



*A Public Agency*

*Beach Cities*  
**Health District**

HEALTHY LIVING CAMPUS

# **Community Working Group No. 17**

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**Summary Report  
December 7, 2020**

**[PRESENTATION VIDEO LINK](#)**



# Table of Contents

- 1 INTRODUCTION ..... 3**
  - 1.1 Purpose of Community Working Groups ..... 3
  
- 2 COMMUNITY WORKING GROUP MEETING NO. 17 – DECEMBER 7, 2020..... 3**
  - 2.1 Overview ..... 3
  - 2.2 Summary of Participation ..... 11
  - 2.3 Written Comments Received ... ..... 12
  
- APPENDIX A: BCHD POWERPOINT PRESENTATION ..... 15**
- APPENDIX B: MEETING REMINDER..... 25**

# 1. INTRODUCTION

Beach Cities Health District (BCHD) has developed a Community Working Group to engage local participants in planning its Healthy Living Campus. The Community Working Group is an informal, voluntary group of stakeholders from each of the three Beach Cities and the City of Torrance that represent a broad range of local interests. The group is comprised of leaders from local businesses, civic organizations, older adult services, the Blue Zones Project and neighboring residents, and participation is by invitation and recommendation from the BCHD board and staff.

This report summarizes recent Community Working Group activities and feedback received at the 17th Community Working Group meeting.

## 1.1 Purpose of Community Working Groups

Community Working Groups provide a forum for integrating local input into the design of projects like the Healthy Living Campus. Community Working Group participants represent the interests of a community group, service, agency or organization and serve as an ambassador of these interests. Community Working Groups are limited in scope to the planning and design of the project, are not a formal voting body and are organized to enhance local input into the planning process.

# 2 COMMUNITY WORKING GROUP MEETING NO. 17 – DECEMBER 7, 2020

## 2.1 Overview

The 17th Community Working Group meeting for the Healthy Living Campus convened virtually via video conference due to community safety concerns during the COVID-19-19 pandemic and in keeping with public health guidelines. The attendee list, made up of involved community members and diverse stakeholders from all three communities as well as the City of Torrance, was developed by staff and reviewed by the Board unless otherwise noted.

Ten (10) CWG members (or their appointees) virtually attended this meeting, and twelve (12) members were unable to attend. Three members of the public also participated in the question and answer portion of the meeting.

The meeting included a PowerPoint Presentation (Appendix A). Presenters and support staff included CEO Tom Bakaly, EIR Consultant Ed Almanza, Meeting Facilitator Valerie Martinez, Chief Programs Officer Kerianne Lawson, Chief Marketing and Communications Officer Cristan Higa, and Communications Specialist Catherine Bem.

Bakaly welcomed the group, reviewed the meeting agenda, and introduced those who would be speaking to the Community Working Group. He then reviewed the meeting presentation.

Bakaly reviewed the key planning milestones of the proposed Healthy Living Campus, highlighting the major public engagement activities since May 2017, including an open house in October 2017 and to date, more than 60 public meetings garnering more than 1,000 comments. Since the beginning of the project's planning, the community feedback indicated a desire for an intergenerational campus, a center of excellence, and open space. The initial conceptual plan was adjusted to reflect that input. Then the team presented seismic and financial information to the Community Working Group and Board in January and February 2019, followed by another community open house in March 2019. There were five scoping meetings held to begin the EIR

process in summer 2019. A refined Master Plan was presented to the CWG and Board in June 2020, and the Draft EIR is anticipated in early 2021.

The objectives of the proposed project were reviewed: eliminating seismic safety hazards of the 514 building, providing open space, meeting the growing need for assisted living, and generating sufficient revenues to replace what will be lost from discontinued use of the former hospital building in order to maintain current programs and services. Phase I is viable according to the financial analysis and accomplishes the objective of addressing the seismic issues and replacing the revenues generated by that building. Phase II addresses the last two objectives: expanding services through addition of a community wellness pavilion and offering a community aquatics center.

Updated conceptual site drawings of the Healthy Living Campus were reviewed. Programs of All-Inclusive Care for the Elderly (PACE) could be located on the bottom floor of what is currently a vacant lot at Beryl and Flagler. Assisted Living, Community Services and a Youth Wellness Center would also be included in Phase I. The Youth Wellness Center is grant-funded and provides a stigma-free place for teens to receive behavioral health services. Additionally, Phase I includes nearly three acres of open space.

In Phase II, a parking structure would be included. Phase II also includes the Community Wellness Pavilion, Aquatics Center and Center for Health & Fitness (CHF). There have been a lot of comments about the parking structure; it is currently conceived to accommodate the parking needs of the Community Wellness Pavilion, Aquatics Center, and CHF. Bakaly recalled comments raised by Community Working Group member Roseann Taylor, a neighbor who lives on Diamond, regarding the size of the parking structure. Ed addresses her comments below.

Bakaly said the Board approved staff to move forward with the EIR description based on this updated draft Master Plan. If only Phase I of the project were constructed, 4 of the 6 project objectives would be met. The objectives are what drive the design and the proposed project.

Ed reviewed the EIR Process and highlighted where the proposed project currently is in the process. The draft EIR is currently being prepared and it is anticipated for release by Spring 2021. Release of the Draft EIR will be followed by a 90-day public comment period, which is twice as long as required by the California Environmental Quality Act (CEQA). A public hearing will be also conducted. After this comment period and the public hearing, the comments received will be compiled and responded to in the Final EIR. It is the Final EIR that goes to the BCHD Board of Directors, where the Board will be asked to certify whether or not the EIR satisfied the requirements of CEQA. If the Board determines that the EIR is sufficient, the Board will certify the final EIR. Certifying the EIR is not the same as approving the project.

The Draft EIR is currently a work in progress. During this period, various EIR analyses are being conducted. There are not results to be shared yet, but the work is sequential. For example as Ed mentioned in the meeting, baseline traffic data was gathered sometime back. Then, the trips that would be generated by the project were calculated. Because there are numerous unique uses on the campus, there were not necessarily off-the-shelf trip estimates available. Once that information is compiled, then the team quantifies the impacts and identifies mitigation measures to address the impacts. Then, alternatives are developed, if necessary, to address the impacts.

Almanza said he is working with the EIR team as they complete their analysis to ensure the EIR is complete and adequate. He is also spending significant time trying to make the EIR readable to the public. The unique approach being taken in this EIR is to make the document more reader-friendly by focusing on making the Executive Summary readable for the general layperson. There will also be a separate section with a Reader's Guide that can help the reader better understand what each section is, what it does, and where to find it. This is something BCHD is implementing in order to be transparent to the public. This is not usually done in EIRs.

Another way the team is adjusting in response to the community is by approaching Phase II of the project in

the EIR with a programmatic approach to account for the uncertainties that still exist and the nearly 5-year gap between when this EIR is released and when Phase II of the project would commence. A programmatic approach in the EIR for Phase II means that, instead of analyzing a specific site plan as for Phase I, the EIR will analyze a set of assumptions about overall size and lay out what types of scenarios would fit within those parameters. There would be no new uses presented that have not already been presented to the Board and would not be more intense than any uses previously discussed. It would, however, provide flexibility to future decision-making. What will be depicted in the Phase II programmatic part of the EIR would be general areas and heights as well as potential scenarios of what could be included within it so that the public and decision-makers have a sense of the options. Taking this approach is an option available to lead agencies through CEQA. It is most often utilized for projects that are part of a Master Plan with phases that are sequential. What the Board will later be asked to approve, then, is a concept rather than a project.

The Phase II programmatic approach for the EIR means that the project description will be adjusted to be more general, which adds some time to the EIR development schedule and some additional costs for the EIR team. The trade-offs are more flexibility and more disclosure, as well as providing more decision-making leeway during the Master Planning review. The recommendation to take a programmatic approach in the EIR for Phase II will go to the Board at their next meeting.

Bakaly provided updates related to the Healthy Living Campus. BCHD is currently vetting partners for Programs of All-Inclusive Care for the Elderly (PACE). CWG member Joanne Sturges is part of the selection committee and hopefully a partner will be selected in the next two months. PACE provides a range of services including medical services, in-home services, and potentially adult day care. BCHD is actively planning to add PACE to the current services it provides.

Also included on the campus is a Teen Wellness Center and an aquatics center, in line with the project pillars requiring that the campus be intergenerational. There is currently an aquatics center study in progress, which is anticipated for completion in the next month or so.

Bakaly opened up the discussion for questions from CWG members in regard to any of the correspondence they have been sent by a CWG member or based upon what was shared in tonight's presentation. This was not a Brown Act meeting, but any members from the public who were in attendance and wished to speak were able to do so later.

The following were comments and questions from CWG members:

- Cadwallader commented that he likes the idea of Phase II being programmatic. BCHD has been responsive to the community, so rather than nailing down the project with hard specifics, the programmatic approach continues that responsiveness and takes into consideration community input.
- Steele asked about the specificity of the project description in the EIR. Since Phase II is going to be a concept, will an additional/separate EIR be issued years from now when plans for Phase II are more solidified?

Almanza said what the EIR will do is discuss what could be developed in Phase II without exceeding the impacts of the EIR. Those boundaries are part of what would be used to determine if further CEQA work was required. There is always a possibility that subsequent CEQA work would be needed. Without broadening the project, the analysis of Phase II is broadened to provide a sense of what can happen within those defined parameters without exceeding environmental impacts. This allows the Board and the public a fuller disclosure that can guide the project and implementation in its subsequent design phase. It's never certain that additional CEQA work will be required, but procedurally there is always a question.

Steele offered to send information about a case involving a Hollywood developer that included a program in their EIR that was not specific enough.

Almanza said that there are two requirements in CEQA regarding project descriptions: that the description be specific enough to perform a reasonable level of analysis. Just because the program is more generalized, it does not mean the analysis will be generalized. The analysis will still indicate, for example, the amount of emissions anticipated from the program by analyzing the worst-case scenario. The other thing CEQA requires is that the project description not move around significantly once the Draft EIR is released. Therefore, the team is thinking very carefully about how the project is characterized as the Draft EIR is being written.

- Steele asked about the impact of COVID-19 on the project's plans, particularly the joining of generations and the large Residential Care Facility for the Elderly (RCFE). Headlines have shown disproportionate suffering among elderly and how hard it has been to maintain health security for workers. It would be important for the BCHD team to discuss this due to the focus on intergenerational interaction. Young people are typically asymptomatic, so interaction between them and residents of Memory Care or Assisted Living should be discussed outside of the EIR.

Bakaly responded that the team has discussed COVID-19 and what that means for the site. There are different risks for Assisted Living vs. other types of facilities. Building design, architecture and technology can also be incorporated for greater levels of protection through things such as better airflow. Additionally, open space on the campus will enable more outdoor programming. The team will continue to discuss as the plans move forward.

Lawson said, unfortunately the highest percentage of deaths are with the frailest who are in skilled nursing facilities; which BCHD is not contemplating as part of the project. There are greater protections available in assisted living where residents have individual units that are apartment-like settings, rather than shared rooms like in skilled nursing facilities. The effects of isolation on mental health are significant, so there will be opportunities for safe interaction between multiple generations once we move beyond the pandemic. Generations should be able to interact with one another without fear, eventually. The goal is to safely connect our children and older adults through what is truly a wonderful opportunity for mentoring in both directions. We will continue to learn, evolve and adapt as we learn more about the virus, how it is transmitted, best practices and the effects of the vaccine on community recovery. We want to be able to plan for a community that not only anticipates the next pandemic, but also fosters a sense of resiliency, recovery and connection.

- Gilbert said Bakaly mentioned that the plans were shown to the public in 2017 at a public event. At that time, it was not explained that it was a commercial non-profit endeavor that would be open to tenants outside of the area if necessary. It was put in all the papers that this was to address the 'Silver Tsunami' and would be for the community. The marketing for this project has not said that the project is a commercial endeavor. The initial plan showed open spaces but the concept plan originally showed a parking lot in front of his home. BCHD created a plan with open space and then asked the community if they wanted open space and the community said yes. It's unknown what an "enhanced aquatics center" includes. His daughter is a doctor and she said that a warm water therapy pool is to be used with people who are qualified and is not for use by the general public. There is an 8-story parking structure proposed in front of his home, even though there is open space planned for the center of campus. BCHD should go back to the public and tell them exactly what this project is going to be and there might be a different response from the community. Gilbert said that Bakaly says there isn't a requirement to retrofit the 514 building, but there is a moral obligation to ensure its safety. Ask the people in Torrance about the moral issues involved in building this project. It is a huge building, a huge expense, and essentially a financial crapshoot. A lot of money would be given to a private company for no risk. Gilbert brought up a lot of issues about the size and heights of the buildings and that BCHD has not answered those questions or countered the claims. This is just a money grab. BCHD has a lot to offer the community, but this project is not what should be done.

Bakaly responded that there have been 16 working group meetings that have taken place over the past

three years, and tonight is the 17th. The open space and intergenerational aspects of the project was a direct result of input from the community when the first concept plan was shared without those elements. BCHD has worked to be transparent throughout the planning process.

Mr. Gilbert said the initial plans were considered innovative because of the green space. While most residential care facilities in the area are buildings surrounded by parking lots, the Healthy Living Campus was going to have green space. This was the innovation; nothing about the care provided. Going back to the COVID-19 issue, he said most of these care facilities have low paid workers that are working at multiple different facilities. The possibility of infection can't be controlled if workers are going back and forth between workplaces. It is a huge problem in Tucson, Arizona, where he currently is.

Bakaly said the discussions related to COVID-19 considerations have already been shared.

Bakaly showed the initial concept plan and said that it did include some open space. However, the community was clear that open space should be a bigger factor and this was implemented in the latest master plan. The project has always been conceptualized as part of a continuum of care to expand what the district already provides to allow Beach Cities residents to stay in the community as they age. BCHD is a public agency and any revenues generated go toward providing the community with programs and services. The proposed project is intended to replace the revenue stream of nearly \$2.5 million that is currently generated by the 514 building and funds existing BCHD programs and services. Calling the project a "money grab" might sound like a nice talking point and get people's dander up, but BCHD is a public agency. BCHD is trying to find a way to develop a balanced project that revitalizes a campus that was built in 1960 with as little impact as possible to the neighborhood that allows BCHD programs and services to continue. The plan has been worked on for more than 3.5 years and the work continues.

The original plan did include a therapy pool, but the community asked about more aquatics. This has been a discussion in the South Bay for some time. A programmatic approach for Phase II would address the outstanding questions and enable these things to be sorted out over time. There has also been transparency about the fact that there is no funding yet for Phase II. If additional environmental work is needed, which is likely, then it will be pursued. The purpose is not to debate the project, but to provide an update to the CWG about the project's status and where it is headed.

Mr. Gilbert said if BCHD went back to the public and showed them Phase I plans, the community would likely ask who BCHD will be partnering with and how the money would work. BCHD is going beyond a hospital district. The hospital was built for the three cities. This plan goes beyond that. The Market Demand Study for the project said that 20% of the residents would need to come from outside of the Beach Cities. These units are not just for the rank and file of the Beach Cities. This is for the people who can afford the \$12,000 or whatever will be charged. The public is not aware of what is happening in Phase I. None of the public features have talked about that end of the business. The Beach Cities Hospital District has now changed very much to the Beach Cities Health District where you want to provide a lot of programs. BCHD has not come out and told the public directly what they are doing and are instead shrouding it in words like "intergenerational."

Bakaly said he disagrees wholeheartedly. BCHD has communicated what the project is about and has been extremely transparent and responsive to the community.

- Cadwallader said there have been a lot of communications from an outside source about there not being a need to retrofit the building, which is just wrong. Having a seismically unsound building for the public is not the way to go. As Lawson mentioned, there is a better approach to providing necessary services to the community than can be done with existing structures. This project is not a money grab. It is a way to facilitate providing additional services to the public. This is not a hospital. Residents are very fortunate to have the types of services that BCHD offers, and those have to be paid for somehow. If there is a way to generate more beneficial public services through creative financing, that is absolutely required.



Cadwallader would not like to see services cut back based on a speculative outcome that he doesn't agree with. The infrastructure needs to be updated and lessons learned from COVID-19 will enable the District to better provide services under those conditions. It is critical. The programmatic approach for Phase II allows flexibility, is considerate and is the smart way to go. He strongly encourages continuing in that direction and getting rid of the urban myths and misinformation through facts.

- Taylor said that when she last met with Bakaly, the plan for the parking structure had just been discussed. An 8-story building across the street from her home is not what she wants. She doesn't want tall buildings on the campus. The latest draft of the plan was presented with very little time for response. She doesn't feel like she had the chance to address her concerns about this plan before going into the EIR. The parking structure is so large because there is an aquatics center. Who decided there should be an aquatics center? The intersection at Diamond and Prospect is already crowded, and this would just make it worse. There should be other places in the South Bay with open land and plenty of parking. It would be better than trying to cram everything onto this parcel of land. It seems like a lot of land, but it really isn't. It's in the middle of a residential area and would impact her and the other neighbors. Mark Nelson has gone through a lot of trouble to show what this project would look like, but BCHD has not. The drawings shared tonight do not help the community understand what it looks like. Move the aquatics center off the campus or lower the parking structure. BCHD is trying to earn money to continue its work, which is good work, but it's costing the surrounding neighbors and therefore she doesn't want to support the project. BCHD is doing a very good job with what it is doing now; she wishes that BCHD would just let this project go. Those in the community that have spoken out are up in arms about the project. The project should be scaled down. Think about what you can do with your existing resources. Make your work centered on what you can do for the community instead of raising income.
- Buike said that she sees every day what BCHD does for older adults. If it takes partnering with a different organization, the benefit to residents of the Beach Cities is well worth it. Partners to maintain and grow programs and services will only benefit the community. She works with people trying to stay in their homes and sees how BCHD helps with that. Part of her job is helping make referrals to those types of services. Someone will provide these services. If BCHD can do it with compassion and with cost flexibility, then they have a responsibility to that for the residents. She has been part of this Community Working Group since the beginning and wants something to happen. There have been a lot of people talking about how the project is not good for them personally, but what's best for the community should be considered. There has been a lot of communication, presentations given, and input gathered. You can never please everyone, but it should be looked at from the perspective of what is the best value for the community. The idea of PACE being offered is also incredible and she supports it. She thanked the team for their patience and diligence and said she is losing her patience. A lot of work has been done and we should just go ahead and do the best we possibly can.
- D. Nelson said he won't comment on buildings since he is not a neighbor. There were likely objections also when the hospital was built. Anytime a project comes up that is bigger than what was there before, there will be a problem. He takes offense at calling the proposed project a "money grab." He is very grateful for the Beach Cities Health District. It has been stated since the beginning that the District is in good financial shape now, but action is needed to continue to provide these incredibly beneficial programs that so many communities don't have. His mother-in-law is 90 and has dementia. She doesn't have a place like BCHD where she can get questions answered or access social services. He wishes more people knew about what BCHD offers. It was made clear from the very beginning that to continue to provide free services in peoples' homes or out in the community, another source of income was going to be necessary. The idea of having a revenue stream that was also consistent with services provided was a brilliant idea. Who's grabbing the money? The money is being put back into something that serves the entire community. BCHD has been very good at listening and changing as objections have come through. Maybe the parking structure should be looked at if it continues to cause resistance. Throwing out the baby with the bathwater is ill-advised. The window of opportunity is closing to act on this project; it should move ahead. He would hate for all the objections to this project to be cast as objection to BCHD itself



as something we don't want. This is a very valuable institution, and a public-private partnership is a great idea. We need to keep BCHD here and funded. It has nothing to do with a money grab.

Martinez reviewed the original purpose for convening the Community Working Group, the overview of the meetings held, and an overview of community engagement related to the proposed project. The project pillars were recapped.

The existing BCHD property is a community asset that BCHD has a responsibility to maintain and keep healthy. One of the gaps of care that BCHD has tried to address is within the older adult community. BCHD endeavors to help older adults age within the community. A lot of work has been done since May 2017. The Community Working Group has been an important resource for staff in refining and evolving the conceptual plans. BCHD is a public organization; both Bakaly and the Board do all they can to drive down the barriers that typically exist between an agency and the public it serves. It is a reality that revenue is needed to operate the district.

There have been 17 CWG meetings, in addition to Board meetings, Open House meetings, study circles, etc. Community Working Group members have been engaged and have invited neighbors and other community members to participate and bring more voices into the conversation. The feedback indicated the desire for greater green space, which has been accomplished through a reduction of units from 420 to 220; 815,000 sq. feet in 2019 to 665,000 sq. feet in 2020. There continues to be a drive to move this forward and get the project done. There will be more opportunities to participate in the future. Right now, the design is stopping to allow the CEQA process to continue. As the programmatic discussion continues, there will be opportunity for further input.

Bakaly reiterated that this group was formed to assist with planning, and that phase is now ending. A new group may be formed in the future if necessary. He thanked members for their service and input over the last three years. He reiterated that the planning phase has ended. The work that lies ahead is within the CEQA process and not something that can be informed by this group. If there is additional planning as it relates to Phase II or construction, a new group may be formed. At this time, this Community Working Group is sunseting and BCHD thanks all members for their time, contributions and input.

Bakaly opened discussion for comments.

- Mr. Gilbert said that maybe the project is not a money grab, but it is profit-oriented. He joined the Community Working Group late, so perhaps he missed the first discussions about finances. This project does not provide a place for members of the community to go to unless they can afford it. There may be some BCHD-funded programs available to residents who stay in their homes, but he has not seen any specific plans for that. The rhetoric has been that the money made from this project will be used for other programs. While the project is justified for the betterment of the Beach Cities in general, there is not a long-term specific goal for what the revenue will bring. The partner that will actually be running this at very little risk to themselves will be making the bulk of the money while BCHD will be making a small amount of money in relationship to the impact on the community. Since Torrance got involved, there has been a lot of pushback from the neighborhoods surrounding the campus. This has resulted in changes to the plan, but the project is still moving forward. Nothing in the marketing says BCHD wants to make this a commercial facility. It would be better to go back to the community to tell them what you want to do and allow them to indicate if this is what they want. Saying that you just want this to be for the long-term financial health of the district is not a business plan. BCHD has not clearly disclosed what they want to do in making this new facility.

Bakaly clarified that the PACE programming, which is a component in Phase I, does provide services to lower-income adults. There is also the benefit of programmable open space.

- Taylor said that she appreciates all that BCHD currently does and provides. They are wonderful services

that are provided and she would like to see them continue. She does not think this project should be what funds future growth of the health district. This meeting was not convened so much for input but to tell the Community Working Group what is going on. As a member of the group, she thinks they were called in for input. She is giving it and so is Gilbert. The other people of the working group have all agreed to what is going on and support it. Her input is to scale the project down, use existing resources, continue doing the good work BCHD is doing, and listen to the community that is feeling like this is being pushed upon them and is an overdevelopment of the area. Please listen to that input. She did not realize this was the end of the group. She is concerned about the programmatic approach to Phase II because there aren't specifics. That gives BCHD freedom to develop things they want to develop in the future, but it does not give the community a chance to take a look of the specifics of what is being proposed. She doesn't understand much about it so she can't say whether it is good or terrible, but it is a concern to have an EIR that doesn't include specific information and is more generalized. She is very concerned about the huge parking structure and the development of the land.

- D. Nelson said from the beginning, there was no knowledge about the seismic concerns of the 514 building. That came up when it was being discussed regarding what to do with that building and the rest of campus. He clearly remembers when Bakaly said even though there is no Redondo Beach requirement for the building to come down or be retrofitted, how could he or anyone else in good conscience continue to keep people in that building? In the event of an earthquake, even able-bodied people would have difficulty getting out of the building in the seconds or minutes required. He would not want to put anyone in a building that is not seismically safe. Bakaly is very genuine and now that the seismic concerns are known, BCHD has to do something with the 514 building. To pretend it isn't there is like pretending the COVID-19 virus isn't real.

Higa said there were five attendees from the general public. She asked if any of them wished to speak.

There were no members of the public who requested to speak.

Higa said per usual practice, a wrap-up report with a link to materials will be emailed after the meeting. If Community Working Group members have any questions or comments, please feel free to reach out to staff.

Bakaly thanked the Community Working Group members for their input. BCHD is listening, and he hopes that is evident.

D. Nelson thanked staff for all their time.

## 2.2 Summary of Participation

### CWG Participants

NO.	NAME	ORGANIZATION	CITY OF RESIDENCE
1	Craig Cadwallader – present	Surfrider Foundation	Manhattan Beach
2	Kambria Vint	City of HB Community Resources	Hermosa Beach
3	Cindy Schaben – present	Anderson Park Senior Center	Redondo Beach
4	Jan Buike – present	City of MB Older Adult Program Manager	Manhattan Beach
5	John La Rock	City of RB Senior & Family Services	Redondo Beach
6	Patrick Flannery	Neighboring Resident	Redondo Beach
7	Pat Dreizler	RB Roundtable & Former BCHD Board Member	Redondo Beach
8	George Schmeltzer – present	BCHD Livability Committee & Former HB Mayor	Hermosa Beach
9	Pat Aust	Former BCHD Board Member & Retired RB Fire Chief	Redondo Beach
10	Jim Light	Building a Better Redondo & South Bay Parkland Conservancy	Redondo Beach
11	Walter Dougher	Former MB Mayor & Former BCHD Board Member	Manhattan Beach
12	Mark Nelson	Neighboring Resident	Redondo Beach
13	Dency Nelson – present	Environmental Activist	Hermosa Beach
14	Joanne Sturges – present	Retired Executive Officer/ Board of Supervisors at Los Angeles County	Manhattan Beach
15	Laurie Glover	Silverado Memory Care	Redondo Beach
16	Jacqueline Folkert	UCLA Health	Redondo Beach
17	Bruce Steele – present	Neighboring Resident	Torrance
18	Rick Espinoza – present	Redondo Pacific Towers HOA	Redondo Beach
19	Geoff Gilbert – present	Neighboring Resident	Redondo Beach
20	Rosann Taylor – present	Neighboring Resident	Redondo Beach
21	Lisa Nichols	Hermosa Five-O Senior Center	Hermosa Beach

Reminder e-mails were distributed to Community Working Group members on June 12 , 2020. The e-mail provided members with information about the December 7 meeting. Following the meeting, thank you emails were distributed to those who attended the meeting and those who were unable to attend.

## 2.3 Written Comments Received

### A. Email Submitted by Mark Nelson

Public Comments to BCHD, CWG, City of Torrance, City of Redondo Beach, TUSD, RBUSD and Media

Due to a medical conflict, I am unable to attend the December 7, 2020 BCHD Community Working Group meeting.

These comments for the December 7, 2020 CWG meeting are with respect to the BCHD never before seen design that was released at 605PM on June 12, 2020 and board-approved on June 17, 2020 after only 3 business days of public review, analysis and input despite the project having an 11-year history and no public meetings, Zoom or otherwise, for months and months. The plan moved 160,000 sq ft of parking to the upper 4 stories of an 8-story parking structure at Prospect and Diamond, placed a 75-foot tall, 6-story, "upscale" \$12,000 monthly senior apartment building on the north lot line from the 520 building to Flagler, added a never before seen aquatic center, and lined Prospect from Diamond to the north entrance with buildings. This never before seen design with significantly different features and environmental damages than that disclosed in the NOP was only allowed 3 business days for the public before approval by the Board.

1. BCHD is proposing to do significant environmental damage to the surrounding neighborhoods by its voluntary early retirement, demolition, and rebuilding of the 514 building.
2. The City of Redondo, County of Los Angeles, and the State of California have no ordinances that require demolition or seismic retrofit of the 514 for non-hospital use. The environmental damage, landfilling of debris, and rebuilding of the 514 building is an exclusively discretionary, non-required act by BCHD.
3. Youssef Associates clearly states that retrofit or demolition is a voluntary act by BCHD. Further, Youssef also states that under the best practices ordinance of the City of LA (not applicable) the 514 would have approximately 20 years of existing life prior to retrofit or demolition. Absent BCHD internal decision that retrofit is required, Youssef would have no opinion.
4. BCHD and BCHD alone determined that 514 must be retrofitted or demolished. There is no Youssef determination in any Youssef reports.
5. BCHD has no professional opinion that 514 is unsafe for continued use and must be effectively "red tagged."
- 6, BCHD has conducted no Economic Justice analysis of its damages on the surrounding neighborhoods.
7. BCHD has conducted no Environmental Justice analysis of its damages on the surrounding neighborhoods.
8. BCHD has less than 1000 sqft of the campus at the building height of 75 feet (the penthouse), that highest point is nearly dead-center in the campus lot, and BCHD is using that 0.3% of the campus sqft to establish the proposed height to be built on the perimeter.

9. 75-foot tall perimeter construction is the equivalent of 300-foot tall construction at the campus center.
10. BCHD is weaponizing economic and environmental injustice by proposing the 75 foot, 6-story, "up-scale" senior apartments on the far north side of the campus against residential neighborhoods made up of young, economically disadvantaged renters with a larger minority fraction than the other "beach cities" that own and fund BCHD. These renters do not have the economic means to effectively oppose BCHD and that's likely why they were selected as powerless opponents to BCHD.
11. BCHD is proposing environmentally damaging noise, light, and particulate pollution of the surrounding neighborhoods at Prospect and Diamond with its 8-story, 800+ car parking structure.
12. When counting relevant, above ground development, BCHD June 17, 2020 Board approved design is more sqft than prior designs as BCHD moved 160,000 sqft of parking structure from underground to above ground atop the 8-story structure.
13. BCHD, RBUSD and TUSD are all aware that PM 2.5 pollution from construction and traffic lodges in the brainstems of children, causing Alzheimer's like conditions and delayed development, yet BCHD continues to propose to add to the PM 2.5 burden of Towers and Beryl Heights schools.  
<https://pubmed.ncbi.nlm.nih.gov/27567860/>  
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6138768/>
14. 95% of the housing BCHD has proposed serves persons outside of Redondo Beach 90277 according to MDS's study.
15. 80% of the housing BCHD has proposed serves non-residents of the 3 beach cities.
16. 100% of the Economic and Environmental Injustice burden of the proposed project to the 3 beach cities occurs in Redondo Beach 90277.
17. The South Bay Hospital was approved and funded by voters. After its failure in 1984 as a public hospital and subsequent failure in the mid-1990s as a leased facility (cite: Daily Breeze) it retained all voter approved assets and changed its name to BCHD.
18. South Bay Hospital provided a quid pro quo for its economic and environmental damages to the surrounding neighborhoods of an emergency hospital, as approved by voters. BCHD has no such approval nor emergency benefits to the surrounding neighborhoods. BCHD's location is not required to be at the Prospect campus.
19. There is a 1200 signature petition opposing BCHD development.
20. BCHD Board Member Vanessa I. Poster, caregiver to her 93 year old father, was unable to keep COVID-19 out of her personal household. There will be over 700 tenants and PACE patients in the proposed BCHD facility and the demonstrated ineptitude of one Board member sends a clear signal of the ineptitude of the organization.
21. BCHD's so-called environmental firm, Wood PLC, earns the vast majority of its income supporting oil and chemicals business, including but not limited to the tar sands, fracking, and refining. Wood PLC is an immoral and unfit choice for environmental protection and CEQA execution.

#### TAR SANDS

<https://www.woodplc.com/news/2019/wood-opens-new-office-in-edmonton,-alberta>  
FRACKING

<https://meridianenergygroupinc.com/wood-selected-by-meridian-energy-group-inc-to-partner-for-the-davis-refinery/>  
 REFINING  
<https://minnesota.cbslocal.com/2020/01/10/planned-n-d-refinery-by-theodore-roosevelt-national-park-hurt-by-funding-lawsuits/>

**B. Email Submitted by Mark Nelson**

BCHD is proposing to build on the far edges of campus, adjacent to neighborhoods, with heights of 8-15 stories above surrounding residences

ADDRESS	BASE ELEVATION (feet)	BCHD PROPOSED HEIGHT OVER HOMES (feet)	BCHD PROPOSED HEIGHT OVER HOMES (stories)
514 N Prospect Ave, Redondo Beach, California, 90277	169		
19714 Mildred Ave, Torrance, California, 90503	96	148	15
5607 Towers St, Torrance, California, 90503	97	147	15
19502 Tomlee Ave, Torrance, California, 90503	118	126	13
1200 Diamond St, Redondo Beach, California, 90277	119	125	13
1210 Diamond St, Redondo Beach, California, 90277	120	124	12
19338 Tomlee Ave, Torrance, California, 90503	126	118	12
1410 Diamond St, Redondo Beach, California, 90277	134	110	11
1400 Diamond St, Redondo Beach, California, 90277	136	108	11
1112 Beryl St, Redondo Beach, California, 90277	139	105	11
1219 Beryl St, Redondo Beach, California, 90277	142	102	10
1321 Beryl St, Redondo Beach, California, 90277	143	101	10
501 N Prospect Ave, Redondo Beach, California, 90277	153	91	9
601 N Prospect Ave, Redondo Beach, California, 90277	162	82	8

**C. Email Submitted by Mark Nelson**

According to a zoning map kindly provided by Director Forbes of Redondo Beach, there are only 7 P-CF zoned parcels in Redondo Beach. NONE of them tower 8-15 stories above the surrounding neighborhoods. BCHD must conform with local height limits, which appear to be roughly 30 feet for the vast majority of bordering zoning of BCHD, especially since the only use ever approved by voters was for an emergency hospital sized exclusively for the use of the 3 beach cities that own, fund and funded South Bay Hospital and the subsequent BCHD that renamed SBHD after South Bay Hospital failed.

- The P-CF parcels are:
- Kensington
  - Broadway Fire Station
  - BCHD
  - Police shooting range
  - Andrews Park
  - Grant Fire Station
  - North Library



# APPENDIX A: BCHD POWERPOINT PRESENTATION



## Community Working Group December 7, 2020

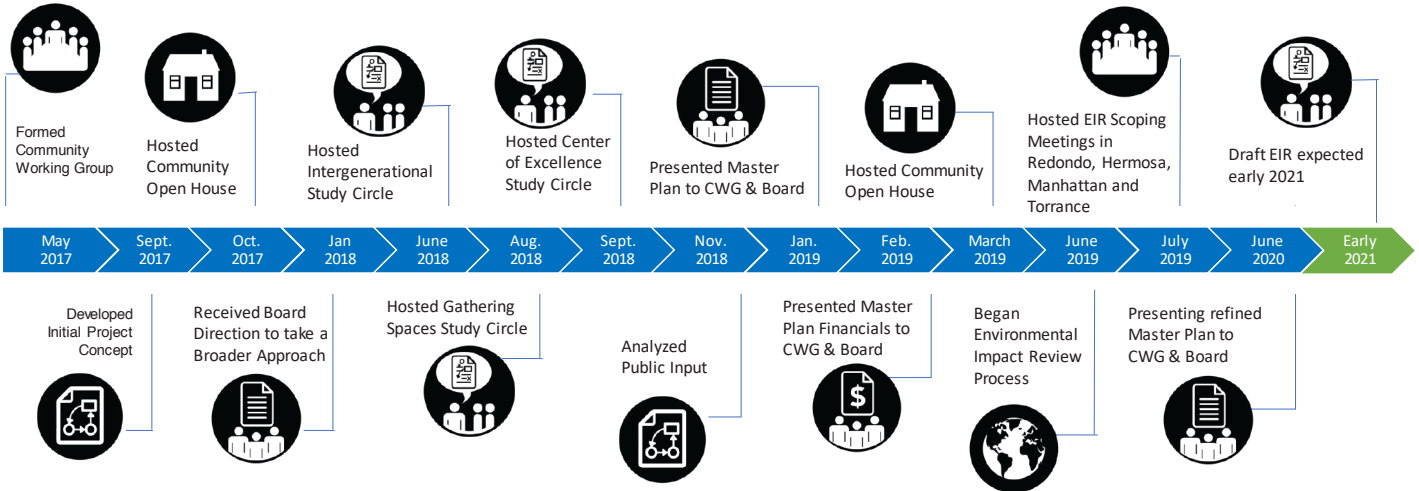


## Agenda

- Draft Environmental Impact Report (EIR) Timeline & Program Phase II
- General Updates & PACE
- Draft Master Plan FAQ
- Community Working Group Moving Forward
- Public Comment

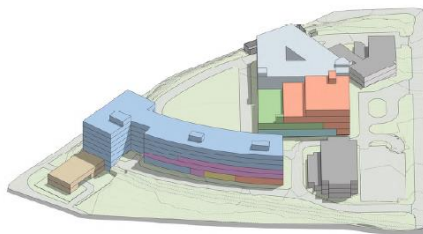
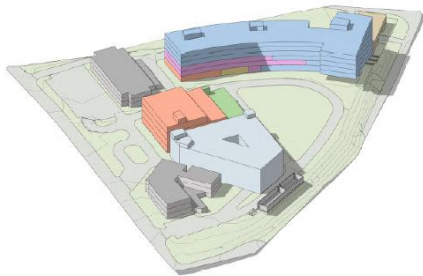


# Healthy Living Campus: Milestones



# Project Objectives

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



# Environmental Impact Report - Timeline & Process

## Ed Almanza



### Healthy Living Campus Project ENVIRONMENTAL IMPACT REPORT (EIR) PROCESS OVERVIEW



Since 2017, Beach Cities Health District (BCHD) has conducted more than two years of meetings, study circles and a community open house with residents, business leaders and business owners; city leadership and staff; and finance, design and architecture experts, which has led BCHD to the next stage of the proposed Healthy Living Campus Master Plan: the Environmental Impact Report (EIR).

BCHD is preparing an EIR as the Lead Agency as required by the California Environmental Quality Act (CEQA), with Wood Environment & Infrastructure Solutions, Inc., serving as EIR consultants for the project. The state-mandated EIR, which is expected to be completed in 2021, will inform the public and project decision-makers about significant environmental effects at the Redondo Beach site and identify possible ways to minimize or avoid those effects.



**ACRONYMS**  
 CEQA - California Environmental Quality Act  
 EIR - Environmental Impact Report

**COLOR KEY**  
 ■ Public Document ■ Administrative Documentation ■ Outreach/Engagement Activity

# EIR In Progress

- Work in Progress
- User-friendly Format
- Phase 2 Analysis



# Updates



Questions?



Community Working Group  
Valerie Martinez, VMA Communications





# Healthy Living Campus: Project Pillars



## Health

- Build a center of excellence focusing on wellness, prevention & research
- Leverage the campus to expand community health programs & services



## Livability

- Focus on emerging technologies, innovation & accessibility
- Create an intergenerational hub of well-being, using Blue Zones Project principles



## Community

- Actively engage the community & pursue partnerships
- Grow a continuum of programs, services & facilities to help older adults age in their community

13

# Community Working Group: Overview & Purpose

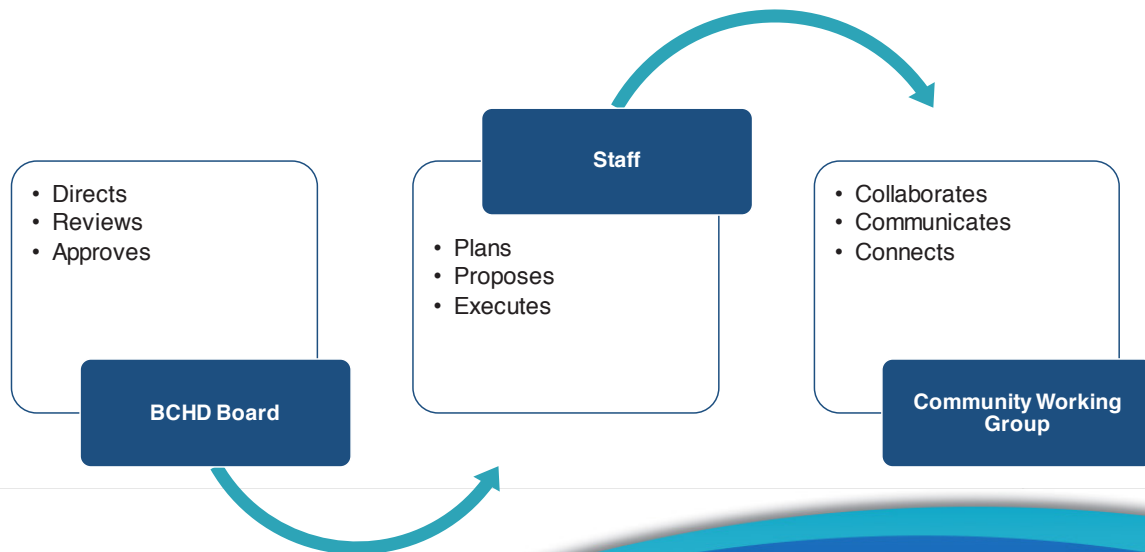
### Purpose:

- Provide insight and feedback
- Receive updates and information
- Disseminate project and public meeting information to constituencies

### Members are:

- An important resource for BCHD staff
- Invited to participate
- Voluntary contributors
- Representatives of key community stakeholder groups
- Ambassadors between the project and respective groups

# Community Working Group: Organization



# Community Working Group: Roles & Responsibilities

- Work within the established guiding principles of the project
- Provide input on:
  - best methods to reach and engage respective constituencies
  - perceptions and feedback received from broader constituencies
  - refinements to the project
- Consider the interests of local and wider community
- Participate in open communication among differing parties
- Help move the planning process forward in the spirit of cooperation
- Regularly participate in Working Group meetings
- Understand the role of BCHD as a public organization and its regulatory obligations



# Community Working Group Meetings & Accomplishments

## 2017

- May 2017: Introduction
- June 2017: CHF Subgroup Formation
- July 2017: Campus Features Feedback
- August 2017: CHF Preliminary Plans
- September 2017: Refinements Reflecting Feedback
- November 2017: Open House

## 2018

- January 2018: Nabih Youssef And Associates Presentation on Seismic
- March 2018: BCHD Priorities & Study Circles
- June 2018: Community Health Survey & Intergenerational Study Circle Recap
- August 2018: LPA Presentation on spaces that promote activity/community

## 2019

- January 2019: Updated Master Plan
- February 2019: Master Plan Financial Strategy
- April 2019: Open House Recap
- June 2019: Working with the City of Redondo Beach and Driveway Improvements
- December 2019: Project Updates & How to Read an EIR Workshops

## 2020

- June 2020: Refined Master Plan
- December 2020: DEIR Timeline

# Community Outreach

More than **1,000 Comments**

More than **60 Community Meetings**

## 3 Study Circles

- Intergenerational
- Community Gathering Spaces
- Center of Excellence

## 2 Open Houses

- October 2017
- March 2019







# Community Working Group Future Opportunities




# Public Comment




# APPENDIX B: MEETING REMINDER

SHARE:    [Join Our Email List](#) 



PARTNERS IN HEALTH  
Creating a Healthy Beach Community



Greetings!

Please let us know if you can make it to our virtual Healthy Living Campus Community Working Group Meeting if you have not already done so.

**Monday, December 7 at 6 p.m.**

Join from a PC, Mac, iPad, iPhone or Android device:  
Please click this URL to join.  
<https://zoom.us/j/92032524226pwd=QkdmQWlXQWRuSXZlRkplM3FDY0MvUT09>  
**Passcode: beach**

Or join by phone:  
Dial (for higher quality, dial a number based on your current location):  
US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 920 3252 4226

We will discuss:

- Draft Environmental Impact Report (EIR) Timeline & Program Phase II
- General Updates
- Campus Q&A
- Community Working Group Moving Forward

**View the BCHD Properties Committee Meeting on Wednesday, December 2, [Recording Here](#).**


Thank you again for volunteering your time and energy to serve as our community sounding board.




Sincerely,





**Dan Smith**  
Communications Manager  
Beach Cities Health District  
Ph: 310-374-3426, x156


*Creating a healthy beach community.*

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SHARE:    [Join Our Email List](#) 



PARTNERS IN HEALTH  
Creating a Healthy Beach Community



Greetings!

With the upcoming release - in early 2021 - of the Draft Environmental Impact Report (EIR) for the Healthy Living Campus project, please save the date for **our next CWG meeting Monday, December 7 at 6 p.m.** An agenda and Zoom link will be sent prior to the meeting.

We recently received a letter ([click here to view](#)) from Nabih Youssef Associates, our seismic consultant and thought you would be interested. We will discuss this letter at the meeting on December 7. I hope you will be able to join us!

Thank you again for volunteering your time and energy to serve as our community sounding board.

Best wishes for a Happy Thanksgiving to you and your family.

Sincerely,

**Dan Smith**  
Communications Manager  
Beach Cities Health District  
Ph: 310-374-3426, x156

*Creating a healthy beach community.*

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