo shows BCHD removing mature trees from City of Torrance property. This is unacceptable in BCHD plan.





BCHD has no right to even consider removal of these mature Torrance trees and the City of Torrance needs to make formal comments to Redondo Planning unless Torrance agrees with BCHD.



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

Sent: Thursday, June 9, 2022 9:47 AM

To: CityClerk <CityClerk@redondo.org>; cityclerk@torranceca.gov

Cc: Al.Muratsuchi@asm.ca.gov; pnovak@lalafco.org; Ben.Allen@sen.ca.gov;
HollyJMitchell@bos.lacounty.gov

Subject: Non-Agenda Item Public Comment Highlighting BCHD Self Assessment of Elective Failure to "Strive" for Consistency and Balance in Bulk and Mass

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

Mayors, Councils, Planning Commissions:

At the following link, there are excerpts from BCHD FEIR demonstrating that BCHD made no attempt to "strive" to be i balance and integration in mass and bulk, and instead, chose as PROJECT PROPONENT to supplant the judgement of the City of Redondo Beach and further, take the rights in the RBMC from residents and property owners.

<https://www.stopbchd.com/post/bchd-plan-fails-rbmc-10-2-2502-planning-commission-design-review-sect-b-4-balance-and-integration>

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



BCHD Plan Fails RBMC 10-2.2502 Planning Commission Design Review Sect b(4) "Balance and Integration

Updated: 1 minute ago

The full statement in the RBMC for b(4) is "Balance and integration with the neighborhood. The overall design shall be integrated and compatible with the neighborhood and shall strive to be in harmony with the scale and bulk of surrounding properties."

IN BCHDs OWN WORDS

"the height and mass of the proposed RCFE Building would be greater than what currently exists and is visible on-site" FEIR 3.1-43

"The proposed RCFE Building would be visually prominent from this viewpoint, rising above the retaining walls and vegetation along eastern slope in the mid-ground. The proposed 6-story RCFE Building would be substantially taller and larger than the existing 1- to 5-story buildings currently on-site, as well as the adjacent 1- to 4-story buildings. The RCFE Building would reduce access to views of the open sky for motorists, bicyclists, and pedestrians traveling westbound Towers Street and turning on Flagler Lane." FEIR 3.1-43

"the proposed RCFE Building would be substantially taller and would have substantially more massing than buildings in the vicinity, thereby reducing the view of open sky above" FEIR 3.1-55

BCHDs FAULTY AND SELF SERVING CONCLUSION

BCHD does not have the authority to draw conclusions on RBMC and TMC. As a result, it cannot. RBMC is intended to protect Redondo Beach residents and property values, and BCHD fails, despite its false assertion that "the Phase 1 preliminary site development plan would meet the development standards described in the Redondo Beach and Torrance General plans and municipal codes" FEIR 3.1-55. **Adoption of such a flawed opinion from the project proponent would leave the City open to litigation from property owners who are clearly not having their property values protected, nor, are they being protected through enforcement of the RBMC.**

Height

BCHD proposed height fail any reasonable scale integration standard. BCHD is proposing 109.7-feet above Beryl & Flagler streets. BCHD will be approximately 150-feet above Redbeam neighborhood properties in Torrance. All surrounding zoning for BCHD, and existing structures, are 30-foot maximum zoning in Redondo Beach, and 27-foot maximum zoning in Torrance. That includes the light commercial zoning of the Vons Plaza.

Size

BCHD proposed square feet in size fails any reasonable scale integration standard. BCHD is proposing a single 300,000 sqft building in Phase 1 that will be at 109.7-feet above Beryl & Flagler streets, and 83-feet above the internal courtyard. At 300,000 sqft, the single proposed building in Phase 1 is roughly the same size as the entire

312,000 sqft current campus buildings (according to BCHD EIR NOP). Following Phase 2, BCHD will be 800,000 sqft of buildings, which is larger than all Beryl Heights properties added together. Clearly, a facility that is larger than the entire adjacent neighborhood can make no claim of balance, integration or harmony in scale and bulk with surrounding properties.

BCHDs proposed height of 83-feet above the internal courtyard is for Phase 1 provides 300,000 sqft at 83-feet. Except for a single 968-sqft mechanical room ("the Penthouse"), the rest of the 311,000 sqft of the existing campus buildings are at 52-feet or lower. Thus, BCHD has made no attempt to integrate with the neighborhood scale for Redondo Beach or Torrance, both of which are 30-feet or less. Further, BCHD has not even been balanced with the existing campus, as it nearly doubles the campus sqft of size while increasing the height to 160% of 311,000 sqft feet of existing campus.

This all fails to consider that BCHD's Phase 2 is an 8-10 story parking ramp on the south perimeter of campus and a 4-story, approximately 70-foot structure on the west side, rounding out the 800,000 sqft. Those two structures further ignore integration with the neighborhoods in scale and bulk.

Perimeter Bulk/Mass/Height Maximization

BCHD proposed development is nearly all on the perimeter of the site, maximizing, not minimizing the bulk and visual size of the structures. BCHD is also ignoring its obligation to respect the natural terrain of the existing 30-foot elevated site, thereby creating a massive visual out-of-scale compound on the north, east and south where it is 100 to 150-feet above neighboring development.

Admitted Failure to Integrate by BCHD

In conclusion, BCHD has made no attempt to integrate in scale or bulk, nor has it met its obligation to "strive". Instead, it has ignored the neighborhood input and that of CWG members from the neighborhoods.

BCHDs Proposal is Significantly out of Scale with Surrounding Property Heights



BCHDs Proposal is Significantly Taller than the Existing Campus Buildings

BCHD is proposing 300,000 sqft at 83-feet while the existing campus buildings are 311,000+ sqft at less than 52-feet. Only one single 968-sqft mechanical room is 76-feet and it is located in the center of campus.

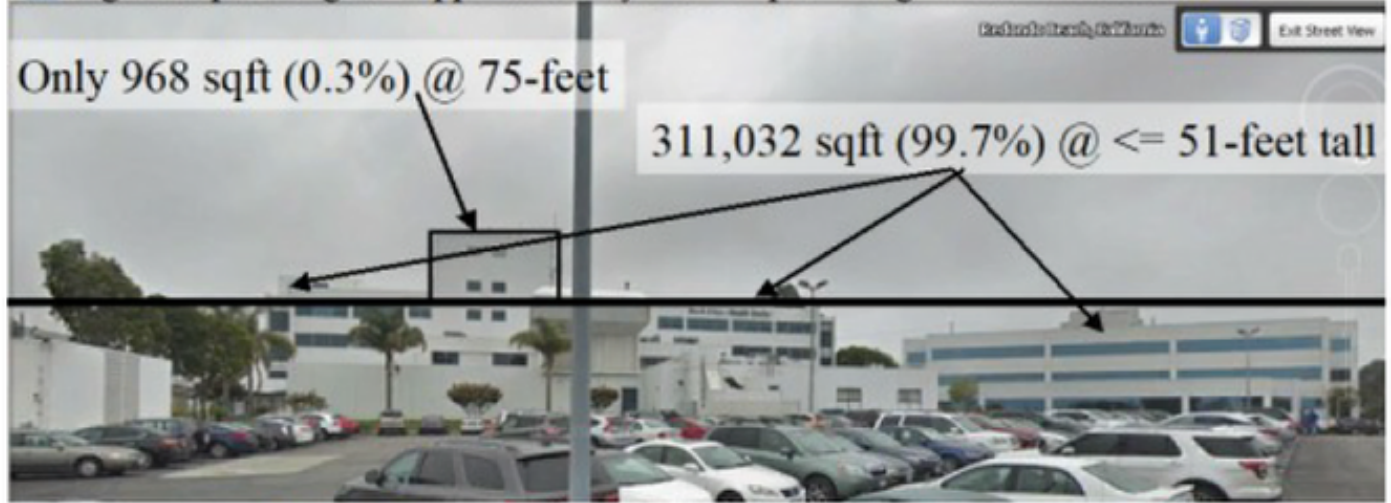
South Bay Hospital Campus Buildings Elevation Review

Per BCHD EIR NOP, the SBHD campus is 76-feet tall and 312,000 sqft

Per BCHD PRA Response, only 968 sqft or 0.3% is 76-feet tall

That leaves **99.7% or 311,032 sqft at 51-feet tall or less (4 stories)**

Average campus height is approximately 30-feet per Google Earth Pro review

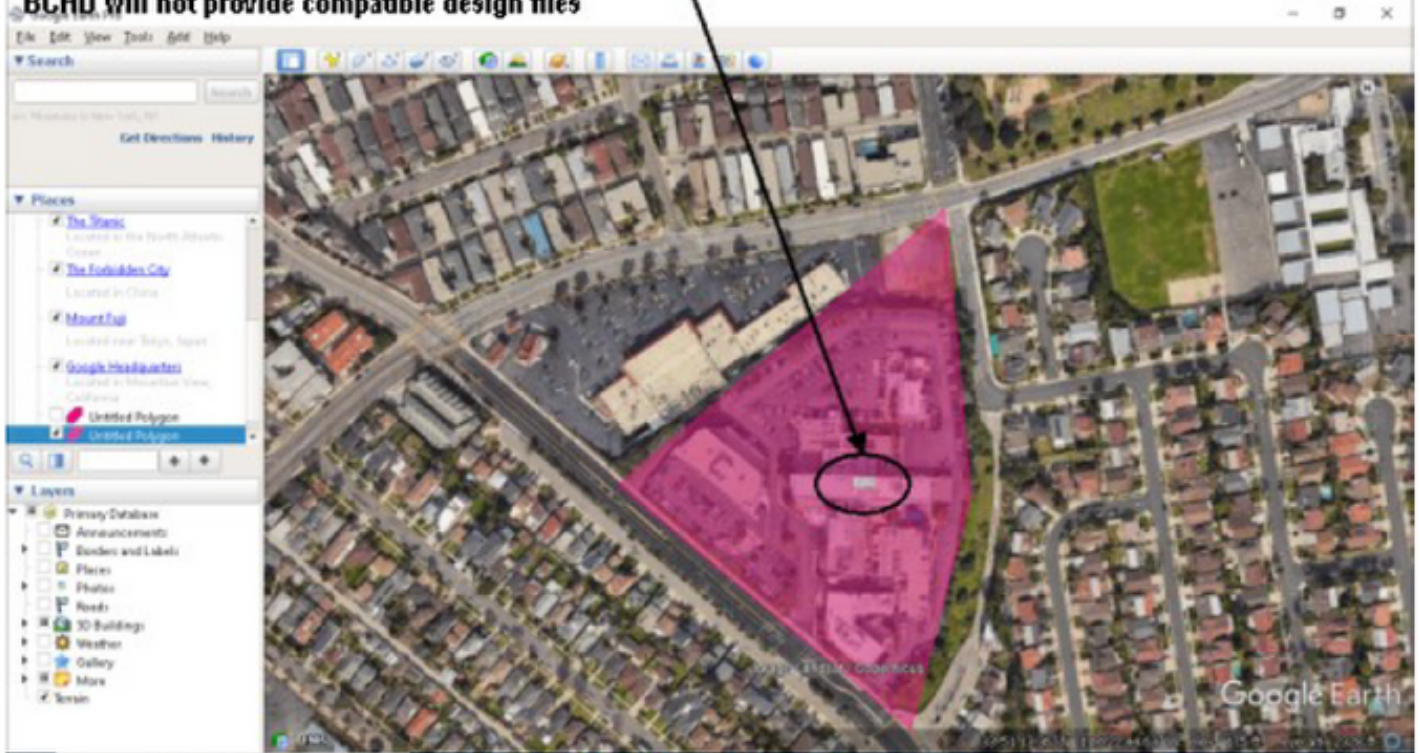


BCHDs Current 76-foot Projection is located far from perimeter of campus in a mass and height minimizing position. The remainder of the campus buildings are 52-feet or lower.

BCHD's environmental report states the campus has 312,000 sqft of buildings. Only one little tiny "penthouse" is 76-feet tall and that 0.3% of the buildings.

Google Earth Pro Simulation

BCHD will not provide compatible design files

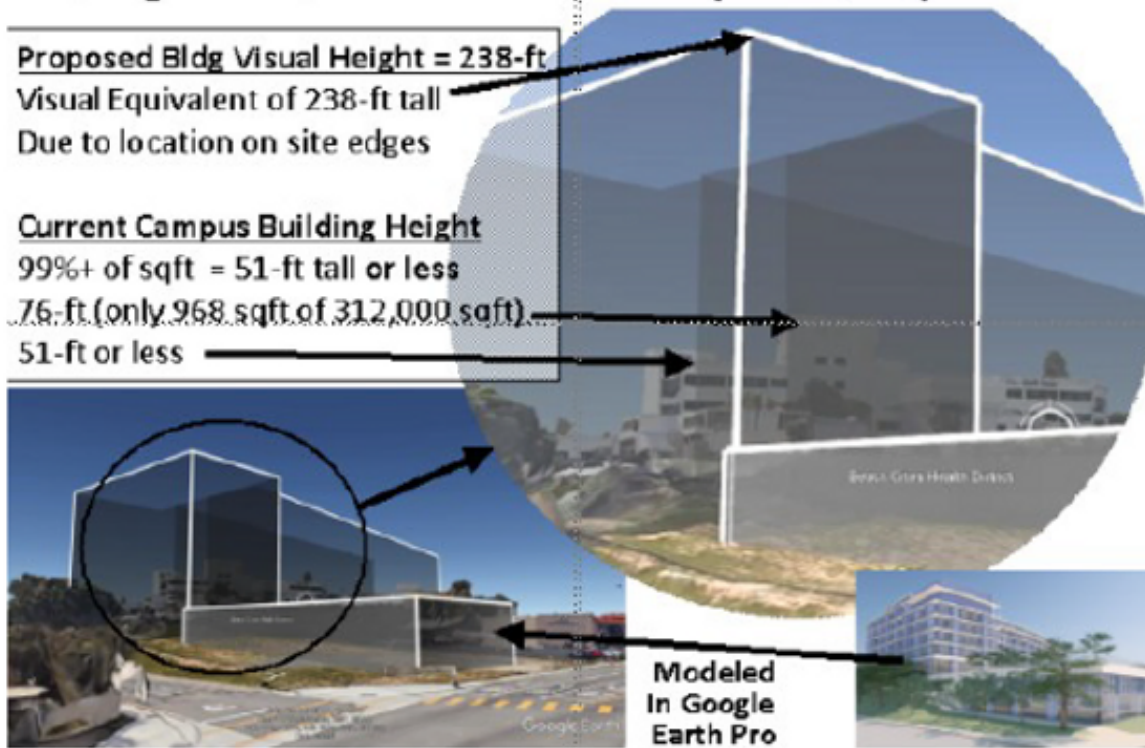


BCHDs Proposed Placement on the Perimeter of Campus Maximizes Bulk and Mass Compared to the Existing Hospital Building. BCHD Fails the "Strive" Test.

By not respecting the elevated site terrain, BCHD creates an equivalent height of 238-feet tall from the N/NE/E Views

Proposed Bldg Visual Height = 238-ft
Visual Equivalent of 238-ft tall
Due to location on site edges

Current Campus Building Height
99%+ of sqft = 51-ft tall or less
76-ft (only 968 sqft of 312,000 sqft)
51-ft or less



BCHDs Proposed Commercial 1950s Miami-Style Hotel Design is Clearly Makes No Attempt to be Compatible with Residential Neighborhoods



From: joyce field
Sent: Friday, June 10, 2022 2:26 PM
To: CityClerk <CityClerk@redondo.org>
Subject: BCHD

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

As a home owner who lives below the property in Torrance, I am very concerned about how this will affect my property value and health. Joyce Field

From: Mark Oliver
Sent: Friday, June 10, 2022 3:23 PM
To: CityClerk <CityClerk@redondo.org>
Cc: StopBCHD@gmail.com
Subject: Non-Agenda Item Public Comments for 6/16/22 Planning Commission Meeting

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

Hello:

The Beach City Health Department plans to expand the facility will adversely impact property values and quality of live for residents and properly owners. The size and plan does not fit the area or surrounding infrastructure. The added changes to traffic will also degrade the traffic flow already impacted by the facility and surrounding facilities including schools and the children's ability to travel to and from their educational institutions.

The current facility is already an eye sore, high traffic and high noise nuisance. However, it was in place prior to many of the residence moving to the area, my family included. But to knowingly increase the negative impact by building a large structure that will be out of balance for the neighborhood, cause more traffic in a residential area and increase noise including sirens and heavy trucks plus automotive noise is irresponsible. Building or increasing the size of the facility is irresponsible to the community and not fair to the neighborhood.

Please do not approve the increased or additional facilities of the BCHD.

Thank you,

Mark Oliver
414 N. Prospect Ave.
Redondo Beach, CA 90277

From: Susan Oliver

Sent: Friday, June 10, 2022 4:01 PM

To: CityClerk <CityClerk@redondo.org>; Stop BCHD <stop.bchd@gmail.com>

Cc: Stop BCHD <stopbchd@gmail.com>

Subject: on-Agenda Item Public Comments for 6/16/22 Planning Commission Meeting

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

Dear Counsel Members,

The Beach City Health Department plans to expand the facility will adversely impact property values and quality of life for residents and property owners. The size and plan does not fit the area or surrounding infrastructure further aggravating the existing density and traffic issues to arguably the busiest area of Redondo Beach which includes the existing BCHD, Redondo High, Beryl and Towers elementary schools, Parris Middle School, the library, police department and city administrative facilities. The proposed public park space will ultimately serve as a breeding ground homeless encampments and drug use. The currently closed service road below BCHD frequently has homeless people many of whom suffer from mental illness and drug addiction issues. It took months for the city to finally cut back the trees and shrubbery in that area to remove areas where the homeless could set up encampments. Despite cutting back the trees there continues to be a homeless and trash problem in that area.

The current facility is already an eye sore, high traffic and high noise nuisance. However, it was in place prior to many of the residences moving to the area, my family included. But to knowingly increase the negative impact by building a large structure that will be out of balance for the neighborhood, cause more traffic in a residential area and increase noise including sirens and heavy trucks plus automotive noise is irresponsible. Building or increasing the size of the facility is irresponsible to the community and not fair to the neighborhood.

Please do not approve the increased or additional facilities of the BCHD.

Sue Oliver
414 North Prospect Ave
Redondo Beach, CA

From: Mike Pirich
Sent: Saturday, June 11, 2022 8:15 AM
To: CityClerk <CityClerk@redondo.org>
Cc: StopBCHD@gmail.com
Subject: Re: Non-Agenda Item Public Comments for 6/16/22 Planning Commission Meeting

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

To whom it may concern,

This project is incredibly detrimental to our beach community. Not only does it affect our property values but it will impact our daily way of life.

The disruption of traffic will further compound an already congested area and add to commute times. Further, having construction trucks and heavy equipment in a highly residential area will not only be an audible nuisance but will impact our pleasant western sea breeze by adding smoke, dust and other particulates.

<https://www.stopbchd.com/post/public-comment-re-bchd-to-rb-planning-commissioners-6-6-22>

Thank you for your time.

-mike pirich (Torrance resident)

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

Sent: Saturday, June 11, 2022 11:02 AM

To: Al.Muratsuchi@asm.ca.gov; Ben.Allen@sen.ca.gov; HollyJMitchell@bos.lacounty.gov; CityClerk <CityClerk@redondo.org>; cityclerk@torranceca.gov; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; Lisa Jacobs <lisa.jacobs@tbrnews.com>; Kevin Cody <kevin@easyreadernews.com>

Cc: Communications <communications@bchd.org>; pnovak@lalafco.org; Vanessa I. Poster <vanessa.poster@bchd.org>; martha.koo@bchd.org; Martinez, Oscar <omartinez@torranceca.gov>; Noel Chun <noel.chun@bchd.org>; Jane Diehl <jane.diehl@bchd.org>; Michelle Bholat <michelle.bholat@bchd.org>; Stop BCHD <StopBCHD@gmail.com>

Subject: Press Release - Discretionary Permitting Activity Regarding BCHD

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For Public Record Inclusion, Mayors, Councils, Planning Commissions Torrance, Redondo, Hermosa, and Manhattan Beach



FOR IMMEDIATE RELEASE

**STOPBCHD.COM TO PARTICIPATE WITH CITIES IN DISCRETIONARY PERMITTING
OF 110-FOOT TALL, 800,000 SQFT DEVELOPMENT ON LEASED BCHD SITE**
StopBCHD.com Will Not Engage in Bilateral Discussions With Beach Cities Health District

Hermosa Beach/Manhattan Beach/Redondo Beach ("Beach Cities")

Along with other groups and individuals, BCHD has asked to meet with StopBCHD.com regarding BCHDs proposed 110-foot tall, 800,000 sqft project permitting on an elevated site above over 2,500 residents in the surrounding one-half mile alone.

After discussions with other Neighborhood Quality-of-Life groups and proponents, StopBCHD.com is declining a meeting with BCHD and continuing our efforts to gain a valid, impartial forum at the Cities of Redondo Beach and Torrance using their required discretionary permit hearings.

From the perspective of surrounding residents, BCHDs actions to date have INCREASED project mass, bulk, visual height, noise transmission, privacy loss, and Quality-of-Life damages to the surrounding neighborhoods, as opposed to BCHD "striving" to MINIMIZE such damages as mandated in Municipal Codes.

StopBCHD.com observes that prior public comments to BCHD have not resulted in enhanced Neighborhood Quality-of-Life actions by the taxpayer-owned and funded agency and former voter-approved hospital district (public acute care hospital ceased operations in 1984 after only 24 years of public operation).

StopBCHD.com will consider discussions with the project's Developer/Owner/Operator when that firm steps forward out of the shadows. The D/O/O will be leasing the public, P-CF zoned land BCHD site to build a facility that will be Owned and Operated by the private Developer according to materials from BCHD's Investment Banking Firm and Permitting Project Management Consultants.

BCHD is slated to continue spending more than one year's annual operating budget on permitting the project (approximately \$16M).

Attachment: Real Estate Development Chronology

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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.



FOR IMMEDIATE RELEASE

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BCHD is slated to continue spending more than one year’s annual operating budget on permitting the project (approximately \$16M).

Attachment: Real Estate Development Chronology

###

Chronology of BCHD Negative Responses to Surrounding Residents

2017	<p>BCHD Committed to Protect Neighborhoods with Buffer/Setbacks and then Ignored Commitment</p> 	<p>60-ft tall / 160,000 sqft underground / 729,000 sqft surface</p> <p>Proposed Little to No Buffer or Setback</p> 
2021	<p>103-ft tall / 0 sqft underground / 792,000 sqft surface</p> <ol style="list-style-type: none"> 1. Removed Underground Parking 2. Increased Surface SQFT of Buildings 3. Height Increased from 60 to 103-feet 	<p>83-ft tall / 0 sqft underground / 792,000 sqft surface</p> <ol style="list-style-type: none"> 1. Marginal Reduction in Height 2. Phase 1 is 300-Times More Sqft above 52-feet Tall than Current Buildings 3. Phase 2 is 600-Times More Sqft above 52-feet Tall than Current Buildings 4. <i>Larger than All Beryl Heights Neighborhood Homes Added Together</i> 

Chronology of BCHD Negative Responses to Surrounding Residents

	Baseline 2017	Reference	EIR NOP 2019	FEIR 2021	Pre-CUP 2022
Description	BCHD represented to the C/WG that the HLC concept to protect surrounding properties and uses was to buffer the main compound with surface parking and greenspace	All Beryl Heights neighborhood residential homes added together	BCHD proposed the "Great Wall of Redondo" design that was 60-feet tall on the elevated site and built on the north, east and south perimeter of the site, with the pavilion on the west perimeter	BCHD moved the RCFE to the north and east perimeter, removed underground parking, added a parking ramp at Prospect & Diamond, and left the pavilion on the west perimeter	BCHD reduced the height of the RCFE very modestly, all other factors substantially unchanged
Height (above elevated site)	N/A	N/A	60-feet	103-feet	83-feet
Height (above Beryl St)	N/A	30-feet (max)	87-feet	133-feet	109.7-feet
Size (sqft above ground)	N/A	633,500-sqft	729,000-sqft	792,000-sqft	792,000-sqft
Size (sqft below ground)	N/A	N/A	160,000-sqft parking	0 (parking moved to surface ramp)	0 (parking moved to surface ramp)

Chronology of BCHD Negative Responses to Surrounding Residents

<p>2017</p>  <p>The diagram shows a 'CONCEPT' for a 'Healthy Living Campus Parking Approach'. It features a central yellow square labeled 'Camp' surrounded by a blue ring labeled 'Parking'. An arrow points from the parking area towards the camp. The text 'Campus Edge' is at the bottom. Logos for 'BCHD' and 'Beach Cities Health District' are at the bottom left, along with the text 'Healthy Living Campus Project Community Working Group May 15, 2017'.</p>	<p>2019</p> <p>60-ft tall / 160,000 sqft underground / 729,000 sqft surface</p>  <p>The 'Master Plan' is an aerial rendering of a large, modern medical campus. A list of features on the right includes: 'Continuing Wellness Pavilion', 'Est. 400 inpatient care beds', 'New Center for Health & Fitness', 'Medical Office Building', 'Areas of active green space', 'Bike & pedestrian paths', 'Child development center', and 'Optimized vehicle flow'. The text 'Prospect Ave.' is at the bottom.</p>
<p>2021</p> <p>103-ft tall / 0 sqft underground / 792,000 sqft surface</p>  <p>A 3D architectural rendering of a building complex on a sloped site. The buildings are shown in various colors (blue, orange, grey) and are arranged in a cluster. The surrounding area is green and hilly.</p>	<p>2022</p> <p>83-ft tall / 0 sqft underground / 792,000 sqft surface</p>  <p>A 3D architectural rendering of a building complex, similar to the one in 2021, but with a different configuration of buildings and landscaping. The buildings are shown in various colors (blue, orange, grey) and are arranged in a cluster on a sloped site.</p>

From: Frank Briganti
Sent: Sunday, June 12, 2022 1:38 PM
To: CityClerk <CityClerk@redondo.org>
Subject: Re: BCHD Massive Constructive Long Term Project -AGAINST ANY PERMITS

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

Fro Public Record
CC. Mayor, City Council , City Attorney, Planning Comm, All City Depts

**** NO CONDITIONAL or UNCONDITIONAL PERMITS BE ISSUED*** ALL THE ABOVE PLEASE ADDRESS
THE AFFECT OF BCHD PROJECT ON THE ADJACENT NEIGHBORHOODS (300 HOMES & SCHOOLS(3
SCHOOLS)

1. Endangerment to resident & school children)health !!!
2. Major Safety regarding major auto traffic cut through paths(homes & schools)

3 + 20 issues already sent to RBC & BCHD * an NOT ADDRESSED?
Thanks Dr. Frank Briganti

Sent from my iPad

From: Tom McGarry
Sent: Monday, June 13, 2022 3:51 PM
To: CityClerk <CityClerk@redondo.org>
Cc: Stop BCHD <stopbchd@gmail.com>
Subject: Non-Agenda Item Public Comments for 6/16/22 Planning Commission Meeting

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

We ask the commissioners to strictly enforce the RB Municipal Code regarding Conditional Use Permits and Planning Commission Design Review in order to protect surrounding property values and deny adverse impacts from BCHDs 110-foot tall, 800,000 square-foot proposed development. This development will adversely affect our neighborhood and our lifestyles.

Tom & Carol McGarry
Redondo Beach, CA

From: Rosann Taylor
Sent: Wednesday, June 15, 2022 9:10 PM
To: CityClerk <CityClerk@redondo.org>
Cc: stopBCHD@gmail.com
Subject: Non-Agenda Item Public Comments for 6/16/22 Planning Commission Meeting

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

>>> To the Planning Commission:

>>> I'm a homeowner in Redondo Beach. I live on the Diamond St. cul-de-sac, directly adjacent to the BCHD.

>>> Do not approve: Please do not approve BCHD's proposed RCFE/ Healthy Living Campus, with structures up to 7 stories tall. It will be a monolith, towering over the neighborhood. It doesn't fit with the neighborhoods of Redondo and Torrance which are single family homes. We would be greatly affected. I'm concerned that it will affect our home values. I live on a peaceful, charming street. I don't want to go out in my front yard and be confronted by a massive building. We would have to put up with years of construction, noise pollution, light pollution, traffic, lack of privacy, view of buildings vs. blue skies.

>>> Most of profit would go to private companies: BCHD doesn't need to build a RCFE, with well over 90% of the profits going to private companies, at the expense of our neighborhood. This is terribly unfair.

>>> Electrical Substation: An electrical Substation is proposed to be built on the hillside across from our homes on Diamond. If they must build it, please do not allow BCHD to build this so close to our houses. BCHD has enough acreage that they should be able to place it somewhere else.

>>> Greenspace between BCHD and Diamond St. cul de sac: There has been a longstanding agreement that BCHD maintain the hillside on their property to provide a greenspace buffer between BCHD and the homes on the Diamond St. cul-de-sac.

>>> We want this preserved and guaranteed.

>>> I agree with my next door neighbors, Geoff Gilbert and Charlene Gilbert, who submitted a more comprehensive email on April 5th.

>>> Thank you for your time and consideration.

>>> Rosann Taylor,
>>> 1408 Diamond St., Redondo Beach 90277

From: p4ew
Sent: Wednesday, June 15, 2022 9:21 PM
To: CityClerk <CityClerk@redondo.org>
Cc: stop.bchd@gmail.com
Subject: BCHD proposed building

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

I live on the Diamond St. cul de sac, adjacent to BCHD.
Please do not approve BCHD's proposed structure. It towers over the neighborhood blocks out our afternoon sun and the ocean breeze that is an essential aspect of living in Redondo Beach and Torrance. Our health needs to be taken into account when the city makes decisions. When a developer tried to build a massive shopping center on our water front they were blocked. So I am asking the city to stop this environmental disaster.

At the meetings between the residents of Redondo Beach and the board of directors of BCHD we have always been assured that our opinions would be taken into account when decisions were made concerning the proposed new building, it has been the opposite, and we have been ignored. It appears that all the decisions being made have only one goal, and that is how much money they can make after paying ninety percent of the profits to for profit developers and corporations.

The self approved DEIR is not ethical. It is too one sided. A structure in a residential neighborhood like ours, that is seven stories high and as massive as the Staple Center in downtown Los Angeles is obscene. The tearing down of the trees and destroying of the green space that is a buffer between our houses and the proposed structure and replacing them with an electrical substation and a generator shows clearly how little they care about our neighborhood. This green space is a refuge and home for birds and other creatures. This shows a clear lack of caring for the environment, and is the opposite of a healthy living campus.

For details please see StopBCHD.com

Sincerely Philip de Wolff

Planning Commission on 2022-06-16 6:30 PM - COUNCIL CHAMBER

Meeting Time: 06-16-22 18:30

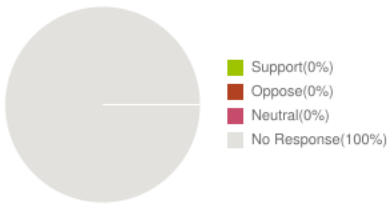
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Planning Commission on 2022-06-16 6:30 PM - COUNCIL CHAMBER	06-16-22 18:30	25	1	0	0	0

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Planning Commission on 2022-06-16 6:30 PM - COUNCIL CHAMBER

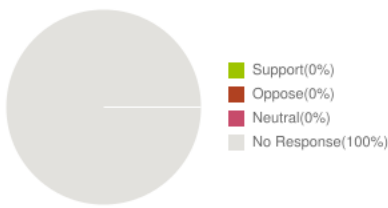
06-16-22 18:30

Agenda Name	Comments	Support	Oppose	Neutral
H.1. PC22-4350 RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS	1	0	0	0

Sentiments for All Agenda Items

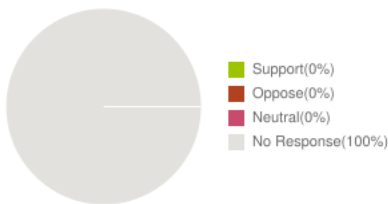
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for H.1. PC22-4350 RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

Overall Sentiment



Mark Nelson

Location:

Submitted At: 12:05am 06-15-22

I am disturbed that City Planning did not counsel BCHD on their Pre-CUP as to setbacks, consistency, compatibility, protection of property value, and other factors that have been adopted in the RBMC for the protection of property, uses, and neighborhood character.

For example, the BCHD project at completion is 800,000 sqft. That is larger than all the homes in Beryl Heights combined.

For example, BCHD is proposing 109.7-feet above Beryl street in Phase 1, making it the 2nd tallest building in the City and the tallest built since 1974.

For example, BCHD proposes to use a 1950s Miami Beach hotel style, nestled in residential neighborhoods.

For example, BCHD proposes to relocate a reserve fuel tank of unknown size and fuel (diesel? alcohol?), a 2000

kW generator or unknown make and model and a 16kV to 4kV substation all along Diamond within 100 feet of homes. Clearly, that does not protect value nor character.

The City needs to Counsel BCHD appropriately. BCHD has spent over \$10M so far, and appears not to understand the consistency, compatibility, character, height, setbacks, property value protection, and other standards that residents have a LEGAL RIGHT to require enforced by the City.



Administrative Report

F.1., File # PC22-4349

Meeting Date: 6/16/2022

TITLE

APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING
OF JUNE 16, 2022



Community Development
Planning Division

415 Diamond Street, P.O. Box 270
Redondo Beach, California 90277-0270
www.redondo.org

tel 310 318-0637
fax 310 372-8021

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

AFFIDAVIT OF POSTING

In compliance with the Brown Act, the following materials have been posted at the locations indicated below.

Legislative Body Planning Commission

Posting Type Regular Meeting Agenda

Posting Locations 415 Diamond Street, Redondo Beach, CA 90277
 ✓ Bulletin Board Adjacent to Council Chambers
 ✓ City Clerk's Office, Door 1

Meeting Date & Time Thursday June 16, 2022 6:30 p.m.

As Planning Technician of the City of Redondo Beach, I declare, under penalty of perjury, the document noted above was posted at the date displayed below.

Maria Herrera, Planning Technician

Date: June 9, 2022



Administrative Report

F.2., File # PC22-4351

Meeting Date: 6/16/2022

TITLE

APPROVE MINUTES OF THE PLANNING COMMISSION REGULAR MEETING OF MAY 19, 2022

A. CALL TO ORDER

A meeting of the Planning Commission was held in the Redondo Beach Council Chamber at 415 Diamond Street, Redondo Beach, California and via teleconference and was called to order by Chair Gaddis at 6:30 p.m.

B. ROLL CALL

Commissioners Present: Hazeltine, Hinsley, Godek, Behrendt, Boswell, Lamb, Chair Gaddis

Officials Present: Brandy Forbes, Community Development Director
Sean Scully, Planning Manager
Antonio Gardea, Senior Planner
Stacey Kinsella, Associate Planner
Lina Portolese, Planning Analyst
Maria Herrera, Planning Technician

C. SALUTE TO THE FLAG

Commissioner Behrendt led the assembly in the salute to the flag.

D. APPROVE ORDER OF AGENDA

Hearing no objections, Chair Gaddis ordered approval of the agenda, as presented.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Motion by Commissioner Hinsley, seconded by Commissioner Hazeltine, to receive and file Blue Folder Items. Hearing no objections, Chair Gaddis so ordered.

F. CONSENT CALENDAR

F.1. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF MAY 19, 2022

F.2. APPROVE MINUTES OF THE PLANNING COMMISSION ADJOURNED REGULAR MEETING OF MARCH 3, 2022 AND REGULAR MEETING OF MARCH 17, 2022 AND APRIL 21, 2022

- F.3. RECEIVE AND FILE PLANNING COMMISSION REFERRALS TO STAFF UPDATE OF MAY 19, 2022**
- F.4. APPROVE A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, FINDING THAT THE PROPOSED 2022-2027 CAPITAL IMPROVEMENT PROGRAM (CIP) IS CONSISTENT WITH THE ADOPTED GENERAL PLAN OF THE CITY OF REDONDO BEACH, AS REQUIRED BY SECTION 65401 OF THE CALIFORNIA GOVERNMENT CODE**

There were no public comments on the Consent Calendar.

Motion by Commissioner Hazeltine, seconded by Commissioner Boswell, to approve the Consent Calendar, as presented. Hearing no objections, Chair Gaddis so ordered.

G. EXCLUDED CONSENT CALENDAR ITEMS - None

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

H.1. RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

Holly Osbourne (via Zoom) referenced an article from the Wall Street Journal she forwarded to staff regarding the decreased share of newly built single-family homes that are under 1400 square feet; commented on shortages of entry-level homes; spoke about Assembly Bill 1457 focused on helping first-time buyers get into newly constructed homes and believed policies should be passed that will further that goal and urged enforcement of standards on R1-A and R1 lots.

Planning Analyst Portolese reported eComments were received from Mark Nelson and Tim Ozenne.

There were no other public comments on non-agenda items.

Motion by Commissioner Boswell, seconded by Commissioner Hazeltine, to receive and file public written comments on non-agenda items. Hearing no objections, Chair Gaddis so ordered.

I. EX PARTE COMMUNICATION

Commissioner Behrendt reported speaking with Chair Gaddis and City staff regarding Item No. J.1. and with Chair Gaddis, with the applicants, with Councilmember Todd Lowenstein and Chris Munoz, President of the HOA on North Broadway, with Regina Fletcher, Member of the HOA and with City staff regarding Item No. J.2.

Commissioner Boswell reported speaking with two business owners in the area covered by Item No. J.2., and members of the public, Jerome Chang and Holly Osbourne.

Commissioner Godek reported speaking with members of the community regarding Item No. J.2.

Commissioner Hazeltine reported speaking with Commissioners Lamb and Boswell regarding Item No. J.2., the public, residents and business owners in the area, Mayor Brand and Councilmember Nehrenheim.

Commissioner Hinsley reported speaking with staff, members of the public and watched the EIR Scoping meeting regarding Item No. J.2.

Commissioner Lamb reported speaking with Councilmember Nehrenheim, various residents, Senior Planner Gardea and Commissioner Hazeltine regarding Item No. J.2.

Chair Gaddis reported speaking with Commissioner Behrendt on Items No. J.1. and J.2.

J. PUBLIC HEARINGS

J. 1. Public Hearing for consideration of an Exemption Declaration and Planning Commission Design Review to allow the construction of a new unenclosed balcony at a legal nonconforming property that is also a locally designated landmark located within a Commercial (C-2) zone at 415 S. Guadalupe Avenue (CASE NO. PCDR-2022-01)
RECOMMENDATION:

1. Open Public Hearing and take testimony from staff, applicant, and other interested parties, and deliberate;
2. Close Public Hearing; and
3. Adopt a resolution by title only subject to the findings and conditions contained therein;

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW THE CONSTRUCTION OF A NEW UNENCLOSED BALCONY ON A NONCONFORMING HISTORIC RESIDENCE LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 415 SOUTH GUADALUPE AVENUE

CONTACT: STACEY KINSELLA, ASSOCIATE PLANNER

Chair Gaddis administered the audience oath to members of the public intending to speak on Item No. J.1.

Motion by Commissioner Hazeltine, seconded by Commissioner Godek, to open the public hearing. Hearing no objections, Chair Gaddis so ordered.

Associate Planner Stacey Kinsella narrated a PowerPoint presentation with details of the proposed project.

Discussion followed regarding the Minor Alterations Subcommittee.

Chair Gaddis invited public comments.

It was noted that eComments were received from Barbara Zipper and Maggie Healy in support of the project.

There were no other public comments.

Motion by Commissioner Hazeltine, seconded by Commissioner Godek, to close the public hearing. Hearing no objections, Chair Gaddis so ordered.

Motion by Commissioner Hazeltine, seconded by Commissioner Boswell, to adopt a resolution by title only subject to the findings and conditions contained therein:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW THE CONSTRUCTION OF A NEW UNENCLOSED BALCONY ON A NONCONFORMING HISTORIC RESIDENCE LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 415 SOUTH GUADALUPE AVENUE

The Motion carried unanimously (7-0).

J.2. A PUBLIC HEARING FOR CONSIDERATION OF AN ENVIRONMENTAL ASSESSMENT (ENVIRONMENTAL IMPACT REPORT - STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM), VARIANCE, COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT (DENSITY BONUS), PLANNING COMMISSION DESIGN REVIEW, AND VESTING TENTATIVE MAP NO. 82561 TO PERMIT CONSTRUCTION OF A PROPOSED 30-UNIT RESIDENTIAL PROJECT WITH ADAPTIVE REUSE OF EXISTING NON-RESIDENTIAL BUILDINGS FOR COMMERCIAL PURPOSES ON PROPERTY LOCATED WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE, IN THE COASTAL ZONE, AT 100-132 N. CATALINA AVENUE. (CASE NOS. IES-EIR-2021-01; CUP-2022-01; VAR-2022-02; CDP-2022-03; PCDR-2022-01; VTPM 82561)
RECOMMENDATION:

1. Open the continued public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate;
2. Close the public hearing; and
3. Consider the applications and proposed plans, and make a determination on the project;
 - a. Should the Planning Commission support the project, adopt the attached resolution by title only, waiving further reading;

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT, AND ADOPTING ENVIRONMENTAL FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS, AND A MITIGATION MONITORING AND REPORTING PROGRAM, AND GRANTING A COASTAL DEVELOPMENT PERMIT, CONDITIONAL

USE PERMIT (DENSITY BONUS), VARIANCE, PLANNING COMMISSION DESIGN REVIEW, AND VESTING TENTATIVE MAP NO. 82561 FOR THE CONSTRUCTION OF A 30-UNIT RESIDENTIAL PROJECT AND ADAPTIVE REUSE OF EXISTING BUILDINGS FOR NON-RESIDENTIAL USES ON A SITE WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE, IN THE COASTAL ZONE, LOCATED AT 100-132 N. CATALINA AVENUE

- b. Because this project is utilizing the Density Bonus Law, should the Planning Commission not support the project, based upon substantial evidence, findings would need to be made that demonstrate how the requested waiver and concessions:
- i. Do not result in cost reductions;
 - ii. Have a specific, significant, quantifiable, direct, and unavoidable adverse impact, upon public health and safety or the physical environment; or
 - iii. The waiver and concessions are contrary to state or federal law.

Inconsistency with the zoning ordinance or general plan land use designation does not constitute a specific, adverse impact upon the public health or safety. (California Government Code 65915).

CONTACT: ANTONIO GARDEA, SENIOR PLANNER

Chair Gaddis administered the audience oath to members of the public intending to speak on Item No. J.2.

Motion by Commissioner Godek, seconded by Commissioner Hazeltine, to reopen the public hearing. Hearing no objections, Chair Gaddis so ordered.

Senior Planner Gardea discussed staff materials; recapped prior actions and recommendations by the Preservation Commission; addressed entitlements and components to the CUP; detailed the revisions made incorporating previous comments from the Planning Commission; presented the revised site plan; commented on mitigation efforts regarding light and glare and described renderings provided by the applicant. Additionally, Senior Planner Gardea addressed the tentative map and listed recommendations.

Community Development Director Forbes reported that the City's Special Legal Counsel, Greg Kettles, is available via Zoom.

Chair Gaddis invited the applicant to make their presentation to the Planning Commission.

Jason Muller, applicant, Founder & CEO of Beach City Capital, narrated a PowerPoint presentation with a recap of the project and responses to the challenges discussed during the prior Planning Commission meeting; addressed the major pillars and goals of the project; reported they will be planting 140 trees and preserving eight trees; spoke about adding drought-tolerant plants and stormwater irrigation; noted the site is contaminated with PCEs and arsenic and talked about hiring the best architects and designers to produce the best possible project. Mr. Muller listed the Planning Commission's prior comments and responses to each; addressed reduction in the number of bedrooms, setbacks, reduction of parking requirements, consolidation

MINUTES – PLANNING COMMISSION

Monday, May 19, 2022

Page 5

of units, breaking up the front façades and additional parking. He invited Dan Withee, Withee Malcolm Architects to continue with a report.

Mr. Withee talked about the project always being about placemaking; discussed the overriding concept and the scale and massing of the project; commented on the resulting visual rhythm and the plantation culture architecture; addressed decks, materials, window treatments, handrails and parking and felt the project will rejuvenate the block and provide high-quality housing.

Pam O'Connor, Architectural Historian, discussed the historical significance of the site and the historic eligibility of the buildings; provided a brief background of individual buildings on the property; quoted The Secretary of the Interior's Standards for the Treatment and Rehabilitation of Historic Properties and noted the proposed project meets and conforms with those standards.

Mr. Muller continued with his presentation; addressed the urban context, architectural styles and by-right zoning; talked about preserving the commercial space and simple site access; highlighted the seven additional parking stalls resulting from revisions; noted 70% of the site footprint is parking and circulation and 20% is housing; reported the project is meant to be pedestrian-friendly, local and walkable and discussed property management, surrounding property privacy concerns and landscaping.

Discussion followed regarding decks/outdoor living space for 90% of the units as well as common outdoor living space for units without decks, the existing Masonic Center and its proposed future use and mitigating concerns regarding parking overflow.

Senior Planner Gardea reported the EIR does not look at parking as a potential impact, but vehicle miles traveled.

Michael Shonafelt, Land Use Counsel for the applicant, noted residential parking is off the table for consideration of overflow impacts because it is parked according to the State's Density Bonus Law, by right; reported they focused on the commercial and stated they did the best they could with existing constraints.

Discussion continued regarding quiet time enforcement, parking spaces available in the neighborhood for overflow parking, providing two parking stalls per unit, use of alternative means of transportation, community outreach meetings, placeholders for public art, tech-based leasing or roommate pairing and related impacts to the neighborhood, limiting the target market to families, setting aside 15% very-low affordable housing units, the importance of complying with housing laws and not discriminating who tenants could be, the analysis in terms of the number of people expected and the purpose of the EIR.

Discussion followed regarding average room dimensions, ground/soil contamination, and whether there was a tank for hazardous materials under the dry cleaners.

Suzanne Huerta, Rincon Consultants, addressed the hazardous materials report within the EIR; noted there is no mention of tank in the report and did not believe there is a tank.

Ensuing discussion pertained to the development being bicycle friendly, proposed bike-friendly amenities, the possibility of decreasing the number of units to comply with vehicle miles traveled, greenhouse gas emissions, the schedule of outdoor living spaces, the amount of outdoor living space per unit, whether no-net loss of parking applies, the reasons for changes from the original application, negative impacts to the surrounding properties, including the Oklahoma Apartments, from overflow parking, the possibility of providing a shared-parking analysis and benefits of public/private amenities.

Mr. Muller reported the residential part of the project has been parked to code and the parking variance is being sought for the commercial part of the project.

Mr. Shonafelt spoke about this being an R3 zone; discussed turning into an MU to keep the commercial and reiterated the parking variance is for the commercial part of the project, only; discussed the current State-wide housing emergency and reported the only thing the Planning Commission or City Council can deny or reduce density on is a specific adverse impact to the health, safety and welfare of the public which must be supported by a preponderance of the evidence. He added that parking was not identified as a significant impact in the EIR and stated the applicant needs to mitigate only those things that are significant.

Senior Planner Gardea pointed out that the EIR looked at transportation impacts; clarified that parking was not analyzed in the EIR; reported lack of parking is a social inconvenience and not an environmental impact; acknowledged the project has some legal non-conforming buildings, their uses are being intensified, parking is being generated for the more-intense uses, there is a parking shortfall of four spaces and the Planning Commission should be looking at the degree of the shortfall and separate transportation and parking impacts. He stressed the applicant complies with the required parking for the project, according to State law and reported the two uses that are generating the need for additional parking are the outdoor dining and the tasting room.

Discussion followed regarding other projects approved using State Density Bonus Law, concessions to the developer and additional ability for waivers and whether the project is within a half mile of a transit stop.

Greg Kettles, Best, Best & Krieger, Special Counsel to the City, discussed the Density Bonus Law in terms of waivers.

Community Development Director Forbes reported the State Density Bonus Law is separate from a historic parking variance and based on the types of uses the developer provides rather than the types of existing uses.

Commissioner Boswell spoke about use of restrooms by cyclists; suggested the applicant consider expanding the restrooms in the proposed coffee shop and commented on the importance of mitigating parking to minimize impacts to the neighborhood by overflow parking.

Mr. Muller reported speaking with nearby churches to negotiate a shared parking agreement and noted he was unsuccessful.

Kate Hirsch, applicant, with Beach City Capital, spoke about keeping the existing commercial uses to reduce the parking variance to four parking spaces.

Discussion followed regarding Coastal Land Use Plan (CLUP) parking regulations.

Senior Planner Gardea reported the State Density Bonus Law supersedes the CLUP and noted the project is not within the "appealable area".

Community Development Director Forbes clarified the definition of the "appealable area".

Discussion continued regarding waivers and concessions under the Density Bonus Law, the waiver of development standards, measuring building heights and whether a parking concession would have been possible.

Community Development Director Forbes reported this has been a collaborative approach and explained the Planning Commission may set conditions which will be reviewed by the Historic Preservation Commission.

Discussion followed regarding whether or not the development will be compatible with and in harmony with the historic district, necessary findings, architectural materials and design, and applicable residential design guidelines.

Chair Gaddis invited public comments on this item.

Christine Muñoz reported she manages the HOA for six townhouses on Broadway; stated residents are upset because of the building heights and lack of privacy into their properties; expressed concerns regarding the tank of hazardous chemicals from the previous dry cleaners as well as a prior railroad dump and impacts to parking and noted the Planning Commission should review a report made by the EPA regarding the site.

Motion by Commissioner Behrendt, seconded by Commissioner Hazeltine, to extend Ms. Muñoz's time for providing comments. Hearing no objections, Chair Gaddis so ordered.

Ms. Muñoz reported there was no outreach made by the applicant to the HOA regarding the project.

Suzanne Huerta, Rincon Consultants, reported reviewing environmental site assessments done for the project site; noted no underground storage tanks were found on site; discussed the issues reviewed by the consulting team; stated that the remediation plans were adequate in addressing hazardous impacts and noted mediation measures were added to address potential impacts such as the installation of vapor barrier systems. She added that the remediation plan was reviewed and approved by L.A. County Fire Department, which has jurisdiction.

Mr. Muller explained they will excavate the dirt and install a vapor extraction system across the site; reported there was an old blacksmith shop servicing the railroad that used arsenic to kill weeds on the tracks and described steps for remediating that. He addressed the various review

processes and additional mitigation requirements. Additionally, Mr. Muller discussed the pros and cons of providing rental versus for-sale units in relation to issues and liability.

Commissioner Godek stated the property will be cleaned up to the same standards regardless of whether they will be for sale or rent.

Frank Buckley, Developer and Tenant of Mr. Muller, commended the Planning Commission for its thoughtfulness and the quality of questions asked; discussed his experience and acknowledged the challenges in in-fill development;

Motion by Commissioner Hinsley, seconded by Commissioner Lamb, to extend Mr. Buckley's time for providing comments another two minutes. Hearing no objections, Chair Gaddis so ordered.

Mr. Buckley spoke favorably about his leasing experience with Mr. Muller and in support of Mr. Muller and his project.

Robbie Kumar (via Zoom) discussed the importance of affordable housing; spoke in support of the developer, his team and the project and noted the project will revitalize local businesses that will serve the neighborhood.

Holly Osbourne (via Zoom) referenced the Coastal Commission and wondered why the units will be for rent rather than for sale and questioned that families will want to rent the units.

Amy Hudson (via Zoom) reported she lives on Broadway, directly adjacent to the project; stated she was surprised the developer chose to rent the units instead of selling them; felt the developer is pushing an unproven leasing system in the neighborhood; expressed concerns regarding negative impacts to parking; listed units on her block that rely only on public parking; urged the Planning Commission to consider the neighborhood and confirmed meeting with the developer via Zoom, to discuss their concerns.

Motion by Commissioner Lamb, seconded by Commissioner Hinsley, to extend Ms. Hudson's time for providing comments. Hearing no objections, Chair Gaddis so ordered.

Planning Analyst Portolese noted eComments were received from: Brianna Egan, David Orea, Jonathan Meister, Steve Laver, Miriam Burgos, Caesar Abed, Natalie White, Scot DeCordova, Ben O'Neal, Sep Dardashti, Mark Nelson, Kathy Rebentisch, C. Kerry Fields, Charles LeVine, Regina Fisher, Kathy Bebe, Philip Rebentisch, Kendall Johnson, Hudson MacDonell, Emmett Jones, Marie Puterbaugh, Greg Cullen, Nathan True-Daniels, Jeff Matsuno, and Raman Gulati, and reported they are included in the record and available for public review on the City website.

Mr. Muller reported many of the neighbors' concerns were addressed such as smoking, quiet hours, privacy, and parking; noted he met with many HOAs and discussed financing challenges because of the risk profile.

Discussion followed regarding setbacks and the direction of rooftop decks in mitigating privacy, screening by Cypress trees and other foliage, review of shade and shadow, consideration of 116

as a historical building, dimensions and square footage of each parcel, FAR, affordable housing generating less vehicle miles traveled, reduction in the number of units by decreasing the bedroom counts, the possibility of increasing the number of affordable units while maintaining financial feasibility, whether the project meets outdoor living space requirements, classification of the proposed office/work area and the possibility of the City advocating for or overseeing a shared parking relationship.

Members of the Commission summarized the items requested including: a context for the open space square footage (expanded information provided under the schedule of outdoor living space), reevaluation of vehicle miles traveled based on the new bedroom counts, having the resolution specify the number of bedrooms and units and that any changes to elevations and blueprints would change the project and require review, a copy of the EPA report, a parking study and any other important information, address findings regarding the historic parking variance or revise concessions and remove the common work area as open space and specify that the parking study be conducted for seven days a week at peak times and non-peak times.

Motion by Commissioner Hinsley, seconded by Chair Gaddis, to receive and file the applicant's PowerPoint presentation. Hearing no objections, Chair Gaddis so ordered.

Planning Manager Sculley explained the process involved in a shared parking study including, over a two-week period, on weekdays and weekends, during peak and non-peak times.

Discussion followed regarding having staff provide suggestions for shared parking and the need for staff to follow the policies and direction of City Council.

Mr. Shonafelt explained the shared parking study will be only for commercial uses only.

Nico Boyd with Fehr & Peers, Traffic Consultants, explained the process involved in the shared parking study.

Community Development Director Forbes added that the Planning Commission asked for a grid on what is allowed, driven by statute versus what the developer is providing, a review of the appealable area and updated floorplans.

Special Counsel Kettles described the process and options for continuing the hearing.

Mr. Muller requested continuing the item until June 23, 2022.

Community Development Director Forbes discussed challenges in scheduling the meeting to a date certain and reported the materials would need to be received by City staff by June 30, 2022 in order to hold the hearing on the Planning Commission's July meeting.

Motion by Commissioner Godek, seconded by Commissioner Hazeltine, to receive and file the eComments for Item No. J.2. Hearing no objections, Chair Gaddis so ordered.

Motion by Commissioner Hazeltine, seconded by Commissioner Godek, to close the public hearing, continue the item to a date uncertain, to be scheduled and readvertised when the

requested materials are provided to Planning staff. Hearing no objections, Chair Gaddis so ordered.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION – None

M. ITEMS FROM STAFF

Community Development Director Forbes provided an update regarding the status of the website and the communication for the Galleria; reported the cannabis ordinance as considered by City Council and they decided to bring on a consultant to review the matter and discussed the City Manager's presentation regarding ex parte communications.

N. COMMISSION ITEMS AND REFERRALS TO STAFF - None

O. ADJOURNMENT

Motion by Commissioner Godek, seconded by Commissioner Hazeltine, to adjourn the meeting. Hearing no objections, Chair Gaddis so ordered.

At 12:00 a.m., Chair Gaddis adjourned the meeting to June 16, 2022.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Respectfully submitted,

Brandy Forbes, AICP
Community Development Director



Administrative Report

F.3., File # PC22-4352

Meeting Date: 6/16/2022

TITLE

RECEIVE AND FILE PLANNING COMMISSION REFERRALS TO STAFF UPDATE OF JUNE 16, 2022 - no current update



Administrative Report

H.1., File # PC22-4350

Meeting Date: 6/16/2022

TITLE

RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

From: Yahoo tiburon4w
Sent: Monday, May 23, 2022 7:33 PM
To: CityClerk <CityClerk@redondo.org>
Subject: BCHD building plans

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

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

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

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

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

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

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

W. Glasgow

From: Stop BCHD

Sent: Wednesday, May 25, 2022 5:01 PM

To: Communications <communications@bchd.org>; CityClerk <CityClerk@redondo.org>; cityclerk@torranceca.gov; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; Al.Muratsuchi@asm.ca.gov; Ben.Allen@sen.ca.gov; HollyJMitchell@bos.lacounty.gov; Noel Chun <noel.chun@bchd.org>; Vanessa I. Poster <vanessa.poster@bchd.org>; Michelle Bholat <michelle.bholat@bchd.org>; Jane Diehl <jane.diehl@bchd.org>; martha.koo@bchd.org; Bill Brand <Bill.Brand@redondo.org>; pfurey@torranceca.gov; citycouncil@hermosabeach.gov

Cc: Kevin Cody <kevin@easyreadernews.com>; pnovak@lalafo.org; Lisa Jacobs <lisa.jacobs@tbrnews.com>

Subject: PUBLIC COMMENT - BCHD "Wealthy" Living Campus Project

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

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

LALAFCO

Media

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

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

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

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

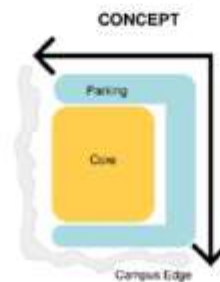
In short, BCHD made its commercial development CLOSER, TALLER and BIGGER to the surrounding neighborhoods, yet continues a false narrative that it responded to neighborhood concerns. BCHD not only IGNORED the neighborhoods, it increased the local damage level to property values, privacy, noise, and other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

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

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

MAY 15, 2017 – DEEP PERIMETER BUFFERING [Healthy Living Campus Parking Approach](#)

On Page 25/29 of the May 2017 CWG presentation clearly shows how BCHD committed to not damaging the surrounding neighborhoods by placing surface parking and green space around the perimeter of the site as a buffer.



On Page 13/68 of the June 2019 BCHD EIR NOP shows a MAXIMUM height of 3-4 stories and 60-feet. Unfortunately, BCHD completely reneged on its commitment to a buffer zone, and proposed what came to be known as the "Great Wall of Redondo" all along the perimeter of the site.

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

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

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

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

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

—

56

From: Mark Nelson (Home Gmail)
Sent: Thursday, May 26, 2022 12:42 AM
To: CityClerk <CityClerk@redondo.org>; CityClerk <CityClerk@torranceca.gov>
Subject: Public Comment - Planning Commission - BCHD Development

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

For distribution to the Planning Commissioners

BCHD is now the lessor of land, not the developer/owner/operator as falsely stated.

In the BCHD certified FEIR, BCHD erroneously states the following: (page 9-113)

Although the Project site is located in the City of Redondo Beach, the proposed Healthy Living Campus Master Plan would be approved and implemented, hence, carried out, by BCHD. For example, BCHD would enter into agreements to demolish the existing buildings, construct the new buildings and associated improvements, and operate the new health and fitness facilities. The only

BCHD is in fact NOT going to demolish nor construct nor operate the new buildings and associated developments. According to BCHD, it is actively looking for a developer/owner/operator for those functions. The D/O/O would merely lease the land from BCHD and BCHD will have no ownership share.

The Cities of Redondo Beach and Torrance can no longer rely on the certified EIR due to BCHD either falsification at the time of the FEIR or changed condition.



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

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

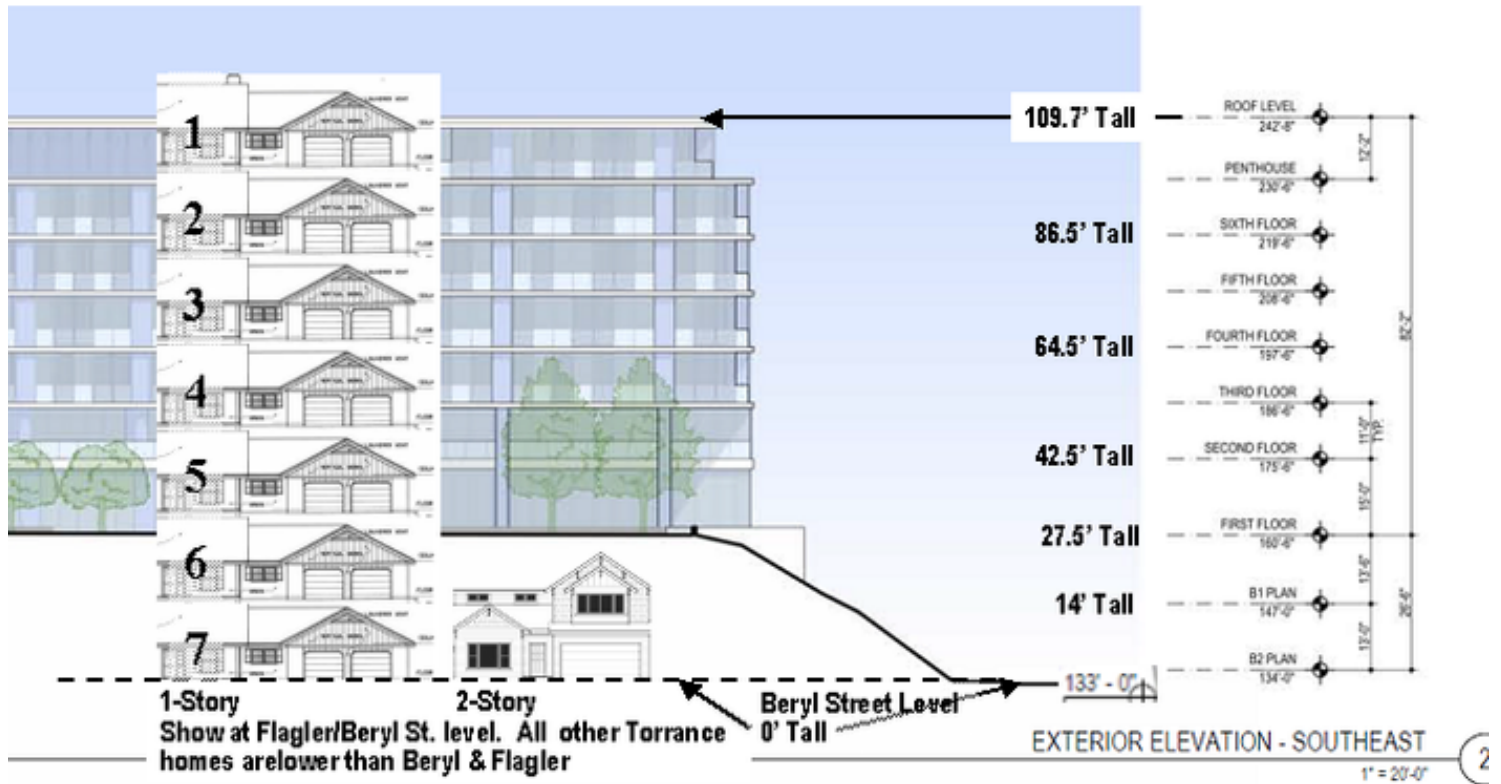
- BCHD proposes nearly 110-feet above the closest streets (Beryl & Flagler)
- BCHD proposes to build on the site perimeter, instead of in the center as the District has done previously
- BCHD proposes outward facing opening doors and balconies that will diminish privacy and increase noise levels to existing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

Mandatory Changes to the BCHD Plan

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

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

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



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

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



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



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

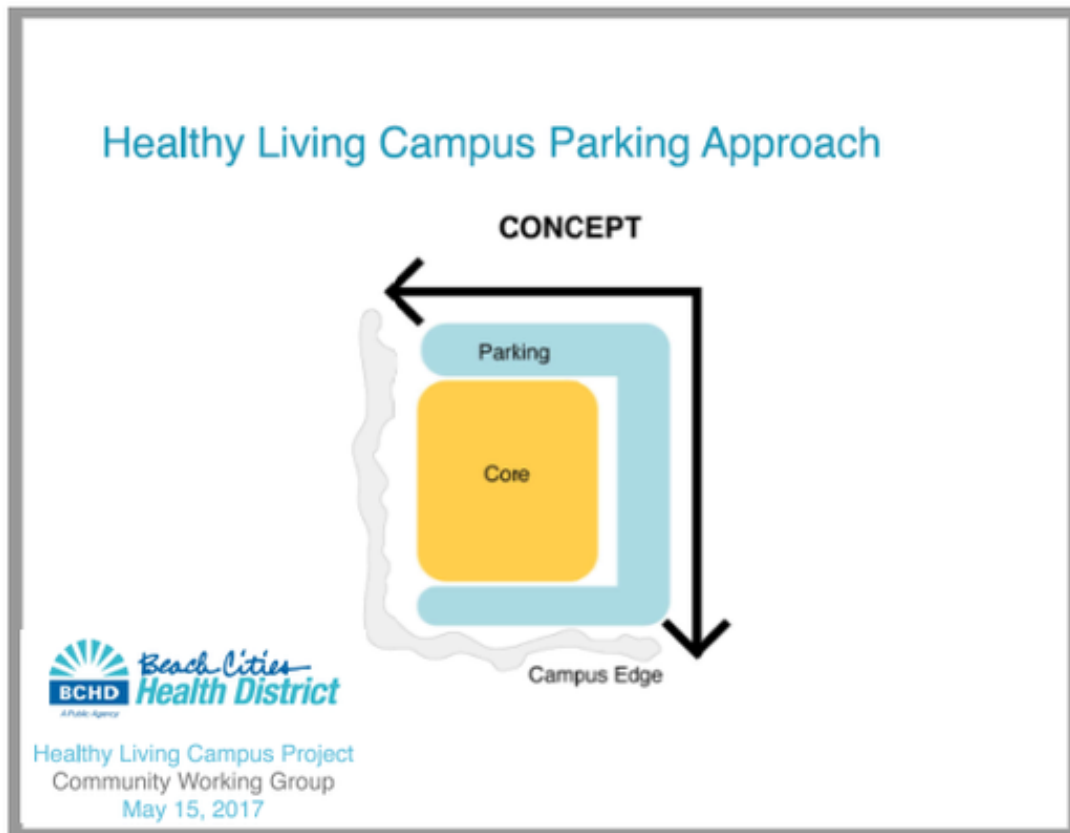


**BCHD claims this GIANT building is "Compatible" in Mass
and Scale with the Surrounding Neighborhoods and Existing
Buildings**

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

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

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





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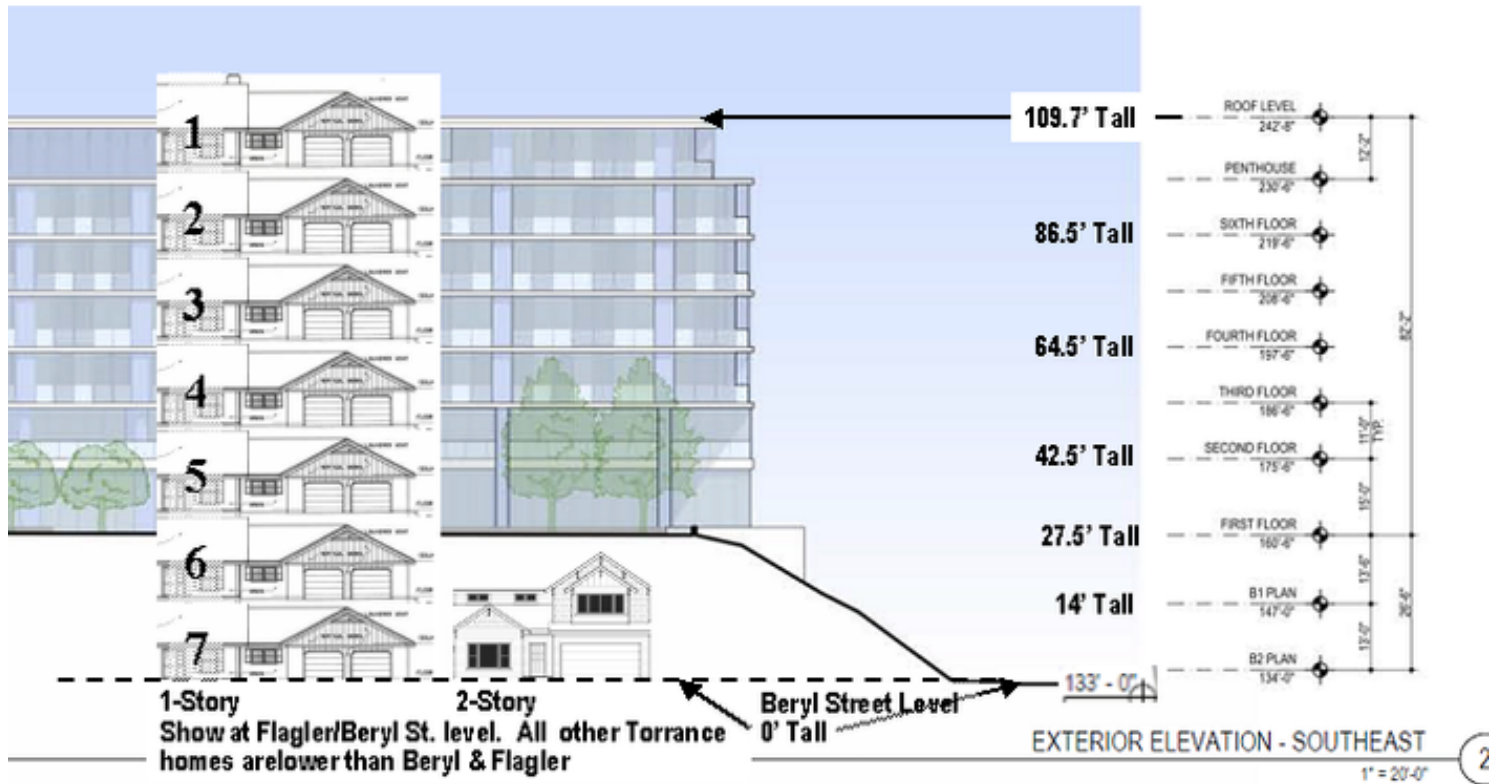
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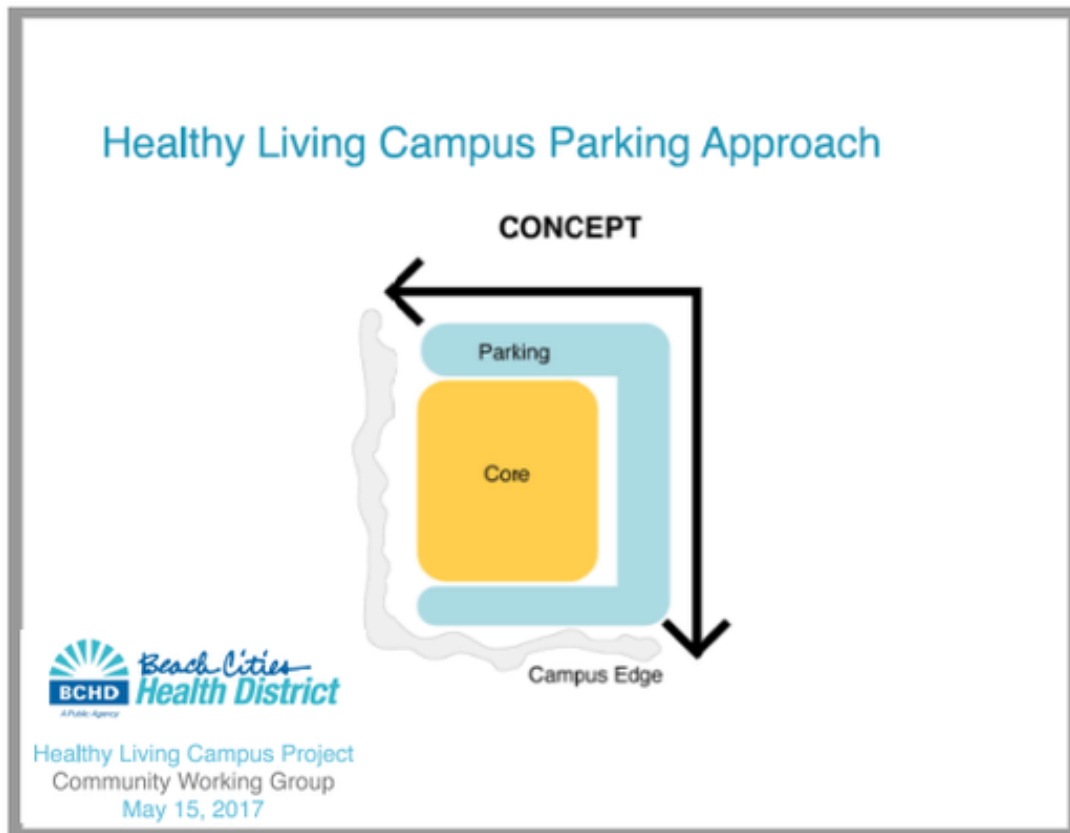


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From: Stop BCHD <stop.bchd@gmail.com>
Sent: Tuesday, May 31, 2022 1:38 PM
To: CityClerk <CityClerk@redondo.org>; cityclerk@torranceca.gov
Subject: Public Comment - Planning Commissioners

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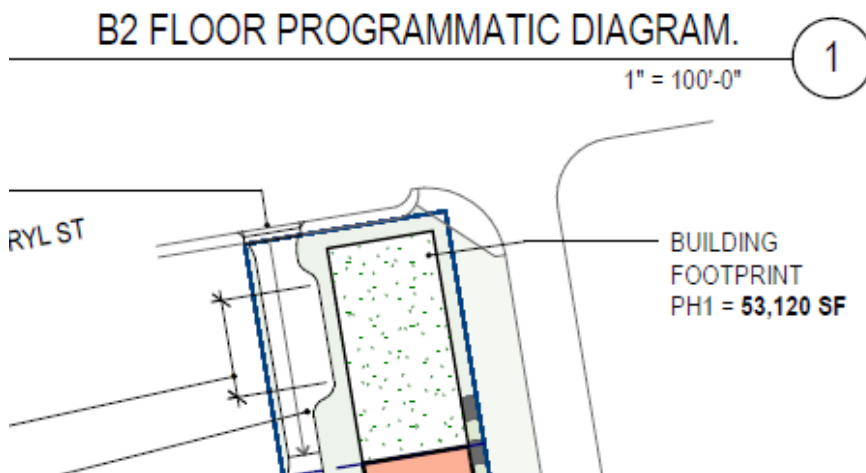
Please distribute under the Brown Act as non-agenda comments from the public to the Planning Commissioners. Thank you.

Note:

There is an apparent error or excessive violation of RBMC for C-2 FAR contained in BCHDs current, public plans.

BCHD states that the C-2 lot in its project will have a 53,120 sqft building footprint on the C-2 lot. See snippet of BCHD Design 11/35 submitted in the Pre-CUP below.

The C-2 lot is 18730.8 sqft per BCHD statement of 0.43 acres. As such, the FAR of 0.5 analyzed in the certified EIR would only allow a 9375 sqft covered structure in total. The BCHD documents are either in error or in violation.



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

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Tuesday, May 31, 2022 2:09 PM
To: CityClerk <CityClerk@redondo.org>; cityclerk@torranceca.gov
Subject: Brown Act Non-Agenda Public Comment to Planning Commissioners

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Errors and Omissions in BCHD Pre-CUP Filing

BCHD's Pre-CUP filing at Redondo Beach ignored FAR issues entirely. Where BCHD attempted to provide data, the data was nonsensical or willful violation of RBMC. Failure to disclose FAR has denied the public its right to understand the excessive size of the project.

Below are estimated FAR computations using BCHD provided (Murdoch Arch) data. BCHD is currently a FAR of 72%. After Phase 1, the FAR including the 3rd party owned RCFE will be 116%. Following Phase 2, the FAR will be 183%. These are all excessive and BCHD has hidden them from the public. Further, there appears to be no consideration of FAR increases for the 510 and 520 Medical Buildings in the formal City of Redondo Beach records of approval.

BCHD FAR COMPUTATIONS

	Buildings	Lot	FAR	Sources
Current	312000	432986	72.1%	312000=2019 EIR NOP, 432986=2022 BCHD Campus Drawing Set
Phase 1	500020	432986	115.5%	500020=Murdoch Arch Firm
Phase 2	792520	432986	183.0%	792520=Murdoch Arch Firm

Current BCHD Campus - 312,900 sf

2020 Above Ground - 792,520 sf +250%

ARCHITECT'S NUMBERS (square footage)

	2019 Master Plan	2020 Master Plan		
Residential Care for the Elderly (Assisted Living + Memory Care)	423,000	253,700	-170K	
Programs of All-Inclusive Care for the Elderly (PACE)	0	14,000	+14K	
Community Services	6,270	6,270		
Pavilion/Center for Health & Fitness/Aquatics	74,000	90,250	+16K	
Child Development Center	10,000	0	-10K	
Service/Back of House	31,730	9,100	-22K	
New Parking Structure	270,000	292,500	+160K above ground	500020 P
Parking Structure Area to Remain	27,000	27,000		Phase 2 size
510 N. Prospect MOB	0	52,000	+52K	
520 N. Prospect MOB	47,700	47,700		
TOTAL	889,700	792,520		
Difference		-97,180	+60K above ground	
Net Change		-10.92%	25% taller (75-ft)	792520 P

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

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

Sent: Monday, June 6, 2022 5:13 PM

To: CityClerk <CityClerk@redondo.org>

Subject: Planning Commission Public Non-Agenda Item Comments - BCHD Development Plan Non-Compliance with RBMC

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

Redondo Beach Planning Commissioners:
(by bcc as provided by the City of Redondo Beach)

Attached are several files (and their links) framing issues of the defects of the proposed BCHD project as identified at StopBCHD.com. As examples of the BCHD failures to comply with the RBMC on Planning Commission Design Review, the following are attached as PDFs to be entered into the record.

BCHD Plan Fails RBMC 10-2.2502 Planning Commission Design Review Sect (a) "Purpose"

<https://www.stopbchd.com/post/bchd-plan-fails-rbmc-10-2-2502-planning-commission-design-review-sect-a-purpose> **BCHD Plan Fails RBMC 10-2.2502 Planning Commission Design Review Sect b(1)**

"Privacy" <https://www.stopbchd.com/post/bchd-plan-fails-rbmc-10-2-2502-planning-commission-design-review-sect-b-1-privacy> **BCHD Plan Fails RBMC 10-2.2502 Planning Commission Design Review**

Sect b(1) "Utilities" <https://www.stopbchd.com/post/bchd-plan-fails-rbmc-10-2-2502-planning-commission-design-review-sect-b-1-utilities> **BCHD Plan Fails RBMC 10-2.2502 Planning Commission**

Design Review Sect b(2) "Respect Natural Terrain" <https://www.stopbchd.com/post/bchd-plan-fails-rbmc-10-2-2502-planning-commission-design-review-sect-b-2> **BCHD Plan Fails RBMC 10-2.2502 Planning**

Commission Design Review Sect b(4) "Balance and Integration"

<https://www.stopbchd.com/post/bchd-plan-fails-rbmc-10-2-2502-planning-commission-design-review-sect-b-4-balance-and-integration>

We are concerned that the City did not appear to provide adequate feedback to BCHD in its comments to the Pre-CUP filing. These violations of RBMC were apparent in that February 2022 BCHD filing.

We encourage the Commissioners to counsel BCHD to modify its plan to something that does not violate RBMC on its face. Thank you.

--

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



BCHD Plan Fails RBMC 10-2.2502 Planning Commission Design Review Sect (a) "Purpose"

From the RBMC, "Planning Commission Design Review [PCDR] is established to ensure compatibility ... [and] ... serve to protect property values."

Real estate modeling shows that property with the same characteristics is worth less, the closer it is to BCHD. That's with BCHD being 99% 52-feet tall or less and 300,000 sqft in size. BCHD wants to expand to 110-feet above Beryl St and expand the buildings to 792,000 sqft. How much more will that drive down property values?

THAT WORK IS UNDERWAY - BUT IN THE MEANTIME, THE STATISTICS ARE CLEAR - SURROUNDING HOME VALUES WERE NOT PROTECTED

BCHD is Proposing to Roughly DOUBLE the Average Building Height and Nearly TRIPLE the Size (SQFT) of Campus Buildings

How Much More Property Value Should We Lose?

Valuation Model shows the Closer your Property is to BCHD, the Lower your Value is compared to Similar Property farther Away

TODAY – Existing BCHD Site Buildings
SIZE: 312,000 SQFT, HEIGHT: 99% is 52-feet or shorter

Proposed BCHD Project Site Buildings
SIZE: 792,000 SQFT, HEIGHT: up to 109 feet

BCHD wants to more than **DOUBLE** the **Height and Size** of Commercial Buildings in the Middle of Residential Neighborhoods

Distance from BCHD	Average Value Reduction
0-1000 ft	\$142,200
1-2000 ft	\$73,300
2-3000 ft	\$24,800



How Much MORE Will Doubling the Size Cost US?

Speak Now or Forever LOSE Your PEACE

- ✓How does 5 years of demolition, construction and heavy truck traffic at Beach Cities Health District sound? **LOUD!**
- ✓How about an 8-10 story 24/7/365 parking ramp at Prospect & Diamond? **LOUD!**

The Window to ACT is CLOSING

- ✓Go to StopBCHD.com where you will find letters you can send to the Planning Commission & City Council to voice YOUR concerns
- ✓Visit TRAONews.org where you will find more information about the project
- ✓GET INFORMED – GET ACTIVE

Get on the ACTION LIST – email StopBCHD@gmail.com

StopBCHD.com



BCHD Plan Fails RBMC 10-2.2502 Planning Commission Design Review Sect b(1) "Utilities"

BCHD proposes to relocate its 16,000V transformer(s), 2,000kW polluting diesel generator(s), and likely 2,500 gallon or larger explosive fuel storage tanks to the south perimeter of the site, adjacent to Diamond St. The facility will also be less than 100-feet from residences.

BCHDs self-certified CEQA EIR documents failed to disclose the fact that toxic and explosive backup fuel tanks would be moved adjacent to Diamond St. That was hidden from the public.

BCHD currently has its electrical transformers, backup diesel generators and fuel stored well away from homes on the campus. This relocation jeopardizes the safety, health, air quality and vibration of homes and residents along Diamond.

As a result, BCHD proposed plan fails the PCDR condition following review of utilities, and the BCHD must relocate the utilities back onto the top of the site. If Edison wants to have a transformer substation, it can go to the CPUC and get a CPCN. And under no circumstances, should there be any equipment beyond a simple 16kV to 4kV step down transformer at the south perimeter – no generator and no fuel storage.

Over a year ago, BCHD marked out the area of the generator and fuel storage along Diamond and REFUSED to tell the public the use of the space – clear evidence that BCHD was hiding its intent from the public.

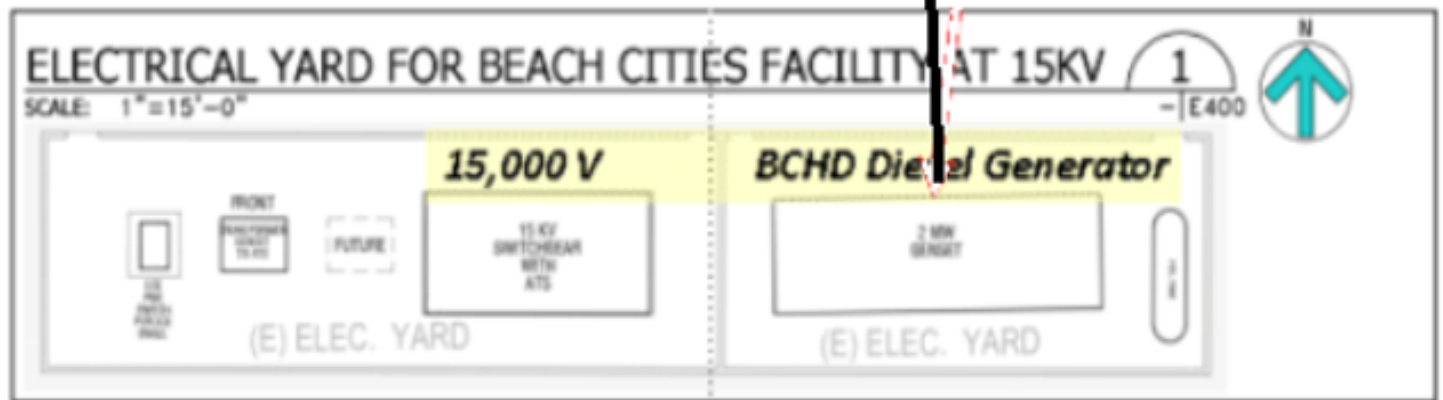
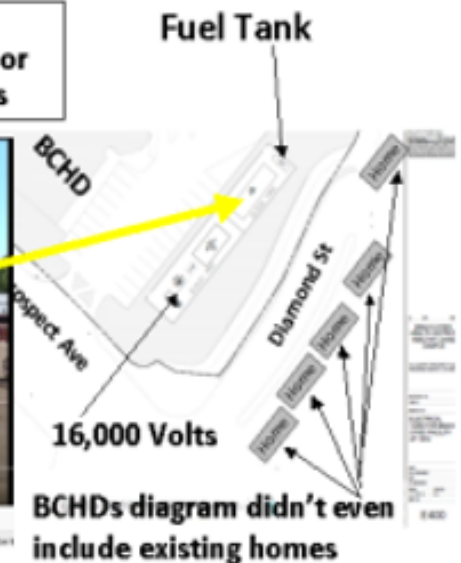
BCHD Fails to Even Acknowledge Residences on Diamond in its Pre-CUP Submission to the City of Redondo



BCHDs Self-Approved EIR Analysis Does Not Specify the Fuel Type, Size of Fuel Tank(s) or Specific Generator. The Self-Approval Cannot Be Valid for the Fuel Hazard or Generator Toxic Air Contaminants.

BCHD is moving their electric generator(s) and fuel tank(s) from up behind the hospital to down next to Diamond St. where toxic air contaminants and other emissions will blow to Torrance neighborhoods

NOTE: To date, BCHD has provided no specific information regarding the generator, fuel tank size or fuel being stored to the surrounding neighborhoods



Generators Must be Tested and Operated, Even if Not Outages Occur. Residents have a RIGHT to Clean Air, Free of Toxics.





BCHD Plan Fails RBMC 10-2.2502 Planning Commission Design Review Sect b(2) "Respect Natural Terrain"

Updated: 6 days ago

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

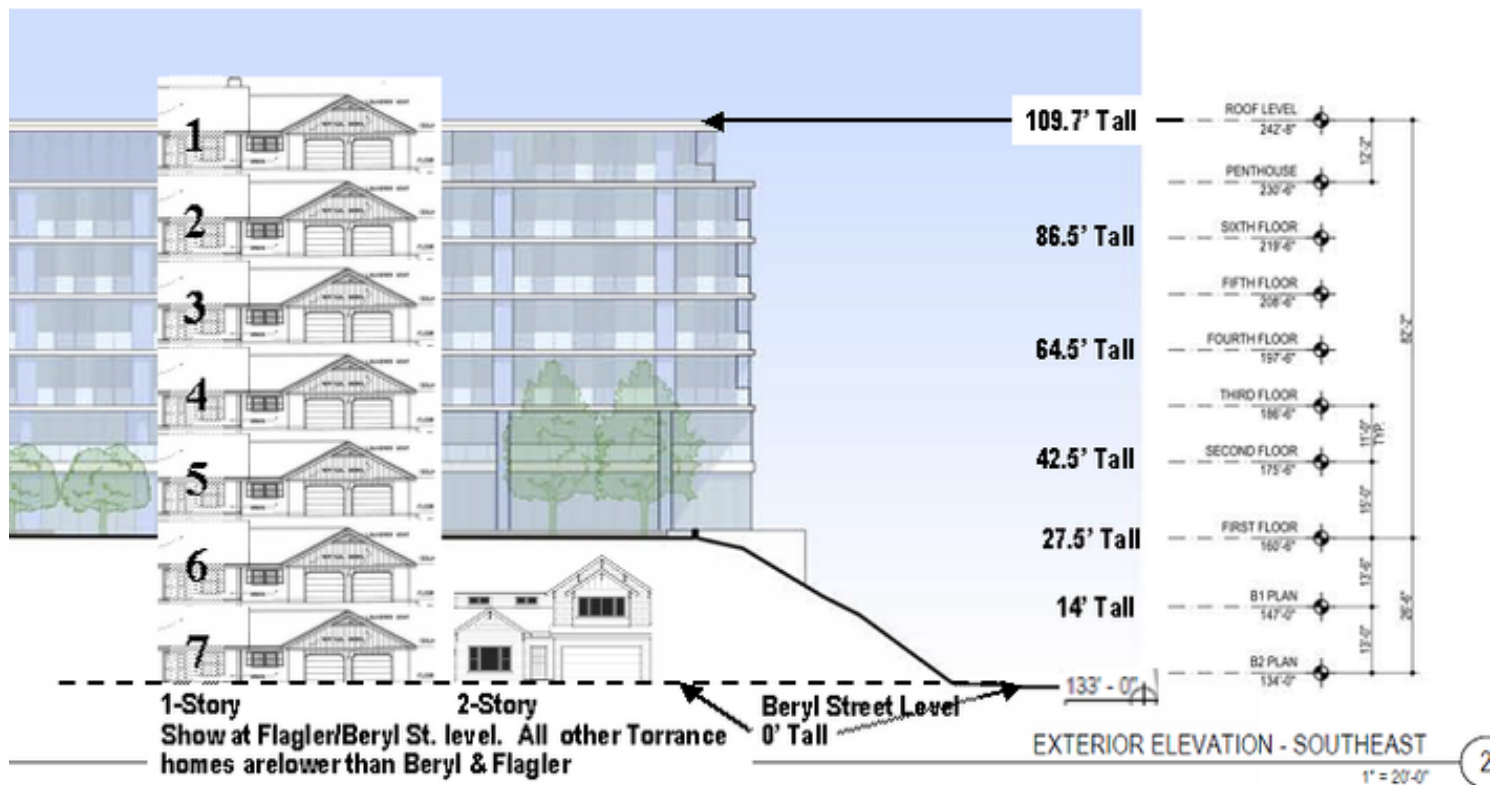
- BCHD proposes nearly 110-feet above the closest streets (Beryl & Flagler)
- BCHD proposes to build on the site perimeter, instead of in the center as the District has done previously
- BCHD proposes outward facing opening doors and balconies that will diminish privacy and increase noise levels to existing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

Mandatory Changes to the BCHD Plan

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

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

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



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

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



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



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

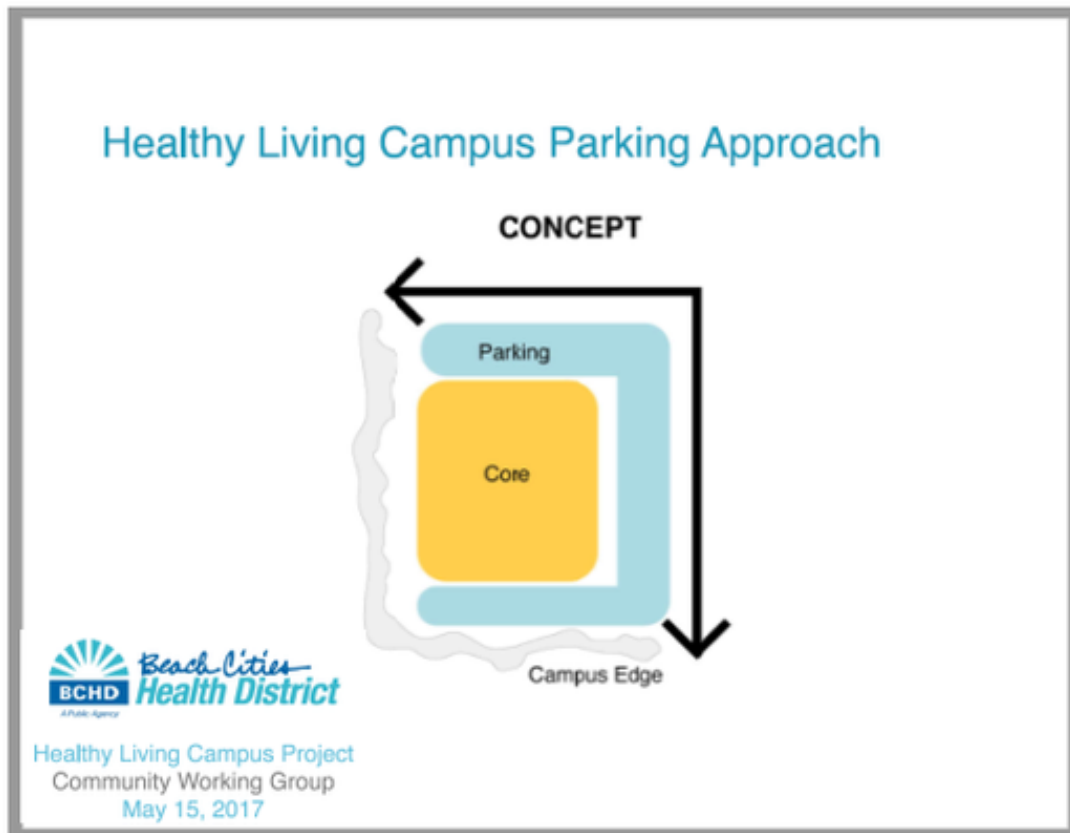


**BCHD claims this GIANT building is "Compatible" in Mass
and Scale with the Surrounding Neighborhoods and Existing
Buildings**

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

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

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





BCHD Plan Fails RBMC 10-2.2502 Planning Commission Design Review Sect b(1) "Privacy"

BCHD proposes to allow its Developer/Owner/Operator (D/O/O) to construction a 109.7-foot above Beryl & Flagler streets structure. The structure proposes outward facing balconies, doors and windows with up to a 150-foot height advantage over Torrance Hillside Overlay and other properties.

Furthermore, the new facility on leased land will be located at the far north and east perimeters of the roughly 30-foot elevated site with expansive views into surrounding residential properties, *maximizing the BCHD project privacy invasion* and noise transfer of the open balconies. The current South Bay Hospital building is nearly centered in the site, thereby *minimizing* its visual and privacy impacts.

In addition, BCHD continues to misrepresent the height of the current campus. Only a lone, 968-sqft mechanical room (0.3% of total sqft), dubbed "the Penthouse" is at 76-feet tall. The other 311,000-sqft of the current campus buildings are below 52-feet tall. As a result, with 99.7% of the campus at or below 52-feet tall, and with the location nearly in the center of the parcel, BCHDs proposal is vastly more privacy invading that the current centered buildings.

In 2017, BCHD stated to the Community Working Group that it would buffer its damaging facility from the surrounding neighborhoods with parking and greenspace. In 2019, BCHD proposed a 60-foot structure on the north, east, and south perimeters of the 30-foot elevated lot. In 2020, BCHD approved a height increase to 76-feet. In 2021, BCHDs draft EIR showed a height of 103-feet. BCHD has demonstrated a pattern of *damages maximization* with respect to excessive height leading to *privacy damage maximization*.

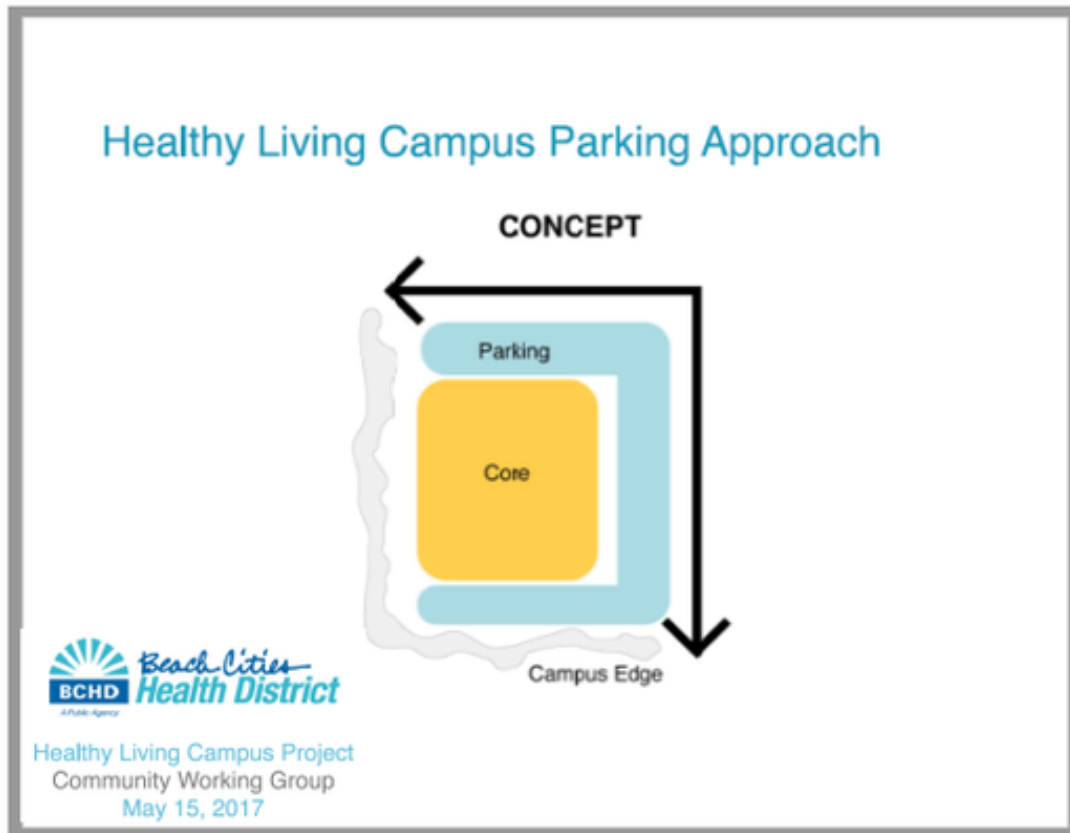
BCHD also removed 160,000-sqft of underground parking, and replaced it with a proposed 8 to 10-story parking garage at Prospect and Diamond. The proposed parking will have expansive views into surrounding residential properties and associated noise production. Again, BCHD *maximized damages* by removing its proposed underground parking and replacing it with a parking structure adjacent to residential use.

BCHD is fully aware that building on the perimeter maximizes neighborhood damages.

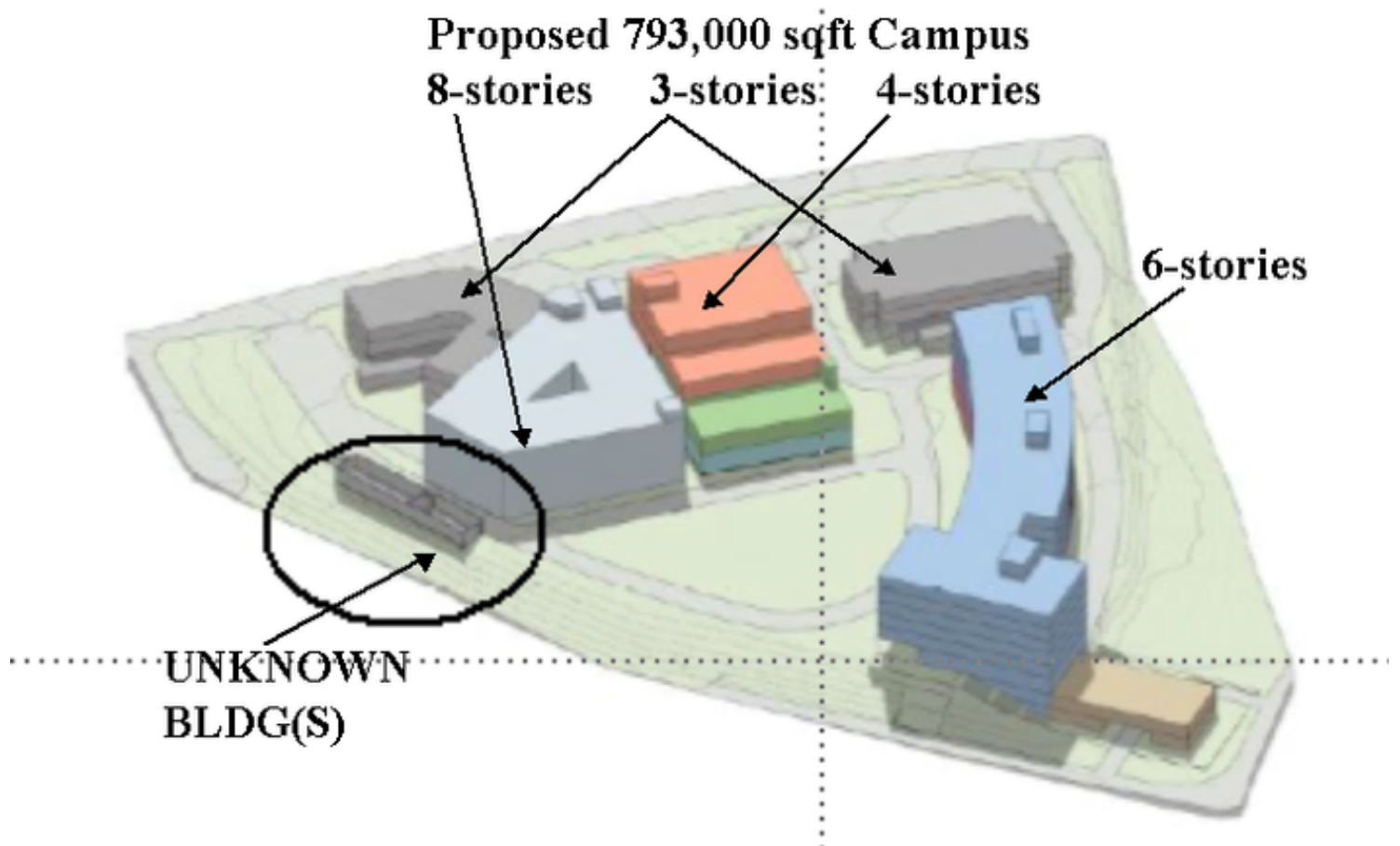
BCHD Recognized the Additional 50-100 Years of Damage That Will Be Inflicted on Surrounding Neighborhoods by the Healthy Living Campus

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

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



BCHD knows that an 8-10 story parking ramp and a 6-story, 110-foot building with balconies, both at the edge of the site against residential neighborhoods will damage privacy and residential use.



BCHD is fully aware that only 968-sqft of the site's buildings are at 76-feet, and that the 76-foot point is nearly centered on the site - thereby minimizing visual size and privacy impacts.

Existing hospital maximum height of 76-feet is 968 sqft (0.3%) of campus floor space and nearly centered on plot

"Penthouse"

968 sqft / 76-ft height
Represents only 0.3% of campus floor space (CEQA NOP Jun 2019)

Rest of All Prospect Ave Campus Buildings
51.5-ft or SHORTER for 99%+ of floor space



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

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

BCHD 02/02/2022 Drawing Set 3/35

Current BCHD occupied buildings have very small privacy impacts, due to centered location and 99.7% of square feet under 52-feet tall. BCHDs 109.7-foot tall, perimeter proposal is visually much larger and provides balcony views into surrounding residential uses.



**Existing 968-sqft
"Penthouse" in
Center of Site**

**BCHD Tenant 109.7-ft Proposed Perimeter-located Building
with Balconies Overlooking North and East Residential
Neighborhoods**





BCHD Plan Fails RBMC 10-2.2502 Planning Commission Design Review Sect b(4) "Balance and Integration"

The full statement in the RBMC for b(4) is "Balance and integration with the neighborhood. The overall design shall be integrated and compatible with the neighborhood and shall strive to be in harmony with the scale and bulk of surrounding properties."

BCHD proposed height fail any reasonable scale integration standard. BCHD is proposing 109.7-feet above Beryl & Flagler streets. BCHD will be approximately 150-feet above Redbeam neighborhood properties in Torrance. All surrounding zoning for BCHD, and existing structures, are 30-foot maximum zoning in Redondo Beach, and 27-foot maximum zoning in Torrance. That includes the light commercial zoning of the Vons Plaza.

BCHD proposed square feet in size fails any reasonable scale integration standard. BCHD is proposing a single 300,000 sqft building in Phase 1 that will be at 109.7-feet above Beryl & Flagler streets, and 83-feet above the internal courtyard. At 300,000 sqft, the single proposed building in Phase 1 is roughly the same size as the entire 312,000 sqft current campus buildings (according to BCHD EIR NOP). Following Phase 2, BCHD will be 800,000 sqft of buildings, which is larger than all Beryl Heights properties added together. Clearly, a facility that is larger than the entire adjacent neighborhood can make no claim of balance, integration or harmony in scale and bulk with surrounding properties.

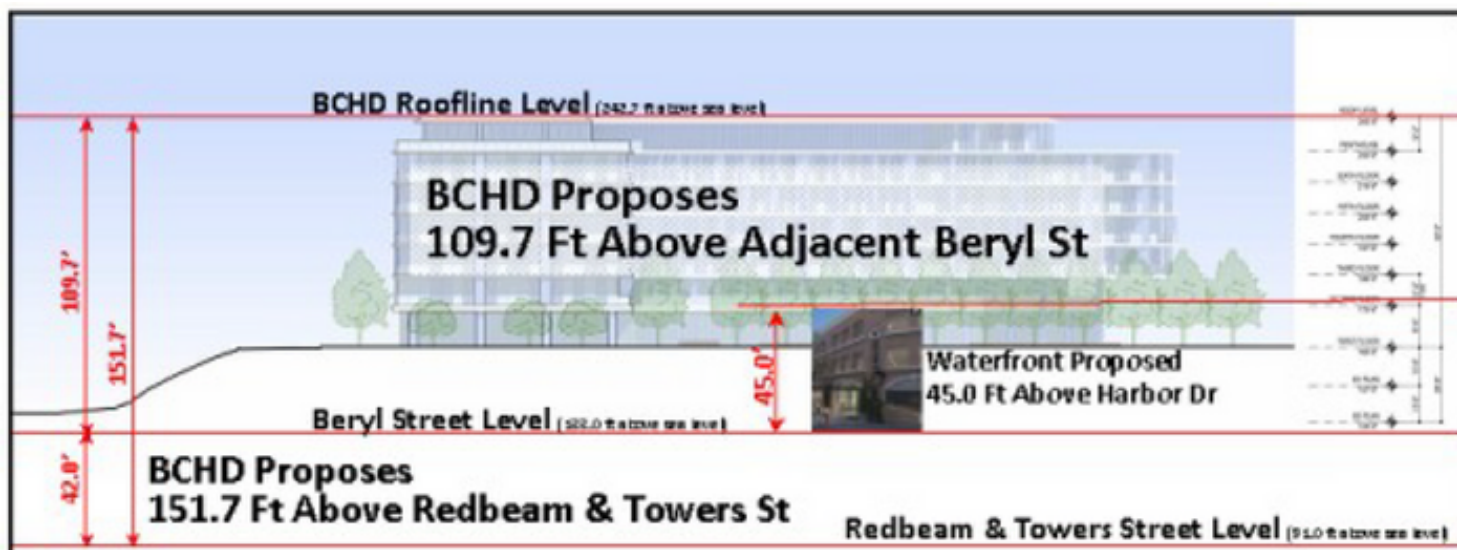
BCHDs proposed height of 83-feet above the internal courtyard is for Phase 1 provides 300,000 sqft at 83-feet. Except for a single 968-sqft mechanical room ("the Penthouse"), the rest of the 311,000 sqft of the existing campus buildings are at 52-feet or lower. Thus, BCHD has made no attempt to integrate with the neighborhood scale for Redondo Beach or Torrance, both of which are 30-feet or less. Further, BCHD has not even been balanced with the existing campus, as it nearly doubles the campus sqft of size while increasing the height to 160% of 311,000 sqft feet of existing campus.

This all fails to consider that BCHD's Phase 2 is an 8-10 story parking ramp on the south perimeter of campus and a 4-story, approximately 70-foot structure on the west side, rounding out the 800,000 sqft. Those two structures further ignore integration with the neighborhoods in scale and bulk.

BCHD proposed development is nearly all on the perimeter of the site, maximizing, not minimizing the bulk and visual size of the structures. BCHD is also ignoring its obligation to respect the natural terrain of the existing 30-foot elevated site, thereby creating a massive visual out-of-scale compound on the north, east and south where it is 100 to 150-feet above neighboring development.

In conclusion, BCHD has made no attempt to integrate in scale or bulk, nor has it met its obligation to "strive". Instead, it has ignored the neighborhood input and that of CWG members from the neighborhoods.

BCHDs Proposal is Significantly out of Scale with Surrounding Property Heights



BCHDs Proposal is Significantly Taller than the Existing Campus Buildings

BCHD is proposing 300,000 sqft at 83-feet while the existing campus buildings are 311,000+ sqft at less than 52-feet. Only one single 968-sqft mechanical room is 76-feet and it is located in the center of campus.

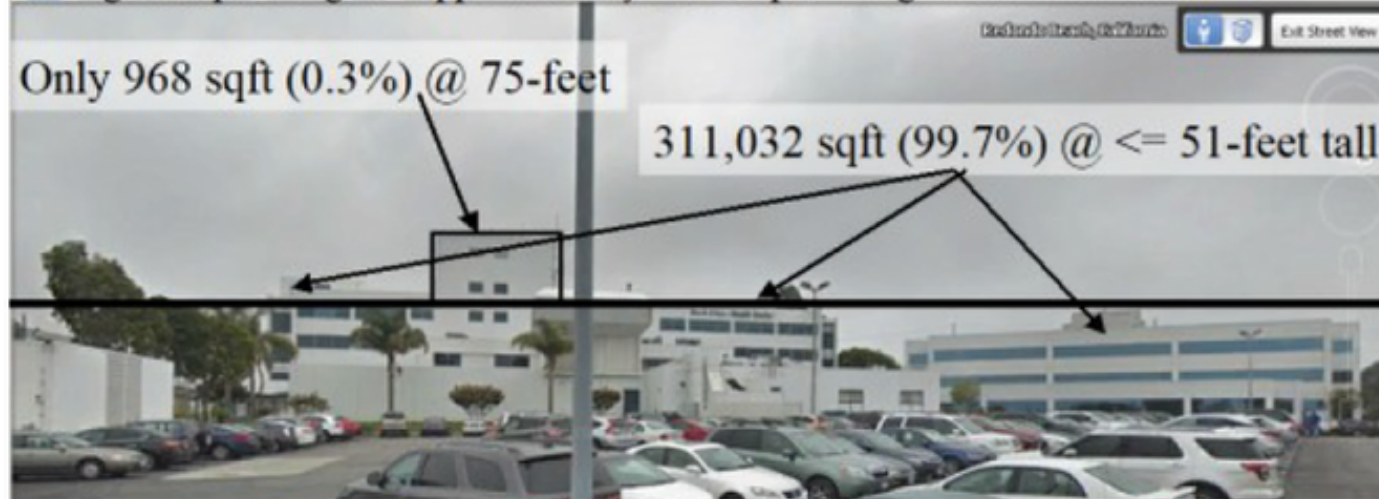
South Bay Hospital Campus Buildings Elevation Review

Per BCHD EIR NOP, the SBHD campus is 76-feet tall and 312,000 sqft

Per BCHD PRA Response, only 968 sqft or 0.3% is 76-feet tall

That leaves 99.7% or 311,032 sqft at 51-feet tall or less (4 stories)

Average campus height is approximately 30-feet per Google Earth Pro review

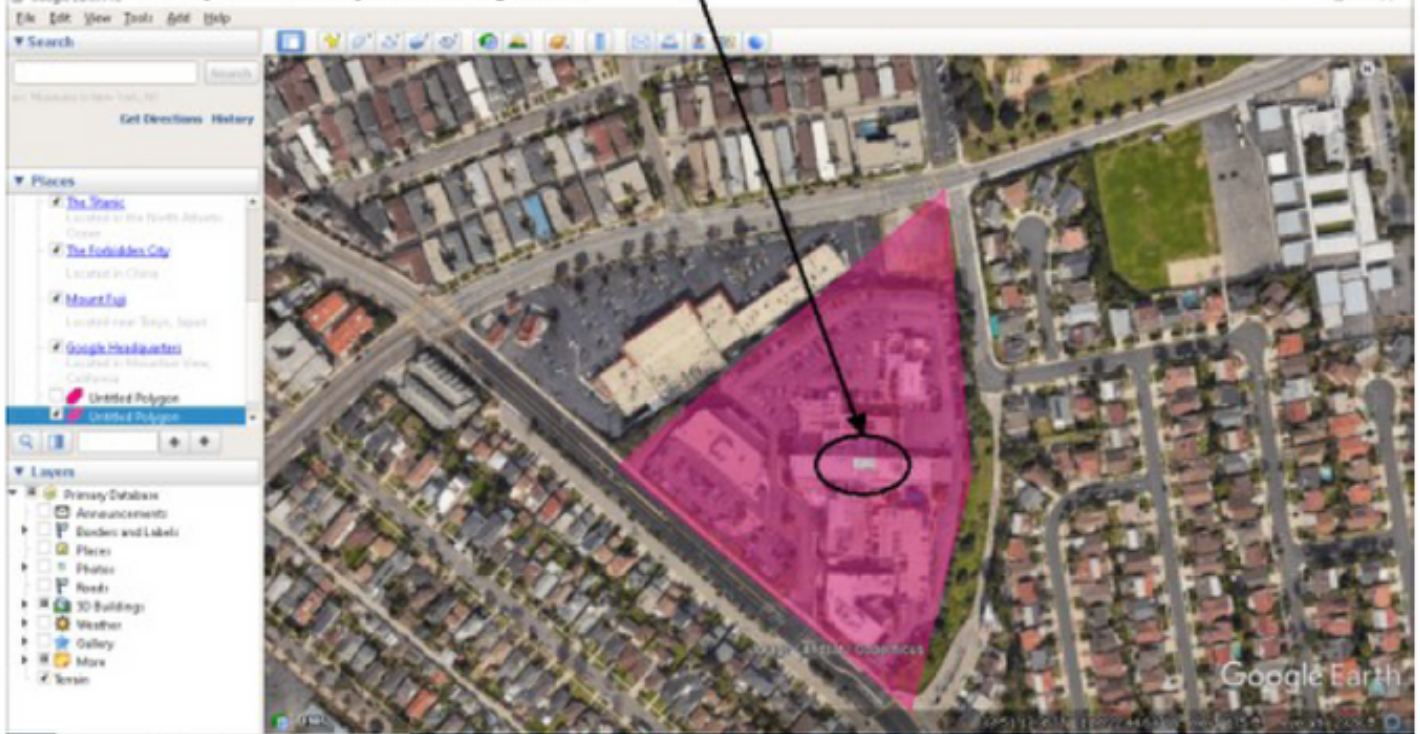


BCHDs Current 76-foot Projection is located far from perimeter of campus in a mass and height minimizing position. The remainder of the campus buildings are 52-feet or lower.

BCHD's environmental report states the campus has 312,000 sqft of buildings. Only one little tiny "penthouse" is 76-feet tall and that 0.3% of the buildings.

Google Earth Pro Simulation

BCHD will not provide compatible design files

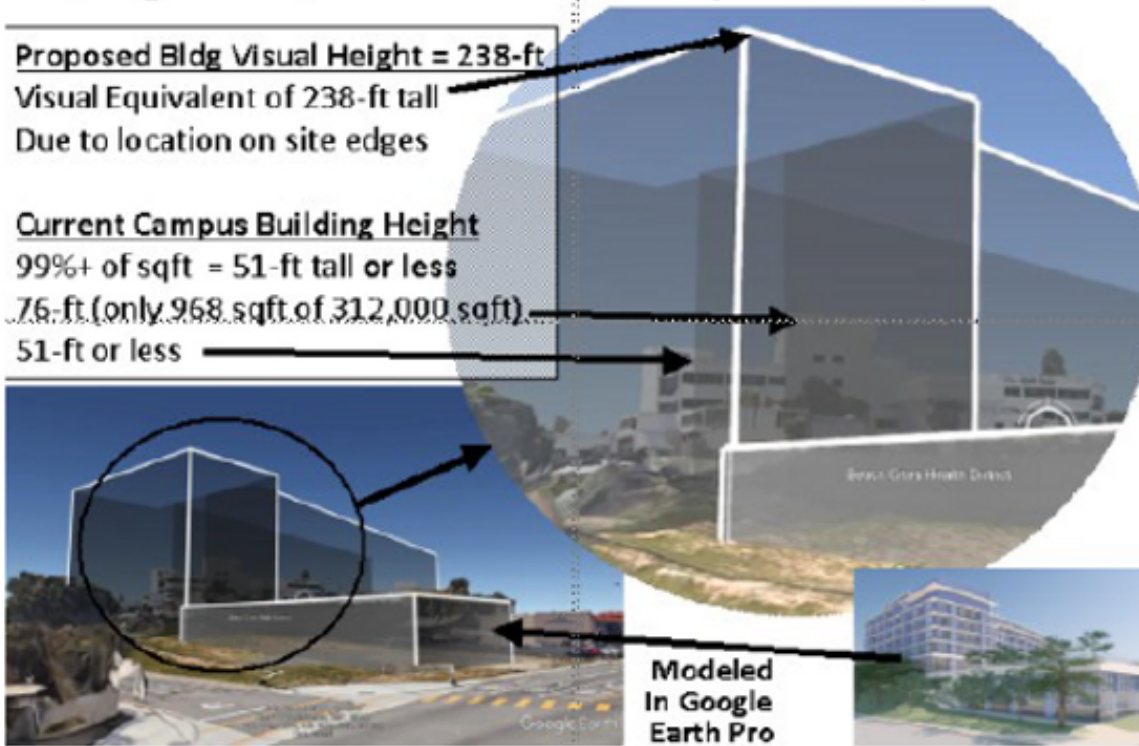


BCHDs Proposed Placement on the Perimeter of Campus Maximizes Bulk and Mass Compared to the Existing Hospital Building. BCHD Fails the "Strive" Test.

By not respecting the elevated site terrain, BCHD creates an equivalent height of 238-feet tall from the N/NE/E Views

Proposed Bldg Visual Height = 238-ft
Visual Equivalent of 238-ft tall
Due to location on site edges

Current Campus Building Height
99%+ of sqft = 51-ft tall or less
76-ft (only 968 sqft of 312,000 sqft)
51-ft or less



BCHDs Proposed Commercial 1950s Miami-Style Hotel Design is Clearly Makes No Attempt to be Compatible with Residential Neighborhoods



From: William Shanney <wshanney@verizon.net>
Sent: Wednesday, June 8, 2022 1:34 PM
To: CityClerk <CityClerk@redondo.org>
Cc: StopBCHD@gmail.com
Subject: "Non-Agenda Item Public Comments for 6/16/22 Planning Commission Meeting"

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

Redondo Beach Planning Commission:

Subject: Adverse impacts from BCHDs 110-foot tall, 800,000 square-foot proposed development.

We live just adjacent to the proposed BCHD development and are very concerned about the negative health impacts of this development. The EIR showed no effective noise abatement or dust control which will have negative impacts on local residents and school children. We are senior citizens who can not leave home every day while this proposed project is under construction.

We request that the Commission strictly enforce the RB Municipal Code regarding Conditional Use Permits and Planning Commission Design Review in order to protect surrounding property values and deny adverse impacts from BCHDs 110-foot tall, 800,000 square-foot proposed development.

We are in agreement with the findings in the report referenced below.

<https://www.stopbchd.com/post/public-comment-re-bchd-to-rb-planning-commissioners-6-6-22>

Sincerely,

William and Vivian Shanney

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, June 8, 2022 2:04 PM
To: CityClerk <CityClerk@redondo.org>; Michael Webb <Michael.Webb@redondo.org>
Cc: Al.Muratsuchi@asm.ca.gov; Ben.Allen@sen.ca.gov; HollyJMitchell@bos.lacounty.gov
Subject: Public Comment - Non-agenda Item - BCHD

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

Mayor, Council, Planning Commissioners, City Attorney:

BCHD asserts there is a need in the District for a 400 person PACE facility, yet, BCHD continues to withhold any documentation of the need. According to the National PACE Association, only 1 in 1000 seniors utilizes PACE, therefore, predicting only 17 PACE participants in the 3 beach cities. 100% of PACE participants must be nursing home certified. Further, 99% of PACE participants are funded by MediCaid/MediCal, a demographic that is less common in the 3 beach cities than in the country or LA county in general. Therefore, PACE has little to no NEED and is therefore of virtually NO VALUE to the 3 beach cities.

Note that BCHD withheld its administrative response to a CPRA for nearly 6 months. There is NO CONTENT in the response, so there is no reason for the delay.

Mark Nelson
Redondo Beach

Attachment, BCHD CPRA non-response



RE: CPRA - PACE

PRR <PRR@bchd.org>

Wed, Jun 8, 2022 at 1:49 PM

To: "Mark Nelson (Home Gmail)" <menelson@gmail.com>, PRR <PRR@bchd.org>

Mark,

Please see below (in red) for the District's response to your public records request received 1/28/22 that reads:

CPRA REQUEST - Provide all documents demonstrating BCHDs estimate usage of the planned 400 person PACE by zip code.

To the extent that your request seeks records that are not related to final determinations, or to records that have not already been published, such information remains privileged by the District. The District plans to announce the proposed partner for the PACE program this summer/fall.

Below is additional information/context:

Under the Public Records Act ("PRA"), Cal. Gov. Code § 6254 sets forth certain categories of records that have been exempted from the disclosure requirements of the PRA. These exemptions have been enumerated due to concerns regarding the confidentiality and sensitivity of the information contained therein. Additionally, Cal. Gov. Code § 6255 recognizes that not every specific category of records can be detailed in a statute, and instead sets forth a standard under which any record may be exempt from disclosure if "the public interest served by not disclosing the record clearly outweighs the public interest served by disclosure of the record." This same balancing-of-interests test is also set forth in the §6254(a) exemption related to preliminary drafts, notes and intra-agency memoranda. One of the important public interests that the California Supreme Court has recognized as exempting documents from disclosure is known as the "deliberative process privilege."

Under the deliberative process privilege, senior officials of all three branches of government are not required to disclose or to be examined concerning the mental processes by which a given decision was reached, as well as the substance of conversations, discussions, debates, deliberations, and like materials reflecting advice, opinions, and recommendations by which government policy is processed and formulated. California courts have recognized three policy bases for the deliberative process privilege: (1) It protects creative debate and candid consideration of alternatives within an agency, (2) it protects the public from the confusion that would result from premature exposure to discussions occurring before the policies affecting it had actually been settled on, and (3) it protects the integrity of the decision-making process itself by confirming that officials should be judged by what they decide, not for matters they considered before making up their minds. Cal. First Amendment Coalition v. Superior Court, 67 Cal. App. 4th 159 (quoting Times Mirror Co. v. Superior Court, 53 Cal. 3d 1325, 1351 [1991], Jordan v. United States Dept. of Justice 591 F.2d 753, 772-773 [D.C. Cir. 1978]). "Courts have been particularly vigilant to protect communications to the decision maker before the decision is made." Times Mirror Co. v. Superior Court, 53 Cal. 3d 1325, 1341 (1991).

Additionally, Cal. Gov. Code § 6254(k) exempts from disclosure records that are otherwise privileged under state law, such as "official information", which is information provided to a government entity on a confidential basis, and "trade

secrets”, such as proprietary tools and assessments developed by a third party.

The identified requests seek exactly the type of pre-decisional information that is protected by the deliberative process privilege, such as proposals, analyses, and preliminary reports that may contain internal discussions and recommendations considered by the District prior to reaching final conclusions.

Per the District Notice to you dated March 1, 2022, Re: Notice of Suspension of Document Production, and after the District has notified you in accordance with this Notice that the back-log of your Public Records Requests have been fully processed, if you believe we have not correctly interpreted your request, you may thereafter resubmit your request with a description of the identifiable record or records that you are seeking.

Thank you.

Creating a healthy beach community.

Protect Yourself and Others from COVID-19



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

THE PRECEDING E-MAIL, INCLUDING ANY ATTACHMENTS, CONTAINS INFORMATION THAT MAY BE CONFIDENTIAL, BE PROTECTED BY ATTORNEY CLIENT OR OTHER APPLICABLE PRIVILEGES, OR CONSTITUTE NON-PUBLIC INFORMATION. IT IS INTENDED TO BE CONVEYED ONLY TO THE DESIGNATED RECIPIENT. IF YOU ARE NOT THE INTENDED RECIPIENT OF THIS MESSAGE, PLEASE NOTIFY THE SENDER BY REPLYING TO THIS MESSAGE AND THEN DELETE IT FROM YOUR SYSTEM. USE, DISSEMINATION, DISTRIBUTION, OR REPRODUCTION OF THIS MESSAGE BY UNINTENDED RECIPIENTS IS NOT AUTHORIZED AND MAY BE UNLAWFUL.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Friday, January 28, 2022 12:40 PM
To: PRR <PRR@bchd.org>
Cc: Paul Novak <pnovak@lalafco.org>
Subject: CPRA - PACE

Based on the following facts, use of PACE will be de minimis in the 3 beach cities

1) PACE requires nursing home need certification

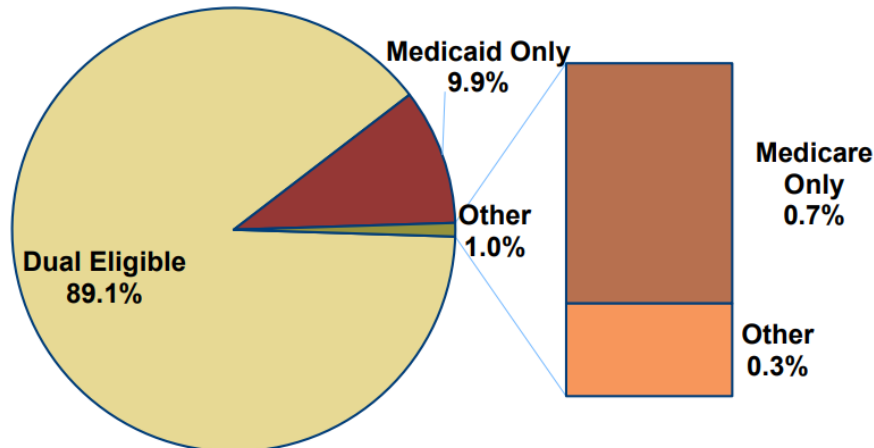
Who can get PACE?

You can have either Medicare or Medicaid, or both, to join PACE. PACE is only available in some states that offer PACE under Medicaid. To qualify for PACE, you must:

- Be 55 or older
- Live in the service area of a PACE organization
- Need a nursing home-level of care (as certified by your state)
- Be able to live safely in the community with help from PACE

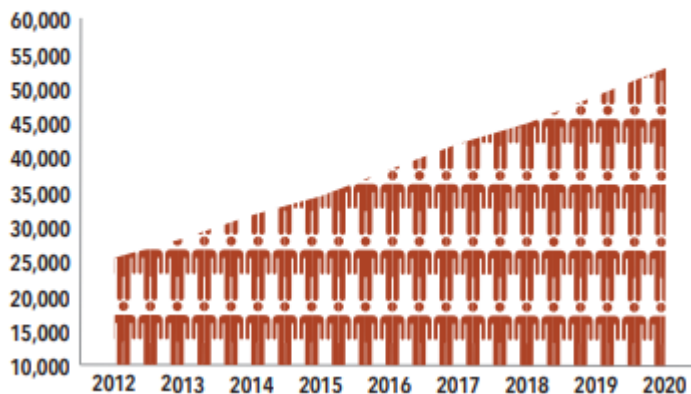
2) Only 1% of participants are cash buyers, 99% have Medicaid for nursing home coverage

99% of PACE enrollees are Medicaid eligible



3. Only 1 in 1000 seniors participates, with a consistent, roughly 10% linear growth rate that doubles every 7 years

PACE ENROLLMENT APPROXIMATELY 55,000



4. PACE is available in the 3 beach cities, there are 16,000 seniors in the 3 beach cities, which implies only 16 participants "IF AND ONLY IF" the 3 beach cities have the same Medicare+Medicaid population fraction as the US, and that is very doubtful, especially for anyone with the asset of a residence.

CPRA REQUEST -

Provide all documents demonstrating BCHDs estimate usage of the planned 400 person PACE by zip code.

From: Paul Lieberman <lieberman.lra@gmail.com>
Sent: Wednesday, June 8, 2022 9:22 PM
To: CityClerk <CityClerk@redondo.org>
Subject: BCHD

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

Gentlemen,

As a homeowner a few blocks away from this proposed monstrous building overshadowing my home, I request you skip this project. I do not look forward to the more than five years of construction and all that it entails.

You are the Health District. The dirt, dust, noise, traffic...is not going to do my health any good.

Dr. Paul Lieberman, President
Lieberman Research Associates (LRA)
19815 Mildred Avenue
Torrance, CA 90503-1121
310.371.2198
LIEBERMAN.LRA@GMAIL.COM

From: gtafremow@verizon.net <gtafremow@verizon.net>
Sent: Wednesday, June 8, 2022 6:20 PM
To: CityClerk <CityClerk@redondo.org>
Cc: StopBCHD@gmail.com
Subject: Non-Agenda Item Public Comments for 6/16/22 Planning Commission Meeting

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

We are asking the Commissioners to strictly enforce the RB Municipal Code regarding Conditional Use Permits and Planning Commission Design Review in order to protect surrounding property values and deny adverse impacts from BCHDs 110-foot tall, 800,000 square-foot proposed development.

Sincerely,
George & Pam Afremow
Concerned long term residents

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.

PLANNING COMMISSION MEETING June 16, 2022

H.1. RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS

- Written comments on non-agenda items received after release of the agenda

From: Glen and Nancy Yokoe
Sent: Thursday, June 9, 2022 4:47 PM
To: CityClerk <CityClerk@redondo.org>
Cc: stopbchd@gmail.com
Subject: Non-Agenda Item Public Comments for 6/16/22 Planning Commission Meeting

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

Honorable Mayor, Councilpersons and Planning Commissioners of Redondo Beach,

We respectfully ask that you refer to the Public Comment RE: BCHD to the Redondo Beach Planning Commissioners, dated 6/6/22, already provided to the CityClerk@redondo.org for inclusion into the Public Record at the Redondo Beach Planning Commission meeting on 6/16/22.

We ask Commissioners to strictly enforce the RB Municipal Code regarding Conditional Use Permits and Planning Commission Design Review in order to protect surrounding property values and deny adverse impacts from BCHD's 110 ft tall, 800,000 square foot proposed development.

Additionally, there is immense concern about the assault the 5+ years project subjects the surrounding citizenry and businesses to. The CEO and Board of Directors fail to remember what the "H" in their acronym, BCHD, represents. Through misguided actions and feckless inactions, BCHD's showpiece Healthy Living Campus(HLC), is about all things other than HEALTH.

Parents transporting or walking their children to and from local schools cite already existing traffic safety issues. Increasing the number of vehicles(on site workers, etc.), then adding heavy trucks, dangerously compounds an unsafe environment for anxious car drivers and pedestrians crossing nearby intersections.

BCHD's own DEIR denotes unmitigable noise that will far exceed maximum allowable levels in residential neighborhoods. Besides the distractions from daily excessive noise, this can be associated with but not limited to increased blood pressure, depression, agitation, anxiety, stress and insomnia. Imagine nighttime workers counting on sleeping during the day at home near this project.

BCHD's Phase II Environmental Assessment Report by Converse Consultants(dated 2/26/20) found hazardous VOC(volatile organic compounds) and carcinogens on site. PCE(perchloroethylene)was detected in 29 of 30 samples, in amounts up to 150 times the allowable residential screening levels. Chloroform and Benzene were detected at 13 and 7 times the allowable residential levels, respectively.

Any concerned person might ask, "who might be breathing these toxins" on a daily basis through excavation, demolition and debris transport? The area residents, and, critically, children on the playgrounds and classrooms of TWO elementary schools both less than 1/8 of a mile from the pollution source, BCHD. The affected schools: Beryl Heights in RB and Towers Elementary in West Torrance, the latter situated adjacent to Beryl St., the proposed route for dump trucks hauling debris from the worksite. Furthermore, normal frequent wind and sea breezes in the area will be a 24/7 conduit for the airborne hazards aforementioned.

BCHD's CEO and Board of Directors are inconceivably unconcerned about the SAFETY and WELLBEING of their neighbors. While they preach health as their impetus and in their messaging, they fail dismally in their concern for BCHD's unnecessary and irreversible consequences from an overdone, incompatible, ill-conceived, unsafe and unhealthy HLC project.

Respectfully,

Glen H. and Nancy N. Yokoe, 45+ years residents of West Torrance

From: Tim Ozenne
Sent: Friday, June 10, 2022 11:50 AM
To: CityClerk <CityClerk@redondo.org>
Cc: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Non-Agenda Item: Public Comments for 6/16/22 Planning Commission Meeting

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

Dear RB Planning Commissioners:

It is my understanding that the Redondo Beach Planning Department will be considering applications from Beach Cities Health District (BCHD) for a design review of its building plans for its property on Prospect Avenue and for one or more conditional use permits linked to the proposed property development. Presumably, at some point, the Planning Department will propose that this commission approve these permits in some form.

As most of the discussion so far has not been open to public inspection and comment, I won't comment on the specifics of the issues that will go to this Commission. I do hope you will consider my current comments on several huge issues that are likely in play, though they may be revised once public hearings begin.

- 1) Under the Principal Act applicable to BCHD, there are more than a dozen facility types—skilled nursing facilities, specialty hospitals, and so forth—that are appropriate to health care districts. As best I can tell having looked at current BCHD operations, it now has NO facilities recognized in the law. It used to own and operate a public hospital, but that failed long ago; BCHD has not bothered to develop alternative uses recognized in the law for the rest of its property.
- 2) While BCHD asserts publicly that it has “authority” to own and operate residential care facilities, that is plainly wrong. Even if the Principal Act encompassed such facilities—and it does not—BCHD would need to obtain authorization from the Los Angeles Local Area Formation Commission, a process that entails detailed market studies, a financial feasibility review, and formal public hearings. BCHD, however, has not even begun such an application to its LAFCO. I do not see how the City of Redondo can authorize construction and operation of facilities before BCHD obtains legal authority.
- 3) I live in west Torrance, a short distance from the eastern edge of the existing campus which is quite visible from our west-facing windows. If the BCHD development plan is approved, my neighbors in single-family homes very near the BCHD property, will see a dramatic increase in the apparent size of BCHD buildings. Indeed, I doubt BCHD could locate its large new buildings any closer to residences. BCHD seems to have taken negligible steps to mitigate adverse impacts! Frankly, I don't understand how anyone not employed by BCHD can claim that the huge buildings set on the property lines are compatible with existing neighborhoods.
- 4) BCHD's development project would occur on property acquired long ago using eminent domain, with the specific objective of constructing and operating a public hospital. Of course,

the hospital failed long ago. There is a process BCHD is legally required to follow to change the use of this land, and any new use must be a *public use*. BCHD would need to show that the proposed new use is the best use of public property. It has not done so. Indeed, it responded to my own Public Records Request by asserting that it isn't required to comply with Resolution of Necessity rules, but it refused to disclose the basis for this dubious exemption even though BCHD claims it is "transparent" and even though there is no legal basis for hiding the basis of any exemption. Of course., the proposed new use—mostly a residential care facility—is not a public use! I would doubt the City of Redondo can accommodate a private use of this land obtained under eminent domain for public use.

5) I would remind this Planning Commission and the City Council that, in 2016, the city approved the development of the Kensington Assisted Living Facility, specifically noting that the Kensington facility is a "*private use on public land*." Will BCHD also be a private use, like Kensington, or will the BCHD project be treated as a public use? I see no basis for treating BCHD differently than how Kensington is treated.

6) Finally, I would also point out that, in the case of Kensington, the city plainly committed to tax the facility as private property. The EIR approved by Redondo Beach, as the lead agency, states this:

The project applicant would enter into a long-term lease with the District, resulting in the operation of a private use on public property. As the proposed project would be a private use on a public site, the use would be subject to standard property taxes, contributing revenue to the City.

Since I don't have the actual proposal submitted by BCHD to RB Planning, I don't know if the BCHD facilities would likewise be subject to property taxes. I would hope that, in reviewing the BCHD proposals, this Planning Commission would inquire as to tax arrangements and also make the proposed arrangements public.

Thank you,

Tim Ozenne, Torrance

From: Doug Field
Sent: Friday, June 10, 2022 2:45 PM
To: CityClerk <CityClerk@redondo.org>
Subject: Non-Agenda Item Public Comments for 6/16/22 Planning Commission Meeting

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I have concerns about the BCHD proposed project, and am troubled by the possible impacts of BCHDs proposal to build to the edges of the site at 110-feet above Beryl and Flagler streets.

NEIGHBORHOOD PROTECTION

Along with many other surrounding neighbors of BCHD, I want to be certain that BCHD is held to the Conditional Use Permit (CUP), Planning Commission Design Review (PCDR), and Residential Design Guidelines (RDG) criteria. I am also concerned that Torrance residents be protected by BCHDs compliance to the intent of the Hillside Overlay Development Standards (HODS). The HODS protect the privacy and other residential conditions of the many Torrance residents surrounding the project.

CONCERNS WITH THE CURRENT PROPOSAL

Many of us have been providing comments to the Planning Commission. In general, we are concerned about the 110-foot above the street height and its reduction of privacy; the construction of the senior living, parking ramp, and pavilion building on the edges of the elevated site without respect for the natural terrain; the inconsistency and incompatibility of the buildings and design with the surrounding neighborhoods; the non-conformity with RDGs of the nearly 800,000 sqft final size that will be larger than all Beryl Heights homes taken together; and the non-compliance with the intent of the Torrance HODS caused by the development's height, outward facing windows and balconies, position on the edge of campus, and the 8-10 story, 24-hour operation parking structure.

Along with others, we all rely upon the City to be transparent and provide us with full information in real-time in order to have intelligent participation and protect our neighborhood.

Thank you.

Doug Field

From: [Brandy Forbes](#)
To: [Lina Portolese](#)
Cc: [Sean Scully](#)
Subject: FW: Public Comment, Mayor, Council, Planning Commission
Date: Monday, June 13, 2022 9:11:11 AM
Attachments: [Slide1.PNG](#)
[Slide2.PNG](#)
[image001.png](#)

Lina,

Please file in the project records and forward to the Planning Commission.

Thank you,

Brandy Forbes
Community Development Director

Department of Community Development
415 Diamond Street
Redondo Beach, CA 90277
(310) 318-0637 x2200
brandy.forbes@redondo.org
www.redondo.org



From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Sunday, June 12, 2022 7:28 PM
To: Martinez, Oscar <OMartinez@torranceca.gov>
Cc: Brandy Forbes <Brandy.Forbes@redondo.org>; Paul Novak <pnovak@lalafco.org>
Subject: Fwd: Public Comment, Mayor, Council, Planning Commission

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I'm assuming this got to you, but to be sure....

----- Forwarded message -----

From: **Mark Nelson (Home Gmail)** <menelson@gmail.com>
Date: Mon, May 2, 2022 at 6:38 PM
Subject: Public Comment, Mayor, Council, Planning Commission
To: CityClerk <CityClerk@torranceca.gov>

BCHD has filed a conditional use document with Redondo Beach, and that includes the removal of mature trees on Torrance property. Unless the City of Torrance and its Residents agree with BCHD's base proposal to tear down the mature trees along Flagler, the City should file comments with the City of Redondo Beach indicating opposition. Below is a reproduction of page 5/35 of the BCHD drawings document and photos of the trees taken on May 2, 2022 for reference.

Mark Nelson

Former 3+ year volunteer at BCHD until it became clear that BCHD CEO and Board were opposed to the input of surrounding neighbors in Torrance and Redondo Beach

Page 5/35 of BCHDs Pre-Conditional Use Permit filing at the City of Redondo shows BCHD removing mature trees from City of Torrance property. This is unacceptable in BCHD plan.





BCHD has no right to even consider removal of these mature Torrance trees and the City of Torrance needs to make formal comments to Redondo Planning unless Torrance agrees with BCHD.



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

Sent: Thursday, June 9, 2022 9:47 AM

To: CityClerk <CityClerk@redondo.org>; cityclerk@torranceca.gov

Cc: Al.Muratsuchi@asm.ca.gov; pnovak@lalafco.org; Ben.Allen@sen.ca.gov;

HollyJMitchell@bos.lacounty.gov

Subject: Non-Agenda Item Public Comment Highlighting BCHD Self Assessment of Elective Failure to "Strive" for Consistency and Balance in Bulk and Mass

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Mayors, Councils, Planning Commissions:

At the following link, there are excerpts from BCHD FEIR demonstrating that BCHD made no attempt to "strive" to be i balance and integration in mass and bulk, and instead, chose as PROJECT PROPONENT to supplant the judgement of the City of Redondo Beach and further, take the rights in the RBMC from residents and property owners.

<https://www.stopbchd.com/post/bchd-plan-fails-rbmc-10-2-2502-planning-commission-design-review-sect-b-4-balance-and-integration>

--

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



BCHD Plan Fails RBMC 10-2.2502 Planning Commission Design Review Sect b(4) "Balance and Integration

Updated: 1 minute ago

The full statement in the RBMC for b(4) is "Balance and integration with the neighborhood. The overall design shall be integrated and compatible with the neighborhood and shall strive to be in harmony with the scale and bulk of surrounding properties."

IN BCHDs OWN WORDS

"the height and mass of the proposed RCFE Building would be greater than what currently exists and is visible on-site" FEIR 3.1-43

"The proposed RCFE Building would be visually prominent from this viewpoint, rising above the retaining walls and vegetation along eastern slope in the mid-ground. The proposed 6-story RCFE Building would be substantially taller and larger than the existing 1- to 5-story buildings currently on-site, as well as the adjacent 1- to 4-story buildings. The RCFE Building would reduce access to views of the open sky for motorists, bicyclists, and pedestrians traveling westbound Towers Street and turning on Flagler Lane." FEIR 3.1-43

"the proposed RCFE Building would be substantially taller and would have substantially more massing than buildings in the vicinity, thereby reducing the view of open sky above" FEIR 3.1-55

BCHDs FAULTY AND SELF SERVING CONCLUSION

BCHD does not have the authority to draw conclusions on RBMC and TMC. As a result, it cannot. RBMC is intended to protect Redondo Beach residents and property values, and BCHD fails, despite its false assertion that "the Phase 1 preliminary site development plan would meet the development standards described in the Redondo Beach and Torrance General plans and municipal codes" FEIR 3.1-55. **Adoption of such a flawed opinion from the project proponent would leave the City open to litigation from property owners who are clearly not having their property values protected, nor, are they being protected through enforcement of the RBMC.**

Height

BCHD proposed height fail any reasonable scale integration standard. BCHD is proposing 109.7-feet above Beryl & Flagler streets. BCHD will be approximately 150-feet above Redbeam neighborhood properties in Torrance. All surrounding zoning for BCHD, and existing structures, are 30-foot maximum zoning in Redondo Beach, and 27-foot maximum zoning in Torrance. That includes the light commercial zoning of the Vons Plaza.

Size

BCHD proposed square feet in size fails any reasonable scale integration standard. BCHD is proposing a single 300,000 sqft building in Phase 1 that will be at 109.7-feet above Beryl & Flagler streets, and 83-feet above the internal courtyard. At 300,000 sqft, the single proposed building in Phase 1 is roughly the same size as the entire

312,000 sqft current campus buildings (according to BCHD EIR NOP). Following Phase 2, BCHD will be 800,000 sqft of buildings, which is larger than all Beryl Heights properties added together. Clearly, a facility that is larger than the entire adjacent neighborhood can make no claim of balance, integration or harmony in scale and bulk with surrounding properties.

BCHDs proposed height of 83-feet above the internal courtyard is for Phase 1 provides 300,000 sqft at 83-feet. Except for a single 968-sqft mechanical room ("the Penthouse"), the rest of the 311,000 sqft of the existing campus buildings are at 52-feet or lower. Thus, BCHD has made no attempt to integrate with the neighborhood scale for Redondo Beach or Torrance, both of which are 30-feet or less. Further, BCHD has not even been balanced with the existing campus, as it nearly doubles the campus sqft of size while increasing the height to 160% of 311,000 sqft feet of existing campus.

This all fails to consider that BCHD's Phase 2 is an 8-10 story parking ramp on the south perimeter of campus and a 4-story, approximately 70-foot structure on the west side, rounding out the 800,000 sqft. Those two structures further ignore integration with the neighborhoods in scale and bulk.

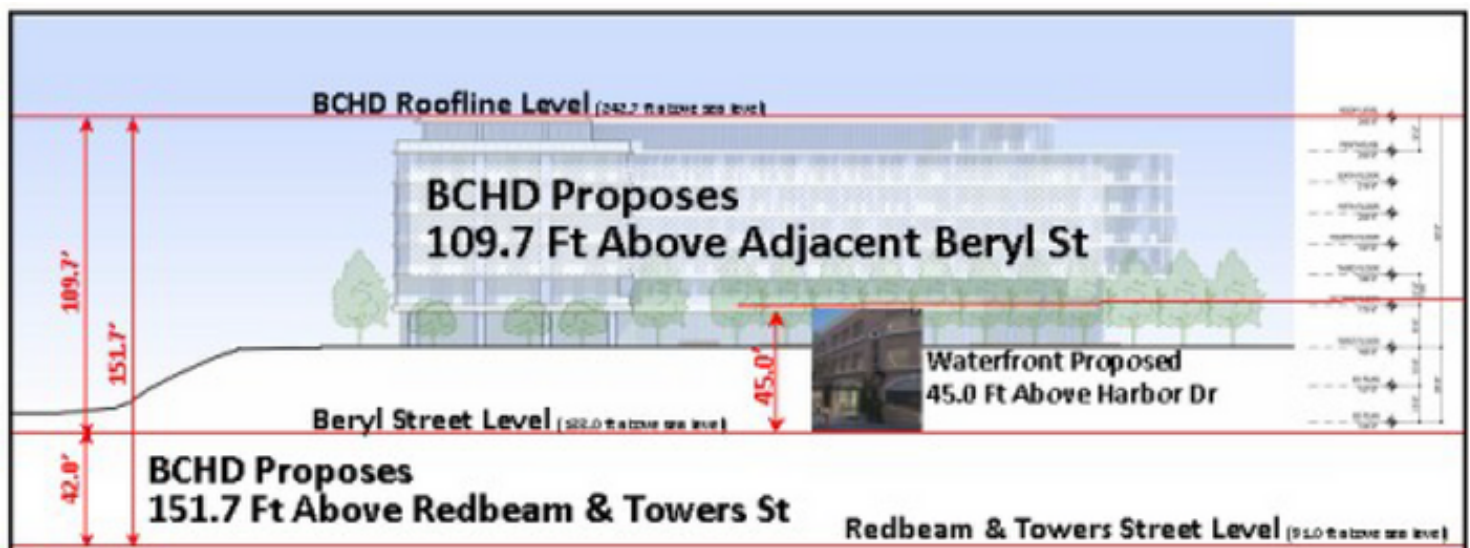
Perimeter Bulk/Mass/Height Maximization

BCHD proposed development is nearly all on the perimeter of the site, maximizing, not minimizing the bulk and visual size of the structures. BCHD is also ignoring its obligation to respect the natural terrain of the existing 30-foot elevated site, thereby creating a massive visual out-of-scale compound on the north, east and south where it is 100 to 150-feet above neighboring development.

Admitted Failure to Integrate by BCHD

In conclusion, BCHD has made no attempt to integrate in scale or bulk, nor has it met its obligation to "strive". Instead, it has ignored the neighborhood input and that of CWG members from the neighborhoods.

BCHDs Proposal is Significantly out of Scale with Surrounding Property Heights



BCHDs Proposal is Significantly Taller than the Existing Campus Buildings

BCHD is proposing 300,000 sqft at 83-feet while the existing campus buildings are 311,000+ sqft at less than 52-feet. Only one single 968-sqft mechanical room is 76-feet and it is located in the center of campus.

South Bay Hospital Campus Buildings Elevation Review

Per BCHD EIR NOP, the SBHD campus is 76-feet tall and 312,000 sqft

Per BCHD PRA Response, only 968 sqft or 0.3% is 76-feet tall

That leaves **99.7% or 311,032 sqft at 51-feet tall or less (4 stories)**

Average campus height is approximately 30-feet per Google Earth Pro review

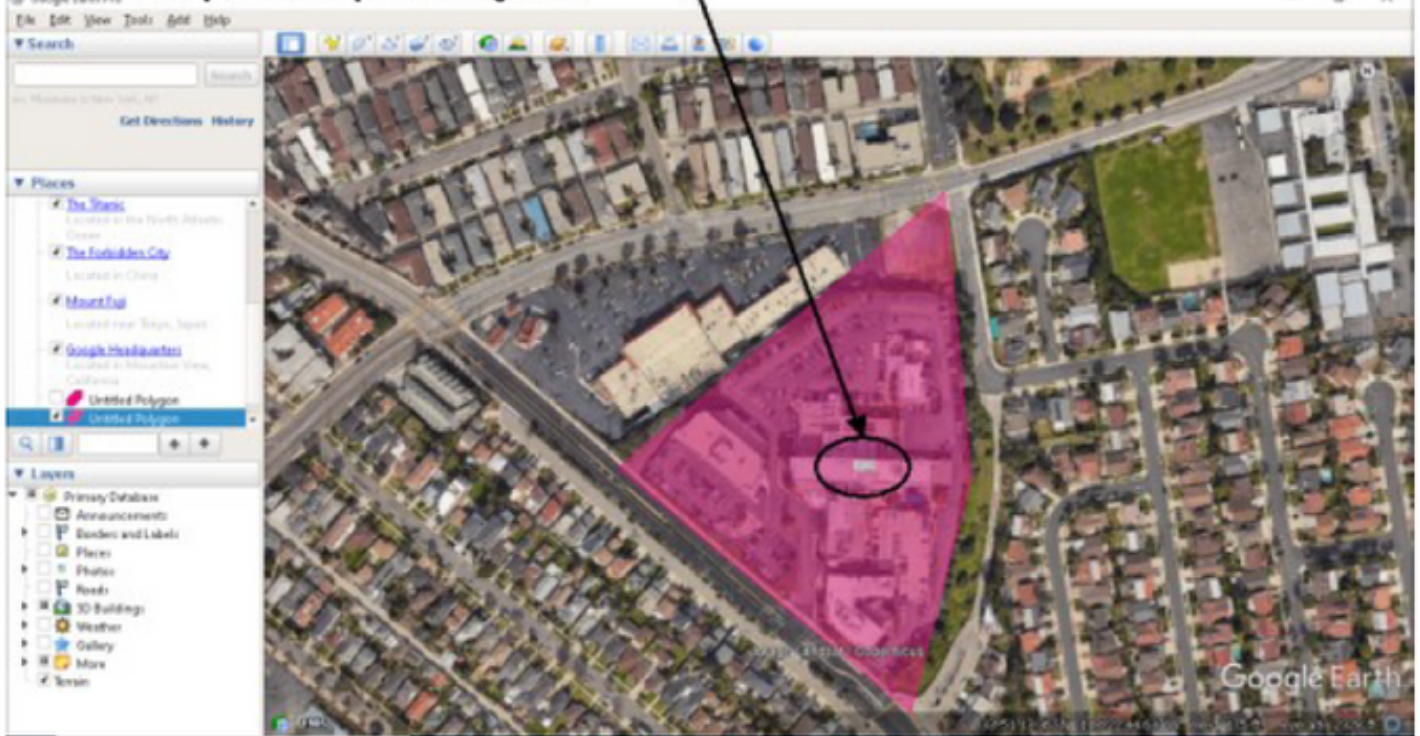


BCHDs Current 76-foot Projection is located far from perimeter of campus in a mass and height minimizing position. The remainder of the campus buildings are 52-feet or lower.

BCHD's environmental report states the campus has 312,000 sqft of buildings. Only one little tiny "penthouse" is 76-feet tall and that 0.3% of the buildings.

Google Earth Pro Simulation

BCHD will not provide compatible design files

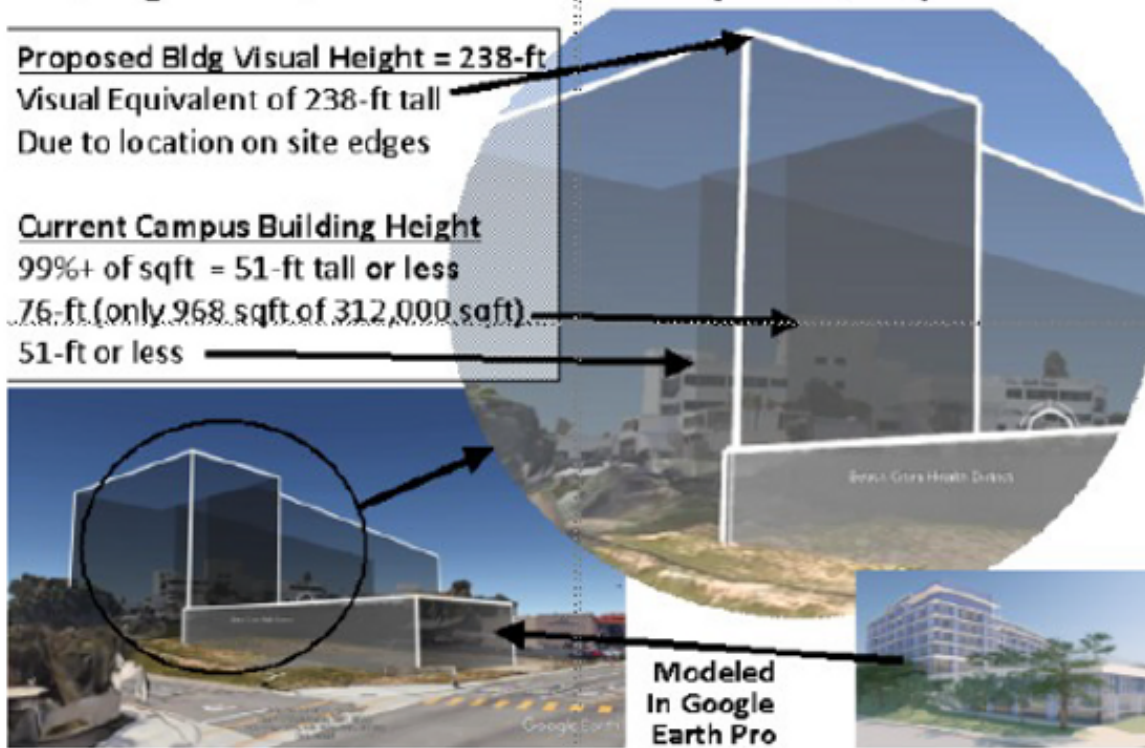


BCHDs Proposed Placement on the Perimeter of Campus Maximizes Bulk and Mass Compared to the Existing Hospital Building. BCHD Fails the "Strive" Test.

By not respecting the elevated site terrain, BCHD creates an equivalent height of 238-feet tall from the N/NE/E Views

Proposed Bldg Visual Height = 238-ft
Visual Equivalent of 238-ft tall
Due to location on site edges

Current Campus Building Height
99%+ of sqft = 51-ft tall or less
76-ft (only 968 sqft of 312,000 sqft)
51-ft or less



BCHDs Proposed Commercial 1950s Miami-Style Hotel Design is Clearly Makes No Attempt to be Compatible with Residential Neighborhoods



From: joyce field
Sent: Friday, June 10, 2022 2:26 PM
To: CityClerk <CityClerk@redondo.org>
Subject: BCHD

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

As a home owner who lives below the property in Torrance, I am very concerned about how this will affect my property value and health. Joyce Field

From: Mark Oliver
Sent: Friday, June 10, 2022 3:23 PM
To: CityClerk <CityClerk@redondo.org>
Cc: StopBCHD@gmail.com
Subject: Non-Agenda Item Public Comments for 6/16/22 Planning Commission Meeting

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

Hello:

The Beach City Health Department plans to expand the facility will adversely impact property values and quality of live for residents and properly owners. The size and plan does not fit the area or surrounding infrastructure. The added changes to traffic will also degrade the traffic flow already impacted by the facility and surrounding facilities including schools and the children's ability to travel to and from their educational institutions.

The current facility is already an eye sore, high traffic and high noise nuisance. However, it was in place prior to many of the residence moving to the area, my family included. But to knowingly increase the negative impact by building a large structure that will be out of balance for the neighborhood, cause more traffic in a residential area and increase noise including sirens and heavy trucks plus automotive noise is irresponsible. Building or increasing the size of the facility is irresponsible to the community and not fair to the neighborhood.

Please do not approve the increased or additional facilities of the BCHD.

Thank you,

Mark Oliver
414 N. Prospect Ave.
Redondo Beach, CA 90277

From: Susan Oliver

Sent: Friday, June 10, 2022 4:01 PM

To: CityClerk <CityClerk@redondo.org>; Stop BCHD <stop.bchd@gmail.com>

Cc: Stop BCHD <stopbchd@gmail.com>

Subject: on-Agenda Item Public Comments for 6/16/22 Planning Commission Meeting

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

Dear Counsel Members,

The Beach City Health Department plans to expand the facility will adversely impact property values and quality of life for residents and property owners. The size and plan does not fit the area or surrounding infrastructure further aggravating the existing density and traffic issues to arguably the busiest area of Redondo Beach which includes the existing BCHD, Redondo High, Beryl and Towers elementary schools, Parris Middle School, the library, police department and city administrative facilities. The proposed public park space will ultimately serve as a breeding ground homeless encampments and drug use. The currently closed service road below BCHD frequently has homeless people many of whom suffer from mental illness and drug addiction issues. It took months for the city to finally cut back the trees and shrubbery in that area to remove areas where the homeless could set up encampments. Despite cutting back the trees there continues to be a homeless and trash problem in that area.

The current facility is already an eye sore, high traffic and high noise nuisance. However, it was in place prior to many of the residences moving to the area, my family included. But to knowingly increase the negative impact by building a large structure that will be out of balance for the neighborhood, cause more traffic in a residential area and increase noise including sirens and heavy trucks plus automotive noise is irresponsible. Building or increasing the size of the facility is irresponsible to the community and not fair to the neighborhood.

Please do not approve the increased or additional facilities of the BCHD.

Sue Oliver
414 North Prospect Ave
Redondo Beach, CA

From: Mike Pirich
Sent: Saturday, June 11, 2022 8:15 AM
To: CityClerk <CityClerk@redondo.org>
Cc: StopBCHD@gmail.com
Subject: Re: Non-Agenda Item Public Comments for 6/16/22 Planning Commission Meeting

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To whom it may concern,

This project is incredibly detrimental to our beach community. Not only does it affect our property values but it will impact our daily way of life.

The disruption of traffic will further compound an already congested area and add to commute times. Further, having construction trucks and heavy equipment in a highly residential area will not only be an audible nuisance but will impact our pleasant western sea breeze by adding smoke, dust and other particulates.

<https://www.stopbchd.com/post/public-comment-re-bchd-to-rb-planning-commissioners-6-6-22>

Thank you for your time.

-mike pirich (Torrance resident)

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

Sent: Saturday, June 11, 2022 11:02 AM

To: Al.Muratsuchi@asm.ca.gov; Ben.Allen@sen.ca.gov; HollyJMitchell@bos.lacounty.gov; CityClerk <CityClerk@redondo.org>; cityclerk@torranceca.gov; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; Lisa Jacobs <lisa.jacobs@tbrnews.com>; Kevin Cody <kevin@easyreadernews.com>

Cc: Communications <communications@bchd.org>; pnovak@lalafco.org; Vanessa I. Poster <vanessa.poster@bchd.org>; martha.koo@bchd.org; Martinez, Oscar <omartinez@torranceca.gov>; Noel Chun <noel.chun@bchd.org>; Jane Diehl <jane.diehl@bchd.org>; Michelle Bholat <michelle.bholat@bchd.org>; Stop BCHD <StopBCHD@gmail.com>

Subject: Press Release - Discretionary Permitting Activity Regarding BCHD

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For Public Record Inclusion, Mayors, Councils, Planning Commissions Torrance, Redondo, Hermosa, and Manhattan Beach



FOR IMMEDIATE RELEASE

**STOPBCHD.COM TO PARTICIPATE WITH CITIES IN DISCRETIONARY PERMITTING
OF 110-FOOT TALL, 800,000 SQFT DEVELOPMENT ON LEASED BCHD SITE**
StopBCHD.com Will Not Engage in Bilateral Discussions With Beach Cities Health District

Hermosa Beach/Manhattan Beach/Redondo Beach ("Beach Cities")

Along with other groups and individuals, BCHD has asked to meet with StopBCHD.com regarding BCHDs proposed 110-foot tall, 800,000 sqft project permitting on an elevated site above over 2,500 residents in the surrounding one-half mile alone.

After discussions with other Neighborhood Quality-of-Life groups and proponents, StopBCHD.com is declining a meeting with BCHD and continuing our efforts to gain a valid, impartial forum at the Cities of Redondo Beach and Torrance using their required discretionary permit hearings.

From the perspective of surrounding residents, BCHDs actions to date have INCREASED project mass, bulk, visual height, noise transmission, privacy loss, and Quality-of-Life damages to the surrounding neighborhoods, as opposed to BCHD "striving" to MINIMIZE such damages as mandated in Municipal Codes.

StopBCHD.com observes that prior public comments to BCHD have not resulted in enhanced Neighborhood Quality-of-Life actions by the taxpayer-owned and funded agency and former voter-approved hospital district (public acute care hospital ceased operations in 1984 after only 24 years of public operation).

StopBCHD.com will consider discussions with the project's Developer/Owner/Operator when that firm steps forward out of the shadows. The D/O/O will be leasing the public, P-CF zoned land BCHD site to build a facility that will be Owned and Operated by the private Developer according to materials from BCHD's Investment Banking Firm and Permitting Project Management Consultants.

BCHD is slated to continue spending more than one year's annual operating budget on permitting the project (approximately \$16M).

Attachment: Real Estate Development Chronology

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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.



FOR IMMEDIATE RELEASE

**STOPBCHD.COM TO PARTICIPATE WITH CITIES IN DISCRETIONARY PERMITTING
OF 110-FOOT TALL, 800,000 SQFT DEVELOPMENT ON LEASED BCHD SITE**
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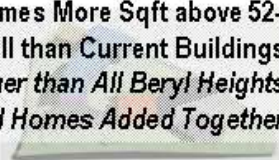
StopBCHD.com will consider discussions with the project’s Developer/Owner/Operator when that firm steps forward out of the shadows. The D/O/O will be leasing the public, P-CF zoned land BCHD site to build a facility that will be Owned and Operated by the private Developer according to materials from BCHD’s Investment Banking Firm and Permitting Project Management Consultants.

BCHD is slated to continue spending more than one year’s annual operating budget on permitting the project (approximately \$16M).

Attachment: Real Estate Development Chronology

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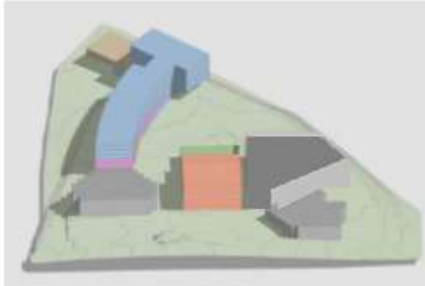
Chronology of BCHD Negative Responses to Surrounding Residents

2017	<p>BCHD Committed to Protect Neighborhoods with Buffer/Setbacks and then Ignored Commitment</p> 	<p>60-ft tall / 160,000 sqft underground / 729,000 sqft surface</p> <p>Proposed Little to No Buffer or Setback</p> 
2021	<p>103-ft tall / 0 sqft underground / 792,000 sqft surface</p> <ol style="list-style-type: none"> 1. Removed Underground Parking 2. Increased Surface SQFT of Buildings 3. Height Increased from 60 to 103-feet 	<p>83-ft tall / 0 sqft underground / 792,000 sqft surface</p> <ol style="list-style-type: none"> 1. Marginal Reduction in Height 2. Phase 1 is 300-Times More Sqft above 52-feet Tall than Current Buildings 3. Phase 2 is 600-Times More Sqft above 52-feet Tall than Current Buildings 4. Larger than All Beryl Heights Neighborhood Homes Added Together 

Chronology of BCHD Negative Responses to Surrounding Residents

	Baseline 2017	Reference	EIR NOP 2019	FEIR 2021	Pre-CUP 2022
Description	BCHD represented to the C/WG that the HLC concept to protect surrounding properties and uses was to buffer the main compound with surface parking and greenspace	All Beryl Heights neighborhood residential homes added together	BCHD proposed the "Great Wall of Redondo" design that was 60-feet tall on the elevated site and built on the north, east and south perimeter of the site, with the pavilion on the west perimeter	BCHD moved the RCFE to the north and east perimeter, removed underground parking, added a parking ramp at Prospect & Diamond, and left the pavilion on the west perimeter	BCHD reduced the height of the RCFE very modestly, all other factors substantially unchanged
Height (above elevated site)	N/A	N/A	60-feet	103-feet	83-feet
Height (above Beryl St)	N/A	30-feet (max)	87-feet	133-feet	109.7-feet
Size (sqft above ground)	N/A	633,500-sqft	729,000-sqft	792,000-sqft	792,000-sqft
Size (sqft below ground)	N/A	N/A	160,000-sqft parking	0 (parking moved to surface ramp)	0 (parking moved to surface ramp)

Chronology of BCHD Negative Responses to Surrounding Residents

<p>2017</p>  <p>The diagram shows a 'CONCEPT' for a 'Healthy Living Campus Parking Approach'. It features a central yellow square labeled 'Camp' surrounded by a blue ring labeled 'Parking'. An arrow points from the parking area towards the camp. The text 'Campus Edge' is at the bottom. Logos for 'BCHD' and 'Beach Cities Health District' are at the bottom left. Below the logos, it says 'Healthy Living Campus Project Community Working Group May 15, 2017'.</p>	<p>2019</p> <p>60-ft tall / 160,000 sqft underground / 729,000 sqft surface</p>  <p>The image is an aerial rendering titled 'Master Plan' showing a large, modern medical campus with a central circular building and surrounding parking areas. A list of features is on the right: 'Continuing Wellness Pavilion', 'Est. 400 inpatient care beds', 'New Center for Health & Fitness', 'Medical Office Building', 'Areas of active green space', 'Bike & pedestrian paths', 'Child development center', and 'Optimized vehicle flow'.</p>
<p>2021</p> <p>103-ft tall / 0 sqft underground / 792,000 sqft surface</p>  <p>A 3D architectural rendering of a building complex with a prominent blue curved structure and several rectangular buildings in grey and orange, situated on a green hillside.</p>	<p>2022</p> <p>83-ft tall / 0 sqft underground / 792,000 sqft surface</p>  <p>A 3D architectural rendering of a building complex, similar to the 2021 version, showing a blue curved structure and rectangular buildings in grey and orange on a green hillside.</p>

From: Frank Briganti
Sent: Sunday, June 12, 2022 1:38 PM
To: CityClerk <CityClerk@redondo.org>
Subject: Re: BCHD Massive Constructive Long Term Project -AGAINST ANY PERMITS

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

Fro Public Record
CC. Mayor, City Council , City Attorney, Planning Comm, All City Depts

**** NO CONDITIONAL or UNCONDITIONAL PERMITS BE ISSUED*** ALL THE ABOVE PLEASE ADDRESS
THE AFFECT OF BCHD PROJECT ON THE ADJACENT NEIGHBORHOODS (300 HOMES & SCHOOLS(3
SCHOOLS)

1. Endangerment to resident & school children)health !!!
 2. Major Safety regarding major auto traffic cut through paths(homes & schools)
 - 3 + 20 issues already sent to RBC & BCHD * an NOT ADDRESSED?
- Thanks Dr. Frank Briganti

Sent from my iPad

From: Tom McGarry
Sent: Monday, June 13, 2022 3:51 PM
To: CityClerk <CityClerk@redondo.org>
Cc: Stop BCHD <stopbchd@gmail.com>
Subject: Non-Agenda Item Public Comments for 6/16/22 Planning Commission Meeting

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

We ask the commissioners to strictly enforce the RB Municipal Code regarding Conditional Use Permits and Planning Commission Design Review in order to protect surrounding property values and deny adverse impacts from BCHDs 110-foot tall, 800,000 square-foot proposed development. This development will adversely affect our neighborhood and our lifestyles.

Tom & Carol McGarry
Redondo Beach, CA

From: Rosann Taylor
Sent: Wednesday, June 15, 2022 9:10 PM
To: CityClerk <CityClerk@redondo.org>
Cc: stopBCHD@gmail.com
Subject: Non-Agenda Item Public Comments for 6/16/22 Planning Commission Meeting

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

>>> To the Planning Commission:

>>> I'm a homeowner in Redondo Beach. I live on the Diamond St. cul-de-sac, directly adjacent to the BCHD.

>>> Do not approve: Please do not approve BCHD's proposed RCFE/ Healthy Living Campus, with structures up to 7 stories tall. It will be a monolith, towering over the neighborhood. It doesn't fit with the neighborhoods of Redondo and Torrance which are single family homes. We would be greatly affected. I'm concerned that it will affect our home values. I live on a peaceful, charming street. I don't want to go out in my front yard and be confronted by a massive building. We would have to put up with years of construction, noise pollution, light pollution, traffic, lack of privacy, view of buildings vs. blue skies.

>>> Most of profit would go to private companies: BCHD doesn't need to build a RCFE, with well over 90% of the profits going to private companies, at the expense of our neighborhood. This is terribly unfair.

>>> Electrical Substation: An electrical Substation is proposed to be built on the hillside across from our homes on Diamond. If they must build it, please do not allow BCHD to build this so close to our houses. BCHD has enough acreage that they should be able to place it somewhere else.

>>> Greenspace between BCHD and Diamond St. cul de sac: There has been a longstanding agreement that BCHD maintain the hillside on their property to provide a greenspace buffer between BCHD and the homes on the Diamond St. cul-de-sac.

>>> We want this preserved and guaranteed.

>>> I agree with my next door neighbors, Geoff Gilbert and Charlene Gilbert, who submitted a more comprehensive email on April 5th.

>>> Thank you for your time and consideration.

>>> Rosann Taylor,
>>> 1408 Diamond St., Redondo Beach 90277

From: p4ew
Sent: Wednesday, June 15, 2022 9:21 PM
To: CityClerk <CityClerk@redondo.org>
Cc: stop.bchd@gmail.com
Subject: BCHD proposed building

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

I live on the Diamond St. cul de sac, adjacent to BCHD.
Please do not approve BCHD's proposed structure. It towers over the neighborhood blocks out our afternoon sun and the ocean breeze that is an essential aspect of living in Redondo Beach and Torrance. Our health needs to be taken into account when the city makes decisions. When a developer tried to build a massive shopping center on our water front they were blocked. So I am asking the city to stop this environmental disaster.

At the meetings between the residents of Redondo Beach and the board of directors of BCHD we have always been assured that our opinions would be taken into account when decisions were made concerning the proposed new building, it has been the opposite, and we have been ignored. It appears that all the decisions being made have only one goal, and that is how much money they can make after paying ninety percent of the profits to for profit developers and corporations.

The self approved DEIR is not ethical. It is too one sided. A structure in a residential neighborhood like ours, that is seven stories high and as massive as the Staple Center in downtown Los Angeles is obscene. The tearing down of the trees and destroying of the green space that is a buffer between our houses and the proposed structure and replacing them with an electrical substation and a generator shows clearly how little they care about our neighborhood. This green space is a refuge and home for birds and other creatures. This shows a clear lack of caring for the environment, and is the opposite of a healthy living campus.

For details please see StopBCHD.com

Sincerely Philip de Wolff

Planning Commission on 2022-06-16 6:30 PM - COUNCIL CHAMBER

Meeting Time: 06-16-22 18:30

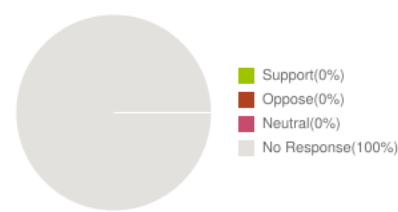
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Planning Commission on 2022-06-16 6:30 PM - COUNCIL CHAMBER	06-16-22 18:30	25	1	0	0	0

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Planning Commission on 2022-06-16 6:30 PM - COUNCIL CHAMBER

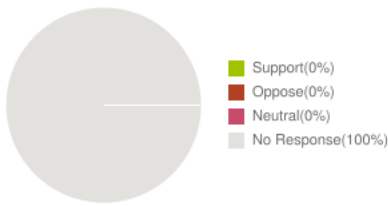
06-16-22 18:30

Agenda Name	Comments	Support	Oppose	Neutral
H.1. PC22-4350 RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS	1	0	0	0

Sentiments for All Agenda Items

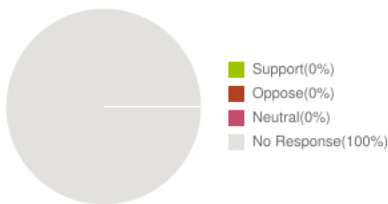
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for H.1. PC22-4350 RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

Overall Sentiment



Mark Nelson

Location:

Submitted At: 12:05am 06-15-22

I am disturbed that City Planning did not counsel BCHD on their Pre-CUP as to setbacks, consistency, compatibility, protection of property value, and other factors that have been adopted in the RBMC for the protection of property, uses, and neighborhood character.

For example, the BCHD project at completion is 800,000 sqft. That is larger than all the homes in Beryl Heights combined.

For example, BCHD is proposing 109.7-feet above Beryl street in Phase 1, making it the 2nd tallest building in the City and the tallest built since 1974.

For example, BCHD proposes to use a 1950s Miami Beach hotel style, nestled in residential neighborhoods.

For example, BCHD proposes to relocate a reserve fuel tank of unknown size and fuel (diesel? alcohol?), a 2000

kW generator or unknown make and model and a 16kV to 4kV substation all along Diamond within 100 feet of homes. Clearly, that does not protect value nor character.

The City needs to Counsel BCHD appropriately. BCHD has spent over \$10M so far, and appears not to understand the consistency, compatibility, character, height, setbacks, property value protection, and other standards that residents have a LEGAL RIGHT to require enforced by the City.



Administrative Report

J.1., File # PC22-4354

Meeting Date: 6/16/2022

To: PLANNING COMMISSION
From: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

A PUBLIC HEARING FOR CONSIDERATION OF AMENDMENTS TO TITLE 10, CHAPTER 2 ZONING AND LAND USE AND TITLE 10, CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE OF THE REDONDO BEACH MUNICIPAL CODE SECTIONS 10-2.2500 AND 10-5.2500 PERTAINING TO THE PROCEDURES FOR ADMINISTRATIVE DESIGN REVIEW

RECOMMENDATION:

1. Open Public Hearing and take testimony from staff, and other interested parties, and deliberate;
2. Close Public Hearing; and
3. Adopt a resolution by title only subject to the findings contained therein:

ADOPT A RESOLUTION BY TITLE ONLY OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCES AMENDING TITLE 10, CHAPTER 2 ZONING AND LAND USE AND TITLE 10, CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE PERTAINING TO PROCEDURES FOR ADMINISTRATIVE DESIGN REVIEW

BACKGROUND

Redondo Beach's current land use regulations have thresholds of what size of project triggers Planning Commission Design Review for multi-family residential units and for commercial / industrial / mixed use / public development. This type of review has public hearing requirements and specific criteria to be met for Planning Commission approval. If a project does not trigger Planning Commission Design Review and does not otherwise require a public hearing (such as Conditional Use Permit or Variance), it would follow the Administrative Design Review process and be reviewed and approved by the Community Development Director. A recent project for a new commercial office building followed the existing Administrative Design Review process pursuant to RBMC 10-2.2500. The project was located immediately adjacent to a single family residential neighborhood and when the residential neighbors saw the demolition at the property and inquired about the project, they wanted to know why they had not been officially notified. It was discovered that there is not a requirement for notice of pending decision of non-residential development under the Administrative Design Review procedures. As well, the only projects that are eligible for appeal under Administrative Design Review are those subject to a notice of pending appeal. Therefore, there is no appeal process for commercial / non-residential projects (except by the applicant) under the existing Administrative Design Review procedures (RBMC 10-2.2500).

As a referral to staff at the January 4, 2022 City Council meeting, and as part of the current Strategic Plan, this discussion item was brought to City Council for consideration at the April 5, 2022 meeting. City Council provided direction to add non-residential projects to the notification requirement, which in turn then makes those projects eligible for appeal. As well, City Council expanded the notification area from 100' to 300' for all projects requiring an Administrative Design Review and a notice of pending decision. The ordinance is now before Planning Commission for review and recommendation to City Council.

The Redondo Beach Municipal Code (RBMC) Sections 10-2.2502 and 10-5.2502 establish the procedures for Planning Commission Design Review (PCDR) for multi-family residential (4 or more units or an addition of 1,000 square feet of gross floor area) and for commercial / industrial / mixed use / public development new construction and additions (10,000 square feet of land area). This is in addition to those projects that may also require a Conditional Use Permit or Variance or otherwise required to be considered by Planning Commission. Projects requiring PCDR have a public hearing before the Planning Commission and are appealable to the City Council.

If a project does not trigger Planning Commission Design Review and does not otherwise require a public hearing (such as Conditional Use Permit or Variance), it would be considered under Administrative Design Review procedures (either RBMC 10-2.2500 for inland or 10-5.2500 for coastal), and be reviewed and approved by the Community Development Director. For those projects subject to ADR, an appeal can only be filed by non-applicants/owners if it is a project subject to a "notice of pending decision." Otherwise, there is no appeal process available to concerned members of the public. In the current Redondo Beach regulations, the only ADR applications where a notice of pending decision is issued is for new multiple-family developments (two (2) or three (3) dwelling units on a lot). Therefore, non-residential projects that do not meet the threshold of Planning Commission Design Review, regardless of their proximity to residential zones or other criteria, are not required to provide notice to neighboring properties and are not appealable, except by the owner or applicant.

As a referral to staff at the January 4, 2022 City Council meeting, and subsequently as part of the current Strategic Plan, City Council requested this discussion item to consider draft language to amend the Administrative Design Review process to include notice of pending decision and appeal requirements for qualifying non-residential projects. City Council considered the potential revisions at their April 5, 2022 meeting and provided direction to add non-residential projects to the notification requirement, which in turn then makes those projects eligible for appeal. As well, City Council expanded the notification area from 100' to 300'. The ordinance is now before Planning Commission for review and recommendation to City Council.

Below is the proposed text amendment to the zoning ordinance. Note that the proposed changes are identical for Title 10, Chapter 2 Zoning and Land Use and Title 10, Chapter 5 Coastal Land Use Plan Implementing Ordinance therefore the text amendment noted below is proposed for both Chapters and both are included in the proposed Planning Commission Resolution.

Title 10, Chapter 2 Section 10-2.2500 "Administrative Design Review" Subsection (e) to be amended as follows (NOTE: Additions are noted as underlined and deletions are noted in ~~strikeout~~):

(e) **Notice of pending decision.** Notice of a pending decision by the Planning Director shall be given as follows for all non-residential development under Section 10-2-2500(a)(9) and for new multiple-family developments. (For purposes of this section, new multiple-family developments shall mean development of two (2) or three (3) dwelling units on a vacant lot or in conjunction with demolition of fifty (50%) percent or more of the total floor area of existing development on the lot. New development shall not include a “second unit” as defined in Section 10-2.402.)

(1) By mailing a written notice thereof, not less than ten (10) working days prior to the date of pending approval to the applicant, to the owner of the subject property and to the owners of properties within ~~400 feet~~ 300 feet of the exterior boundary of the subject property or properties; such notices shall be sent by first class mail, with postage prepaid, using the addresses from the last adopted tax roll, if available; and

(2) By posting such notice in at least one prominent place on or about each parcel which is the subject of the proposed action, or upon utility poles or sticks along or about the street line of such parcel.

(3) The content of the notice of pending decision for an Administrative Design Review shall contain the following information:

- a. The date of filing of the application and the name of the applicant;
- b. The file number assigned to the application;
- c. A description of the proposed development and its location;
- d. The date at which the application is expected to be approved; and

e. A statement that revisions to the proposed project will be considered by the Planning Director upon the written request of any person provided that such written request is received by the Planning Director within ten (10) working days from the date of sending the notice.

ENVIRONMENTAL STATUS:

The ordinance amendments are exempt from environmental review under the California Environmental Quality Act (CEQA), pursuant to Section 15060(c)(2) of the Guidelines for the Implementation of CEQA because the activity will not result in direct or reasonably foreseeable indirect physical change to the environment. Further, the activity is not considered a project under CEQA and therefore qualifies for the general rule exemption under Section 156061(b)(3) of the CEQA Guidelines.

ATTACHMENTS

Draft Resolution

City Council Administrative Report April 5, 2022

Minutes City Council April 5, 2022 (excerpt)

Legal Ad Proof



Administrative Report

J.1., File # PC22-4354

Meeting Date: 6/16/2022

To: PLANNING COMMISSION
From: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

A PUBLIC HEARING FOR CONSIDERATION OF AMENDMENTS TO TITLE 10, CHAPTER 2 ZONING AND LAND USE AND TITLE 10, CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE OF THE REDONDO BEACH MUNICIPAL CODE SECTIONS 10-2.2500 AND 10-5.2500 PERTAINING TO THE PROCEDURES FOR ADMINISTRATIVE DESIGN REVIEW

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1. Open Public Hearing and take testimony from staff, and other interested parties, and deliberate;
2. Close Public Hearing; and
3. Adopt a resolution by title only subject to the findings contained therein:

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As a referral to staff at the January 4, 2022 City Council meeting, and subsequently as part of the current Strategic Plan, City Council requested this discussion item to consider draft language to amend the Administrative Design Review process to include notice of pending decision and appeal requirements for qualifying non-residential projects. City Council considered the potential revisions at their April 5, 2022 meeting and provided direction to add non-residential projects to the notification requirement, which in turn then makes those projects eligible for appeal. As well, City Council expanded the notification area from 100' to 300'. The ordinance is now before Planning Commission for review and recommendation to City Council.

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Title 10, Chapter 2 Section 10-2.2500 "Administrative Design Review" Subsection (e) to be amended as follows (NOTE: Additions are noted as underlined and deletions are noted in ~~strikeout~~):

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(1) By mailing a written notice thereof, not less than ten (10) working days prior to the date of pending approval to the applicant, to the owner of the subject property and to the owners of properties within ~~100 feet~~ 300 feet of the exterior boundary of the subject property or properties; such notices shall be sent by first class mail, with postage prepaid, using the addresses from the last adopted tax roll, if available; and

(2) By posting such notice in at least one prominent place on or about each parcel which is the subject of the proposed action, or upon utility poles or sticks along or about the street line of such parcel.

(3) The content of the notice of pending decision for an Administrative Design Review shall contain the following information:

- a. The date of filing of the application and the name of the applicant;
- b. The file number assigned to the application;
- c. A description of the proposed development and its location;
- d. The date at which the application is expected to be approved; and

e. A statement that revisions to the proposed project will be considered by the Planning Director upon the written request of any person provided that such written request is received by the Planning Director within ten (10) working days from the date of sending the notice.

ENVIRONMENTAL STATUS:

The ordinance amendments are exempt from environmental review under the California Environmental Quality Act (CEQA), pursuant to Section 15060(c)(2) of the Guidelines for the Implementation of CEQA because the activity will not result in direct or reasonably foreseeable indirect physical change to the environment. Further, the activity is not considered a project under CEQA and therefore qualifies for the general rule exemption under Section 156061(b)(3) of the CEQA Guidelines.

ATTACHMENTS

Draft Resolution

City Council Administrative Report April 5, 2022

Minutes City Council April 5, 2022 (excerpt)

Legal Ad Proof

RESOLUTION NO. 2022-06-PCR-**

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF REDONDO BEACH, CALIFORNIA,
RECOMMENDING THAT THE CITY COUNCIL ADOPT
ORDINANCES AMENDING REDONDO BEACH
MUNICIPAL CODE TITLE 10, CHAPTER 2, ZONING AND
LAND USE AND TITLE 10, CHAPTER 5 COASTAL LAND
USE PLAN IMPLEMENTING ORDINANCE PERTAINING
TO PROCEDURES FOR ADMINISTRATIVE DESIGN
REVIEW**

WHEREAS, the City Council has been made aware that new non-residential development and additions under a certain threshold subject to the current provisions of the Administrative Design Review criteria and procedures within the Redondo Beach Municipal Code do not require a public notice and are not appealable (except by the applicant and/or property owner);

WHEREAS, the City Council at their meeting of April 5th, 2022, directed City staff to prepare amendments to the Administrative Design Review procedures which would provide for a notice of pending decision and appeal process for qualifying non-residential projects, and increase the public notice radius for all projects that are subject to Administrative Design Review;

WHEREAS, notice of the time and place of the public hearing where the ordinance amendments would be considered was given pursuant to State law and local ordinance by publication in the Easy Reader at least 10 days prior to the public hearing; and

WHEREAS, the Planning Commission took public testimony and considered the ordinance amendments on the 16th day of June, 2022.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY FIND AS FOLLOWS:

SECTION 1. FINDINGS

1. In compliance with the California Environmental Quality Act of 1970, as amended (CEQA), and State and local guidelines adopted pursuant thereto, the zoning amendments qualify for CEQA exemption because the activity will not result in direct or reasonable foreseeable indirect physical change in the environment (Section 15060(c)(2)) and the activity is not a considered a project under CEQA and therefore qualifies for the general rule exemption under Section 15061(b)(3) of the CEQA Guidelines.
2. The amendments to the Zoning Ordinance are consistent with the General Plan.

- a. Land Use Element, Goal 1E. Ensure that the types of land uses developed in the City complement and do not adversely affect the quality of life and health of the City's residents, businesses, and visitors.
 - b. Land Use Element, Policy 1.1.2. Establish density limits and standards which ensure that new development maintains and enhances the overall quality of life, scale, and physical characteristics which are the City's assets.
3. The amendments to the Coastal Land Use Plan Implementing Ordinance are consistent with the City's Local Coastal Plan (LCP).
 - a. Land Use Section. The following policies set forth land use guidelines for the future development in the City's Coastal zone.
 - i. 5. New developments within the commercial recreational land use district will be subject to approval by the city based on compatibility with surrounding land uses.
4. These amendments do not require a vote of the people under Article XXVII of the City Charter.

SECTION 2. The above recitals are true and correct, and the recitals are incorporated herein by reference as if set forth in full.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission recommends that the City Council adopt the amendments to the Redondo Beach Municipal Code pertaining to procedures for Administrative Design Review.

SECTION 2. AMENDMENT OF CODE. Title 10, Chapter 2 Section 10-2.2500 "Administrative Design Review" Subsection (e) to be amended as follows (NOTE: Additions are noted as underlined and deletions are noted in ~~strikeout~~):

(e) **Notice of pending decision.** Notice of a pending decision by the Planning Director shall be given as follows for all non-residential development under Section 10-2-2500(a)(9) and for new multiple-family developments. (For purposes of this section, new multiple-family developments shall mean development of two (2) or three (3) dwelling units on a vacant lot or in conjunction with demolition of fifty (50%) percent or more of the total floor area of existing development on the lot. New development shall not include a "second unit" as defined in Section 10-2.402.)

(1) By mailing a written notice thereof, not less than ten (10) working days prior to the date of pending approval to the applicant, to the owner of the subject property and to the owners of properties within ~~400 feet~~ 300 feet of the exterior boundary of the subject property or properties; such notices shall be sent by first class mail, with postage prepaid, using the addresses from the last adopted tax roll, if available; and

(2) By posting such notice in at least one prominent place on or about each parcel which is the subject of the proposed action, or upon utility poles or sticks along or about the street line of such parcel.

(3) The content of the notice of pending decision for an Administrative Design Review shall contain the following information:

- a. The date of filing of the application and the name of the applicant;
- b. The file number assigned to the application;
- c. A description of the proposed development and its location;
- d. The date at which the application is expected to be approved; and
- e. A statement that revisions to the proposed project will be considered by the Planning Director upon the written request of any person provided that such written request is received by the Planning Director within ten (10) working days from the date of sending the notice.

SECTION 3. AMENDMENT OF CODE. Title 10, Chapter 5 Section 10-5.2500 "Administrative Design Review" Subsection (e) to be amended as follows (NOTE: Additions are noted as underlined and deletions are noted in ~~strikeout~~):

(e) **Notice of pending decision.** Notice of a pending decision by the Community Development Director shall be given as follows for all non-residential development under Section 10-5.2500(a)(9) and for new multiple-family developments. (For purposes of this section, new multiple-family developments shall mean development of two (2) or three (3) dwelling units on a vacant lot or in conjunction with demolition of fifty (50%) percent or more of the total floor area of existing development on the lot. New development shall not include a "second unit" as defined in Section 10-5.402.)

(1) By mailing a written notice thereof, not less than ten (10) working days prior to the date of pending approval to the applicant, to the owner of the subject property and to the owners of properties within ~~400 feet~~ 300 feet of exterior boundary of the subject property or properties; such notices shall be sent by first class mail, with postage prepaid, using the addresses from the last adopted tax roll, if available.

(2) By posting such notice in at least one prominent place on or about each parcel which is the subject of the proposed action, or upon utility poles or sticks along or about the street line of such parcel.

(3) The content of the notice of pending decision for an Administrative Design Review shall contain the following information:

- a. The date of filing of the application and the name of the applicant;
- b. The file number assigned to the application;
- c. A description of the proposed development and its location;

d. The date at which the application is expected to be approved; and

e. A statement that revisions to the proposed project will be considered by the Community Development Director upon the written request of any person provided that such written request is received by the Community Development Director within ten (10) working days from the date of sending the notice.

SECTION 4. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 5. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council shall declare that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED, AND ADOPTED this 16th day of June, 2022.

, Chair
Planning Commission
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

I, Brandy Forbes, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2022-06-PCR-** was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 16th day of June, 2022 by the following vote:

AYES:

NOES:

ABSENT:

Brandy Forbes, AICP
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office



Administrative Report

M.1., File # 22-3884

Meeting Date: 4/5/2022

To: MAYOR AND CITY COUNCIL

From: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

DISCUSSION AND POSSIBLE ACTION REGARDING POTENTIAL AMENDMENTS TO ADMINISTRATIVE DESIGN REVIEW AND PLANNING COMMISSION DESIGN REVIEW PROCEDURES

EXECUTIVE SUMMARY

Redondo Beach's current land use regulations have thresholds of what size of project triggers Planning Commission Design Review for multi-family residential units and for commercial / industrial / mixed use / public development. This type of review has public hearing requirements and specific criteria to be met for Planning Commission approval. If a project does not trigger Planning Commission Design Review and does not otherwise require a public hearing (such as Conditional Use Permit or Variance), it would follow the Administrative Design Review process and be reviewed and approved by the Community Development Director.

A recent project for a commercial office followed the Administrative Design Review process. The back of this particular site is adjacent to a residential zoning district and had access to the street to the rear. When the residential neighbors saw the demolition at the property and inquired about the project, they wanted to know why they had not been officially notified. It was discovered that there is not a requirement for notice of pending decision of non-residential development under the Administrative Design Review procedures. As well, the only projects that are eligible for appeal under Administrative Design Review are those subject to notice of pending appeal. Therefore, there is no appeal process for commercial / non-residential projects (except by the applicant).

As a referral to staff at the January 4, 2022 City Council meeting, and as part of the current Strategic Plan, this discussion item has been prepared to allow the City Council to consider draft language to amend the Administrative Design Review process to include notice of pending decisions and appeal requirements for qualifying non-residential projects, and to consider reducing the threshold for triggering Planning Commission Design Review. This item was initially on the agenda at the March 15, 2022 meeting and was continued to the April 5, 2022 meeting.

BACKGROUND

The Redondo Beach Municipal Code (RBMC) Sections 10-2.2502 and 10-5.2502 establish the procedures for Planning Commission Design Review (PCDR) for multi-family residential (4 or more units or an addition of 1,000 square feet of gross floor area) and for commercial / industrial / mixed use / public development new construction and additions (10,000 square feet of land area). This is in

addition to those projects that may also require a Conditional Use Permit or Variance or otherwise is required to be considered by Planning Commission. Projects requiring PCDR have a public hearing before the Planning Commission and are appealable to the City Council.

If a project does not trigger Planning Commission Design Review and does not otherwise require a public hearing (such as Conditional Use Permit or Variance), it would be considered under Administrative Design Review procedures (either RBMC 10-2.2500 for inland or 10-5.2500 for coastal), and be reviewed and approved by the Community Development Director. For those projects under ADR, an appeal can only be filed by non-applicants/owners if it is a project subject to a "notice of pending decision." Otherwise, there is no appeal process available to concerned members of the public. In the current Redondo Beach regulations, the only ADR applications where a notice of pending decision is issued is for new multiple-family developments. Therefore, non-residential projects that do not meet the threshold of Planning Commission Design Review, regardless of their proximity to residential zones or other criteria, are not required to provide notice to neighboring properties and are not appealable, except by the owner or applicant.

As a referral to staff at the January 4, 2022 City Council meeting, and subsequently as part of the current Strategic Plan, City Council requested this discussion item to consider draft language to amend the Administrative Design Review process to include notice of pending decision and appeal requirements for qualifying non-residential projects, and to consider reducing the threshold for triggering Planning Commission Design Review.

To help with the discussion, staff reviewed the ADR and PCDR procedures in neighboring jurisdictions.

Hermosa Beach

Hermosa Beach requires a "Precise Development Plan" review by the Planning Commission all for construction of buildings in any zone, with the exception of single-family residences and remodels or additions to buildings (of any use) of less than 1,500 square feet. Basically, any non-residential or multifamily residential (2 or more units) is required to be reviewed by Planning Commission.

Comparatively, Redondo Beach does review applications for 2 and 3 units on a lot through the ADR procedures, yet those are subject to notice of decision and appeal procedures. As for the non-residential comparison between Redondo Beach and Hermosa Beach, any remodel or addition of 1,500 sf or greater triggers Planning Commission review in Hermosa Beach, whereas the lot size (10,000 sf or greater) is the threshold measurement for going to Planning Commission in Redondo Beach.

Torrance

The City of Torrance has two specific areas where a Development Permit (administrative review) is allowed-any building in the Hawthorne Boulevard Specific Plan and buildings less than 4,000 sf in the Limited Professional District. Planning Commission Review is required for any building in the C-2, C-3, C-4, C-5, and CR Zones, and a CUP is required in the C-1 Zone.

One consideration of requiring all building in commercial zones to go before the Planning Commission is that there will be delays and added costs for smaller businesses or minor additions to commercial buildings.

Manhattan Beach

Administrative review is done through the Community Development Director for permitted single family and 5 or fewer units, minor exceptions (housing additions and accessory dwelling units), and non-discretionary housing (density bonus) larger than 5 units. For commercial, many uses are permitted and administratively approved, similar to Redondo Beach. Planning Commission review is required for any non-residential project with more than 5,000 sf in buildable floor area or on a lot greater than 10,000 sf in Manhattan Beach.

It seems that the various municipalities have regulations specific for their needs. Regarding commercial, the trigger for Planning Commission review in Redondo Beach (10,000 sf lot) is a higher threshold than in Torrance (all commercial). Hermosa Beach doesn't have a minimum lot size threshold that would send a project to Planning Commission, only a building square footage trigger; whereas Manhattan Beach has the same minimum lot size threshold as Redondo Beach (10,000 sf lot) that would require a project to be reviewed by the Planning Commission. As well, there is not a building square footage trigger in Redondo Beach for lots less than 10,000 sf, compared to Hermosa Beach (1,500 sf building) and Manhattan Beach (5,000 sf building).

Included in the agenda packet for this item are the current Redondo Beach regulations for Administrative Design Review and Planning Commission Design Review, for both inland and coastal zones. The inland and coastal zones are identical, except for any references to coastal development permit requirements in the Title 10 Chapter 5 (coastal) regulations that would not be applicable in Title 10 Chapter 2 (inland).

Potential revisions City Council may wish to consider that would address the notice and appeal procedures for commercial development, as well as reduce the potential threshold for what would require Planning Commission Design Review include the following:

- Amend Planning Commission Design Review procedures to include a lesser threshold, whether it is the amount of gross building square footage being added (new construction or addition) or the size of the lot. For consideration in the discussion of this option, the project that sparked this discussion (described in Executive Summary) was for gross square footage of building of 2,666 sf located on a site of 7,320 sf.
 - If the City were to reduce the site square footage that would trigger a project going to Planning Commission, this may end up requiring most projects on sites along the major commercial corridors (including Artesia Boulevard) to go through Planning Commission Design Review, adding time and cost to that review. For example, the smaller sites on Artesia Boulevard are approximately 6,500 sf or larger (most are significantly larger), and the site in the example above was 7,320 sf.
 - The City could implement a building gross floor area trigger not tied to the size of the lot. A requirement for projects with new construction, or an addition of more than 2,500 sf gross floor area, if in place at the time would have required the project illustrated above (2,666 sf building) to go to Planning Commission. However, this may have the same side effect as reducing the site square footage, requiring significantly more projects to go through Planning Commission Design Review, which adds time and cost to the process.
- Amend Administrative Design Review procedures to require Notice of Pending Decision for all non-residential projects that fall under ADR. This revision would make all non-residential projects subject to appeal. Appeals would then be heard by the Planning Commission. This

would only require Planning Commission review if the project is appealed. Only select projects with concerns with the individual circumstances would be appealed to the Planning Commission, rather than requiring most commercial projects to go through the PCDR process even when there are no concerns from the neighbors or public.

- The proposed revisions to code to require Notice of Appeal are as follows (underline denotes additions and ~~strikethrough~~ denotes deletions):

10-2.2500 Administrative Design Review.

(e) **Notice of pending decision.** Notice of a pending decision by the Planning Director shall be given as follows for all non-residential development under Section 10-2.2500 (a)(9) and for new multiple-family developments. (For purposes of this section, new multiple-family developments shall mean development of two (2) or three (3) dwelling units on a vacant lot or in conjunction with demolition of fifty (50%) percent or more of the total floor area of existing development on the lot. New development shall not include a "second unit" as defined in Section 10-2.402.)

(1) By mailing a written notice thereof, not less than ten (10) working days prior to the date of pending approval to the applicant, to the owner of the subject property and to the owners of properties within 100 feet of the exterior boundary of the subject property or properties; such notices shall be sent by first class mail, with postage prepaid, using the addresses from the last adopted tax roll, if available; and

(2) By posting such notice in at least one prominent place on or about each parcel which is the subject of the proposed action, or upon utility poles or sticks along or about the street line of such parcel.

(3) The content of the notice of pending decision for an Administrative Design Review shall contain the following information:

a. The date of filing of the application and the name of the applicant;

b. The file number assigned to the application;

c. A description of the proposed development and its location;

d. The date at which the application is expected to be approved; and

e. A statement that revisions to the proposed project will be considered by the Planning Director upon the written request of any person provided that such written request is received by the Planning Director within ten (10) working days from the date of sending the notice.

With the proposed changes to the notice of pending decision section shown above, an

appeal would now be an option for these projects since non-residential projects would become subject to notice of pending decision. Below is the code that addresses what can be appealed under Administrative Design Review:

(g) **Appeal of decision.** The decision of the Community Development Director shall be final and conclusive unless, within ten (10) days after the date of such decision, a written appeal is filed with the Community Development Department requesting a public hearing before the Planning Commission. In the case of projects not subject to notice of pending decision pursuant to subsection (e) of this section, only the applicant and/or property owner may appeal the decision of the Community Development Director.

This item was initially on the agenda at the March 15, 2022 meeting and was continued to the April 5, 2022 meeting. This discussion item is for City Council to consider draft language to amend the Administrative Design Review process to include the notice of pending decision and appeal requirements for qualifying non-residential projects, and to consider reducing the threshold for triggering Planning Commission Design Review.

COORDINATION

The Community Development Department Planning Division coordinated the preparation of this administrative report. Staff have also communicated with staff in Torrance, Hermosa Beach, and Manhattan Beach.

FISCAL IMPACT

The costs for developing recommendations on potential revisions to the City's land use procedures are included in the Community Development Department's annual budget.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- City of Redondo Beach Administrative Design Review Procedures - Inland
- City of Redondo Beach Administrative Design Review Procedures - Coastal
- City of Redondo Beach Planning Commission Design Review Procedures - Inland
- City of Redondo Beach Planning Commission Design Review Procedures - Coastal

Rolf Strutzenberg stated the pricing is a moving target and said he has never found that the CPA rates were lower than the equivalent SCE. He also said the 50% renewable at SCE had a higher content and supported having the choice but most people are unaware of CPA. He suggested putting everyone on SCE 100% which would save money and help the environment.

Craig Cadwallader, Surf Rider Foundation South Bay Chapter, encouraged staying at the 100% green level. He reviewed impacts on the environment and said something needs to be done now and reviewed his recommendations. He supported having a choice and being able to opt out.

Randee Goldfarb, Redondo Union High School, said she and many RUHS students supported Redondo Beach switching to 100% green power and requested measures to support our environment and address climate change.

Chief Deputy City Clerk Vickie Kroneberger read the comments submitted via eComment by: Jim Montgomery, Mark Nelson and Lezlie Campeggi

There being no further comments, Mayor Pro Tem Obagi closed the public comment period.

Councilmember Loewenstein supported staying with 100% renewable clean energy.

Motion by Councilmember Nehrenheim to put Redondo Beach back on the 50% rate power. Motion failed with no second.

Motion by Mayor Pro Tem Obagi, seconded by Councilmember Horvath, to receive and file the report. Motion carried, with the following roll call vote:

AYES: Loewenstein, Horvath, Emdee, Mayor Pro Tem Obagi
NOES: Nehrenheim
ABSENT: None

M. ITEMS CONTINUED FROM PREVIOUS AGENDAS

M.1. DISCUSSION AND POSSIBLE ACTION REGARDING POTENTIAL AMENDMENTS TO ADMINISTRATIVE DESIGN REVIEW AND PLANNING COMMISSION DESIGN REVIEW PROCEDURES. CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

Community Development Director Brandy Forbes gave a presentation on potential amendments to Administrative Design Review and Planning Commission Design Review Procedures.

Councilmember Nehrenheim suggested verbiage to request design review and public input. He also suggested an item going to the Planning Commission only if there is an appeal.

Community Development Director Forbes pointed out that there is currently no option for due process and getting to a public hearing or providing feedback. She recommended adding the language triggering the ability to appeal but doesn't require every project going to the Planning Commission.

Mayor Pro Tem Obagi called for public comment via Zoom and eComment.

Chief Deputy City Clerk Vickie Kroneberger read the comments submitted via eComment by Mark Nelson.

There being no further comments, Mayor Pro Tem Obagi closed the public comment period.

Motion by Councilmember Nehrenheim, seconded by Councilmember Loewenstein, to amend Administrative Design Review procedures to require Notice of Pending Decision for all non-residential projects that fall under ADR, to change the circular circumference to 300 square feet, and to use the Administrative Report Design Review process so it is appealable from the ADR.

Motion carried with the following roll call vote:

AYES: Councilmember Nehrenheim, Loewenstein, Horvath, Mayor Pro Tem Obagi
NOES: Councilmember Emdee
ABSENT: None

P. MAYOR AND COUNCIL ITEMS

P.1. DISCUSSION AND CONSIDERATION TO ESTABLISH CITY CHARTER REVIEW ADVISORY COMMITTEE. CONTACT: MICHAEL W. WEBB, CITY ATTORNEY

City Attorney Webb gave a report and discussed the following:

- Charter is the constitution of the City - should be reviewed
- Voters have final say
- Council asked for options on the Charter Review Advisory Committee
- Slow process when asked previously in 1993
- Weighty undertaking
- Brown Act Committee
- Appoint Committee via Council
- Exhibit attached on legal opinions
- Budget - approximately \$150K+ costs
- Reviewed issues and unintended consequences
- Restricted by state law - default to November statewide election
- Some charter amendments can take place on the statewide primary or general municipal election
- Limitations on returning with recommendations

Councilmember Nehrenheim supported establishing a City Charter Review advisory committee, noting clean up language is needed and the Charter is out of date. He also proposed breaking down the issues such as administrative updates, items no longer pertinent and offices no longer needed. He further suggested coming up with a framework and ballot measure, meeting once a month, reporting back to Council every other month, having two people appointed by each Councilmember plus an alternate, and meeting until the end of the year.

Councilmember Horvath recommended staff input on items to discuss as part of the process before forming the committee and suggested outreach to residents beforehand.

Mayor Pro Tem Obagi said there are changes that need to be done and updates need to be made. He also agreed with compartmentalizing the subject of the discussion, finishing up at Council, and then having a ballot vote.

Mayor Pro Tem Obagi called for public comment via Zoom and eComment.

Eugene Solomon supported input from the elected, department heads and commissions, a short-tiered surgical approach with staff and commission recommendations to be updated quickly and efficiently, and then a longer term discussion on a longer timeline.



City of Redondo Beach

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER. ANY AND ALL INTERESTED PERSONS MAY APPEAR AND BE HEARD.

SUBJECT OF THE HEARING: Public hearing to consider adoption of resolutions recommending that the City Council amend Title 10, Chapter 2 (Zoning Ordinance) and Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) of the Redondo Beach Municipal Code (RBMC) Sections 10-2.2500 and 10-5.2500 pertaining to the procedures for Administrative Design Review (ADR) for multi-family residential and for commercial / industrial / mixed use / public development new construction and additions.

The Planning Commission will also consider adoption of findings/exemptions under the California Environment Quality Act (CEQA), including but not limited to findings that said additional regulations and/or amendments of existing regulations are not subject to CEQA pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3) of the CEQA Guidelines, and that the code amendments are not a "project" subject to Section 15378(b)(5).

PUBLIC HEARING: The public hearing on this matter will take place before the Planning Commission on **Thursday, June 16th, 2022 at 6:30 p.m.**, or as soon thereafter as possible, in the Redondo Beach City Council Chamber, 415 Diamond Street, Redondo Beach, California, or for public participation by Virtual Meeting. The meeting will also be livestreamed on the City's website at www.redondo.org/RBTV, YouTube at <https://www.youtube.com/c/CityofRedondoBeachIT>, and broadcast live through Spectrum Channel 8 and Frontier Communications Channel 41. Members of the public may participate during the meeting as outlined below.

PUBLIC COMMENT: There will be three options for public testimony during the meeting:

1. In person oral testimony can be provided by attending the meeting in the City of Redondo Beach City Council Chamber at the address noted above.

2. Interested persons may submit a written eComment through the City's agenda webpage at <https://redondo.legistar.com/Calendar.aspx>. Specific instructions for eComment will be provided on the agenda cover page when it is released at least 72 hours prior to the public hearing. eComments may be read out loud by City staff during the public hearing and are limited to 3 minutes in length (up to 2200 characters). Only one eComment per person.
3. Oral public testimony can be provided live by joining the virtual Zoom meeting by computer or phone-in. Registration is required, and can be requested by sending an email to PlanningRedondo@redondo.org. An email will be sent with the Zoom registration link. The registration link will also be provided on the agenda coversheet when it is released as detailed below.

A person may either comment live or submit an eComment, but cannot do both.

For those that cannot participate during the public hearing, written comments for the Planning Commission on this matter may be submitted by email to PlanningRedondo@redondo.org. Written comments will be accepted up to 3:00 p.m. the day of the public hearing, June 16, 2022, to allow time for distribution to the Planning Commission as a Blue Folder item.

ADDITIONAL INFORMATION: Questions related to this matter may be submitted by email to PlanningRedondo@redondo.org. A staff member will provide assistance. To discuss the matter in person at the counter, an appointment is required and can be requested by sending an email to the address noted above.

The agenda packet with the administrative report and materials related to this matter will be available for review at least 72 hours prior to the public hearing, pursuant to State Law and local ordinance, on the City of Redondo Beach website <https://redondo.legistar.com/Calendar.aspx>. Select the June 16, 2022 Planning Commission meeting.

The draft amendments are also provided for review to the California Coastal Commission South Coast Area Office consistent with Title 14, Cal. Code Regs. Section 13515.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

CITY OF REDONDO BEACH, CALIFORNIA

Eleanor Manzano
City Clerk of the City of Redondo Beach
Easy Reader Inc/Redondo Beach News/June 2, 2022/RD22-034