



A Public Agency

Beach Cities
Health District

HEALTHY LIVING CAMPUS

Community Working Group No. 11

**Summary Report
January 14, 2019**



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1. INTRODUCTION

Beach Cities Health District (BCHD) has developed a Community Working Group (CWG) 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 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 11th 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. 11 – JANUARY 14, 2019

2.1 Overview

The 11th Community Working Group meeting for the Healthy Living Campus convened in the Beach Cities Room at 514 N. Prospect Ave. in Redondo Beach. The attendee list, made up of involved community members and diverse stakeholders from all three communities, was developed by staff and reviewed by the Board.

Thirteen (13) members attended this meeting, and six (6) members were unable to attend. The Community Working Group meeting room was arranged in a U-shaped configuration that faced a presentation screen. The format provided opportunities for participants to actively engage in meaningful discussion and share valuable information, insight and feedback with the staff and project team members. Throughout the meeting, Community Working Group members were encouraged to contribute their feedback verbally and also in writing on the comment cards provided.

The meeting included a PowerPoint Presentation (Appendix A). Presenters included Eric Garner, BCHD Communications Manager, Tom Bakaly, BCHD CEO and Paul Murdoch, architect from Paul Murdoch Architects.

Mr. Garner opened the meeting, welcomed the CWG members in attendance and introduced Tom. Tom welcomed CWG members, thanked them for their participation, provided an overview of the agenda and explained the outline of CWG and board activities for the next several weeks. He went through the presentation (Appendix A), briefly recapping current campus aerial photos, the original 2017 Site Plan that was presented to the community, BCHD's financial window of opportunity, project milestones thus far and community feedback received. Tom then presented and explained the new proposed Master Plan, presenting conceptual drawings. He stated that the CWG is the first group to see the proposed plans. He explained the proposed Master Plan represents the approach taken to address community input while ensuring the site

meets the project pillars and reflects BCHD as an organization that is a leader in community and preventative health.

Highlights from the proposed Master Plan included: no longer considering a parking structure on the Flagler lot, reducing building heights to four levels instead of the six to seven levels that were proposed in the 2017 site plan, increased active green space with rooftop gardens, adding a Community Wellness Pavilion and removing campus access from Diamond.

Tom also provided an overview of the project phasing and described the programming and usage possibilities of the Community Wellness Pavilion.

Tom introduced Paul Murdoch to discuss the proposed Master Plan and answer questions from the CWG. Paul introduced himself and described the approach to developing the Master Plan is to center the campus around green space and activate it with the Community Wellness Pavilion. The bottom floor is meant to be open and permeable and is designed to be very welcoming and inviting. There is a possibility for a walking trail around the perimeter of the campus that could include exercise stations.

Paul answered questions from CWG members about specifics of the Master Plan. Eric administered a live survey to the CWG to gauge group feedback on the plans presented. Questions and comments from the CWG and survey results are enumerated in Section 2.3, Summary of Feedback.

Participating CWG members for the January meeting are noted in Section 2.2, Summary of Participation.

2.2 Summary of Participation

CWG Participants

NO.	NAME	ORGANIZATION	CITY OF RESIDENCE
1	Craig Cadwallader	Surfrider Foundation	Manhattan Beach
2	Kambria Vint (unable to attend)	City of HB Community Resources	Hermosa Beach
3	Cindy Schaben (unable to attend)	Anderson Park Senior Center	Redondo Beach
4	Sue Allard	Manhattan Beach Joslyn Center	Manhattan Beach
5	Jan Buike (unable to attend)	City of MB Older Adult Program Manager	Manhattan Beach
6	John La Rock	City of RB Community Services	Redondo Beach
7	Patrick Flannery	Neighboring Resident	Redondo Beach
8	Jean Lucio	Center for Health & Fitness	Redondo Beach
9	Pat Dreizler (unable to attend)	RB Roundtable & Former BCHD Board Member	Redondo Beach
10	George Schmeltzer	BCHD Livability Committee & Former HB Mayor	Hermosa Beach
11	Pat Aust (unable to attend)	Former BCHD Board Member & Retired RB Fire Chief	Redondo Beach
12	Jim Light (unable to attend)	Building a Better Redondo & South Bay Parkland Conservancy	Redondo Beach
13	Mark Nelson	Neighboring Resident	Redondo Beach
14	Dency Nelson	Environmental Activist	Hermosa Beach
15	Joanne Sturges	Retired Executive Officer/ Board of Supervisors at Los Angeles County	Manhattan Beach
16	Bruce Steele (unable to attend)	Neighboring Resident	Torrance
17	Pete Vlahakis	Redondo Pacific Towers HOA	Redondo Beach
18	Geoff Gilbert (unable to attend)	Neighboring Resident	Redondo Beach
19	Rosann Taylor	Neighboring Resident	Redondo Beach

Other Residents in Attendance

1	Ed Evans	Neighboring Resident	Redondo Beach
2	Hassan Mohammad-Hamedani	Neighboring Resident	Redondo Beach

Reminder e-mails were distributed to Community Working Group members on December 20, 2018 and January 9, 2019. These e-mails provided members with information about the January 14 meeting and an overview of upcoming dates for the project. Following the meeting, thank you emails were distributed to those who attended the meeting and those who were unable to attend.

2.3 Summary of Feedback

Throughout the meeting, Community Working Group members were encouraged to contribute their feedback verbally and also in writing on the comment cards provided. Input from the Community Working Group is summarized below.

Master Plan Questions

The following is a list of questions received by CWG members and the answers provided:

- Where will delivery vehicles be routed?
 - Delivery vehicles can use the planned fire lane around the perimeter.
- How tall will the new proposed buildings be?
 - The new proposed buildings are no taller than the existing 514 building and RCFE is 4 floors, compared to the previous design of 6-7 floors.
- Will opportunities for RCFE residents to socialize mostly be located at the Community Wellness Pavilion?
 - The Community Wellness Pavilion is designed for multiple different types of socialization opportunities and will be utilized by all ages with the intent of providing intergenerational interaction for residents.
- Is there still a pool being planned for the new Center for Health & Fitness?
 - A warm water therapy pool is included in the plans for the new Center for Health & Fitness.
- Will the Environmental Impact Report (EIR) be for the whole plan?
 - The EIR will cover the entire Master Plan.
- Where will the current Silverado residents be housed?
 - Current Silverado residents will be housed in the RCFE.
- When will discussions about construction impacts ensue?
 - Preliminary discussions about construction will begin at the February CWG meeting and be explored in greater detail as part of the EIR process.
- Where will parking for the campus be located?
 - Parking is at the perimeter of campus, beneath the planned structures. There are currently two levels of subterranean parking planned.
- How far will buildings be offset from Diamond Street?
 - The Master Plan is designed for new structures to have the same offset from Diamond as the structures currently on the campus.
- Can we get a rendering of building heights from the perspective of Diamond Street?
 - We can work on developing a rendering from the perspective of Diamond Street.
- What safety measures will be in place to separate the Child Development Center (proposed on Flagler lot) from street traffic?
 - The Master Plan currently includes green space which separates the building from the curb, but further details will be explored as plans progress. Safety is a component that will also be explored thoroughly in the EIR.
- Will there be an opportunity to ultimately design the 520 building to match the rest of campus?
 - There is a possibility for redesigning that building that may be explored as plans progress.
- Is there an opportunity to create an entrance plaza with signage and perhaps public art at the main entrance?
 - The opportunity to create an intentionally designed, welcoming area at the entrance definitely exists, and we can discuss those opportunities as we proceed.

Master Plan Comments

The following is a list of comments received by CWG members:

- The Master Plan represents a huge improvement.
- These plans encourage visitors for the RCFE residents.
- Redeveloping the campus is a perfect opportunity to address the problematic traffic light on Prospect at the campus entrance.
- The Master Plan is very innovative.
- Locating the Child Development Center near RCFE is a real plus because it provides a great opportunity for interaction between children and the elderly.

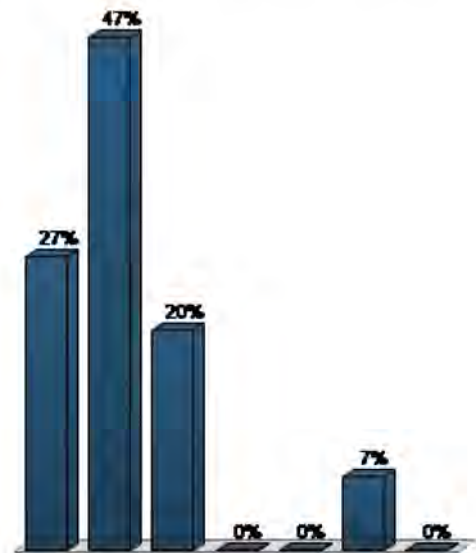
Master Plan Survey

Using electronic voting devices, CWG members responded as follows to these questions. The 11 CWG members and 2 residents in attendance took the survey and CWG members Pat Aust and Jim Light provided their feedback separately and it was incorporated into these results:

Results by Question

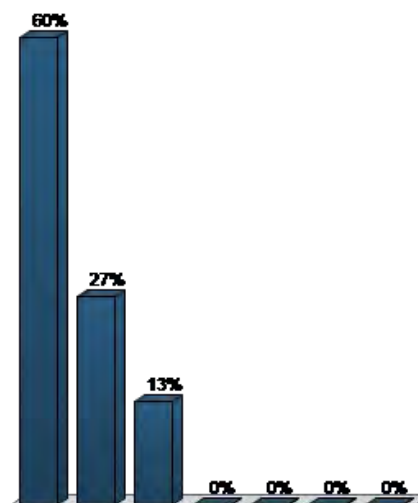
1. Compared to the current campus, the Master Plan addresses concerns about building heights. (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	26.67%	4
Agree	46.67%	7
Somewhat Agree	20%	3
Neutral	0%	0
Somewhat Disagree	0%	0
Disagree	6.67%	1
Strongly Disagree	0%	0
Totals	100%	15



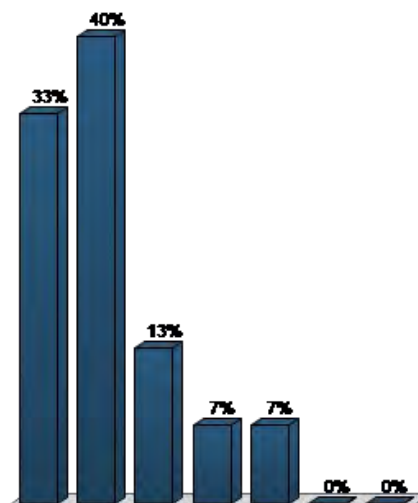
2. Compared to the current campus, the Master Plan addresses campus density and overall look and feel of the campus. (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	60%	9
Agree	26.67%	4
Somewhat Agree	13.33%	2
Neutral	0%	0
Somewhat Disagree	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	15



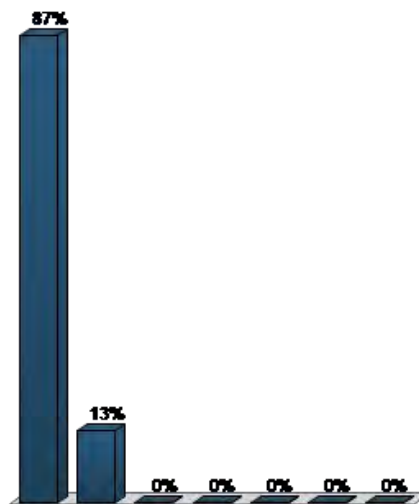
3. Compared to the current campus, the Master Plan is designed to better optimize parking and vehicle flow. (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	33.33%	5
Agree	40%	6
Somewhat Agree	13.33%	2
Neutral	6.67%	1
Somewhat Disagree	6.67%	1
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	15



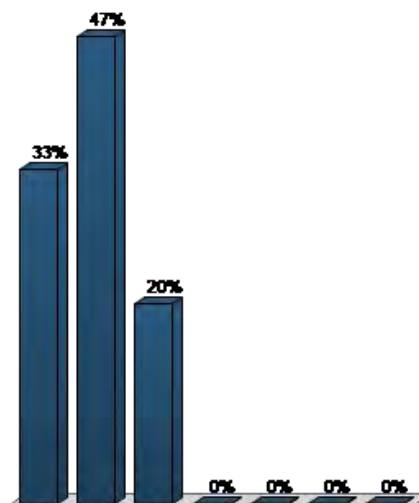
4. Compared to the current campus, active green space is increased and intentional. (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	86.67%	13
Agree	13.33%	2
Somewhat Agree	0%	0
Neutral	0%	0
Somewhat Disagree	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	15



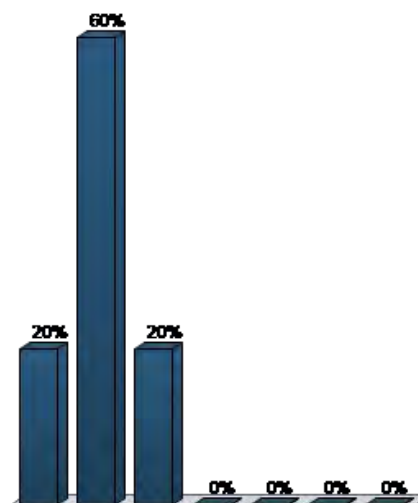
5. Compared to the current campus, the Master Plan integrates and connects better with the larger community. (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	33.33%	5
Agree	46.67%	7
Somewhat Agree	20%	3
Neutral	0%	0
Somewhat Disagree	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	15



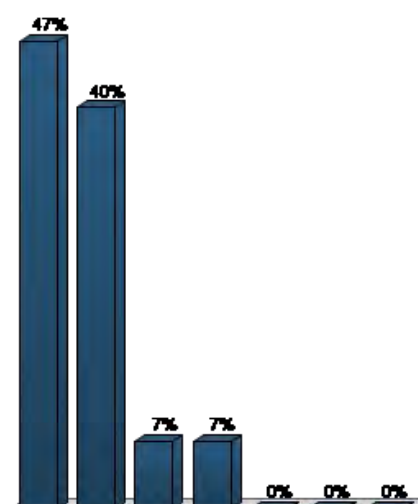
6. Compared with the current campus, the Master Plan demonstrates opportunities for increased accessibility. (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	20%	3
Agree	60%	9
Somewhat Agree	20%	3
Neutral	0%	0
Somewhat Disagree	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	15



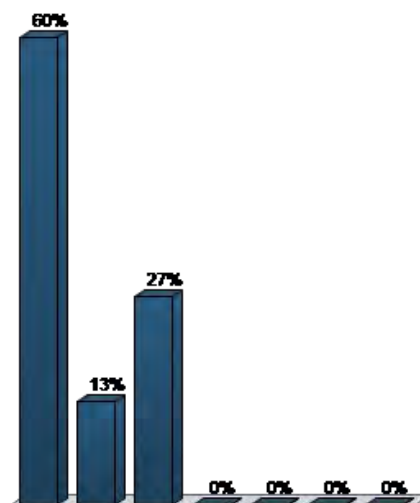
7. Compared with the current campus, the Master Plan incorporates spaces that can be programmed to stimulate intergenerational uses. (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	46.67%	7
Agree	40%	6
Somewhat Agree	6.67%	1
Neutral	6.67%	1
Somewhat Disagree	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	15



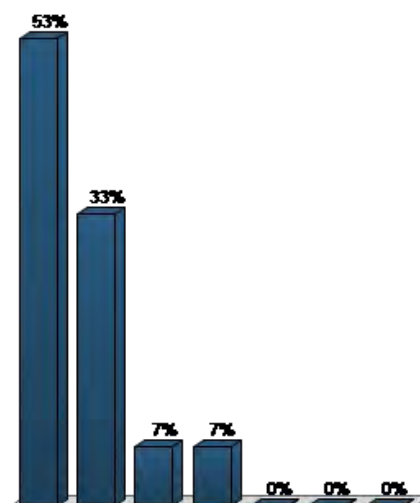
8. Compared to the site plan reviewed by the community in 2018, The Master Plan addresses concerns about building heights. (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	60%	9
Agree	13.33%	2
Somewhat Agree	26.67%	4
Neutral	0%	0
Somewhat Disagree	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	15



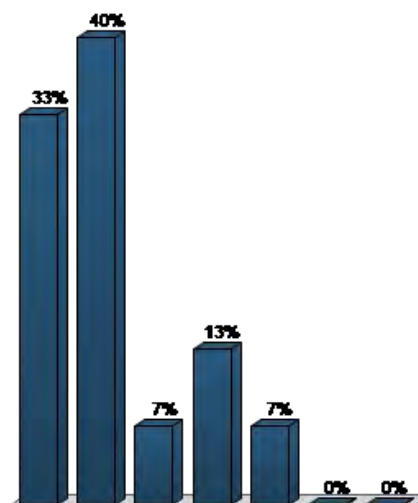
9. Compared to the site plan reviewed by the community in 2018, the Master Plan helps address campus density and overall look and feel of the campus. (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	53.33%	8
Agree	33.33%	5
Somewhat Agree	6.67%	1
Neutral	6.67%	1
Somewhat Disagree	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	15



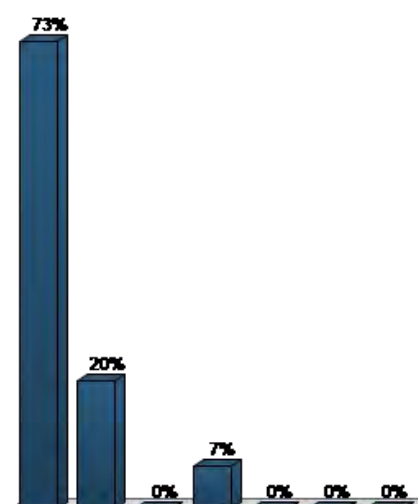
10. Compared to the site plan reviewed by the community in 2018, the Master Plan is designed to better optimize parking and vehicle flow. (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	33.33%	5
Agree	40%	6
Somewhat Agree	6.67%	1
Neutral	13.33%	2
Somewhat Disagree	6.67%	1
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	15



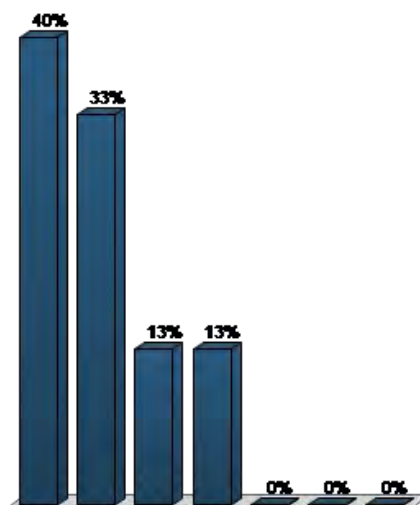
11. Compared to the site plan reviewed by the community in 2018, active green space is increased and more intentional. (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	73.33%	11
Agree	20%	3
Somewhat Agree	0%	0
Neutral	6.67%	1
Somewhat Disagree	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	15



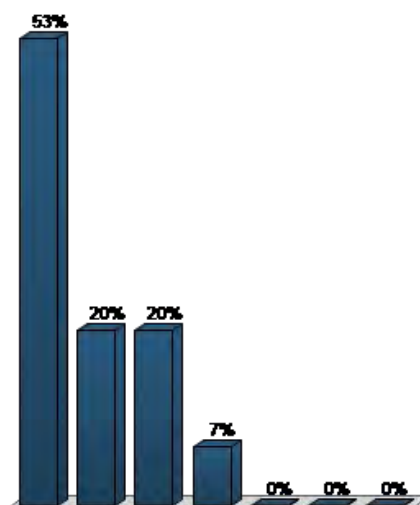
12. Compared to the site plan reviewed by the community in 2018, the Master Plan integrates and connects better with the larger community. (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	40%	6
Agree	33.33%	5
Somewhat Agree	13.33%	2
Neutral	13.33%	2
Somewhat Disagree	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	15



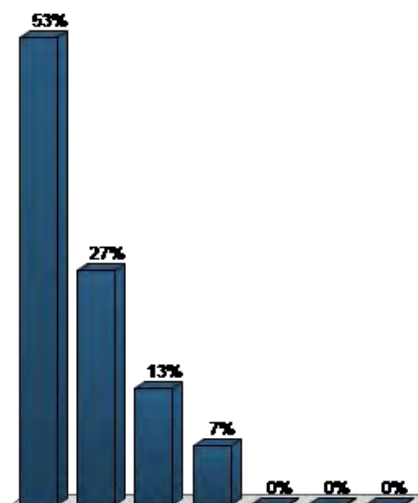
13. Compared to the site plan reviewed by the community in 2018, the Master Plan demonstrates opportunities for increased accessibility. (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	53.33%	8
Agree	20%	3
Somewhat Agree	20%	3
Neutral	6.67%	1
Somewhat Disagree	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	15



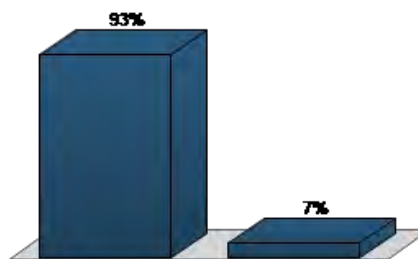
14. Compared to the site plan reviewed by the community in 2018, the Master Plan better incorporates spaces that can be programmed to stimulate intergenerational uses. (Multiple Choice)

	Responses	
	Percent	Count
Strongly Agree	53.33%	8
Agree	26.67%	4
Somewhat Agree	13.33%	2
Neutral	6.67%	1
Somewhat Disagree	0%	0
Disagree	0%	0
Strongly Disagree	0%	0
Totals	100%	15



15. True or False: The Master Plan optimally accomplishes all or the majority of the Healthy Living Campus Project Pillars and Principles. (True / False)

	Responses	
	Percent	Count
True	93.33%	14
False	6.67%	1
Totals	100%	15



APPENDIX A: BCHD POWERPOINT PRESENTATION



Healthy Living Campus *Update & Next Steps*

Agenda

What

Today: Review updated master plan & take feedback

Jan. 23: Board study session to review master plan publicly

How

Feb. 18: Review financials/phasing with CWG

Feb. 27: Board study session to review financials/phasing

Next

March: Community open houses & input

March 27: Board meeting to consider initiating EIR process

State of Current BCHD Campus



 **11 acres**

514 N. Prospect: 11 acres extending from Diamond to Beryl and Prospect to Flagler

 **63 year-old building**

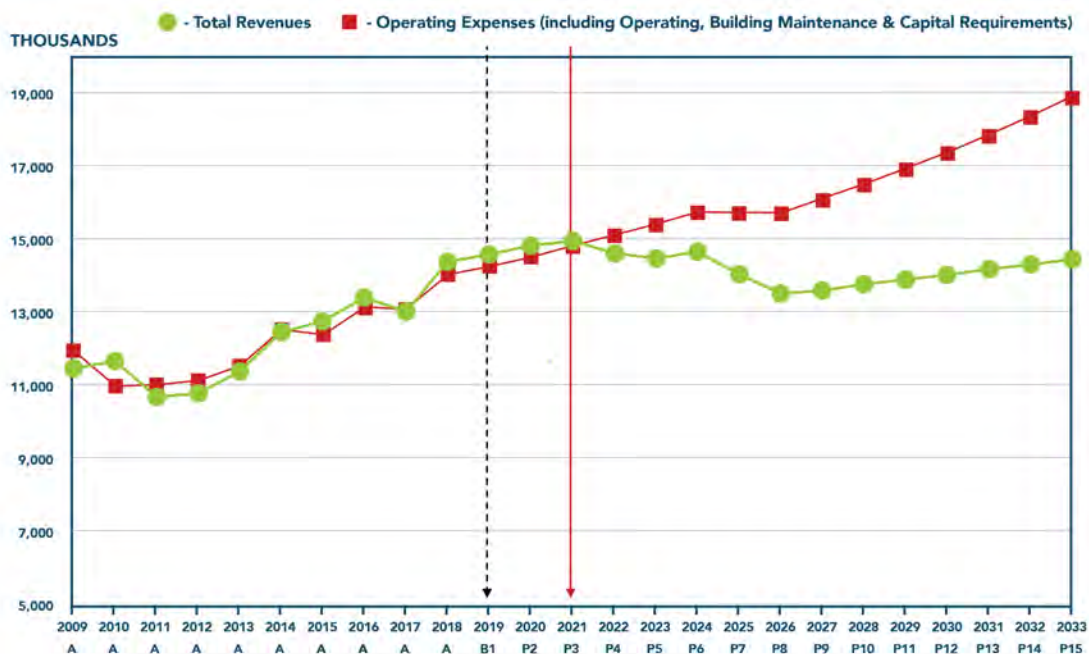
63-year-old former hospital building does not currently meet tenant needs and, is in need of a seismic upgrade

 **1-5 years**

Due to escalating building maintenance costs, the next 1-5 years is our financial "Window of Opportunity" to address campus challenges and necessities



15 Year Long-Term Financial Outlook

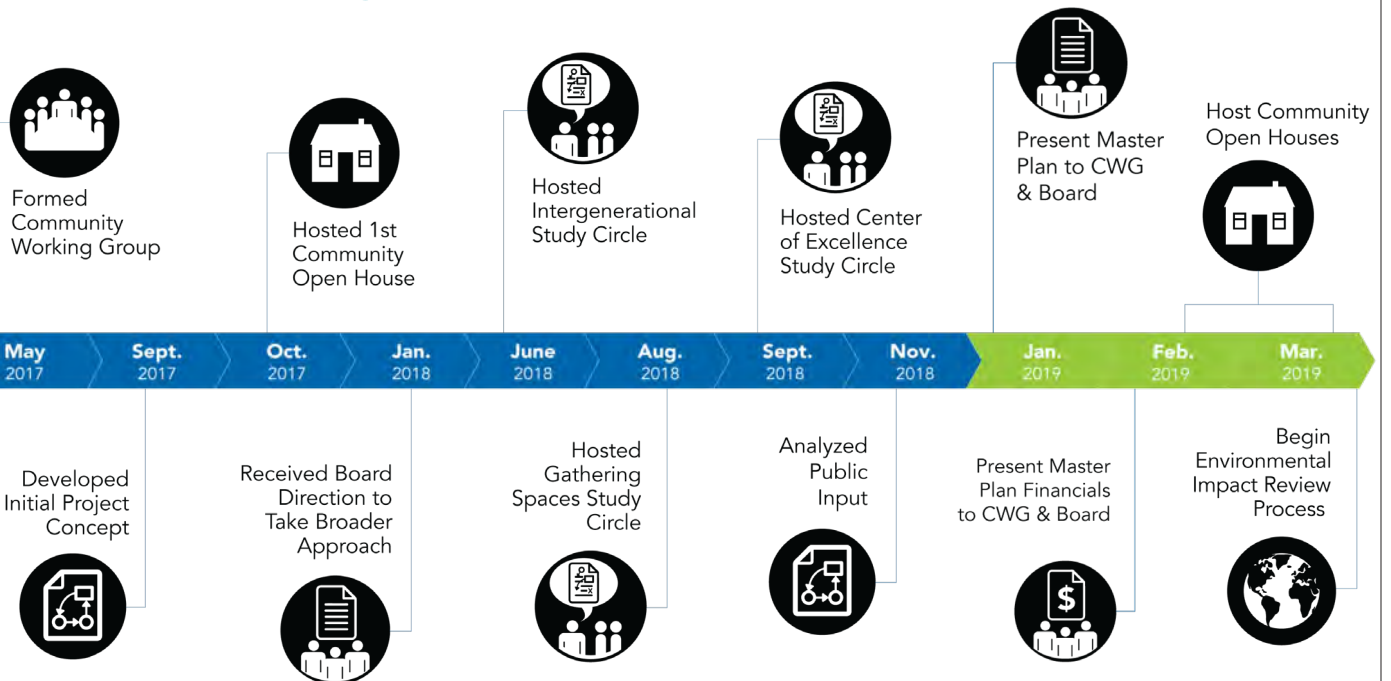


BCHD's 15-year financial outlook – including building maintenance and capital expense requirements. Capital expenses for BCHD's main building (514) are expected to increase on average by 10% annually, as major infrastructure replacements will be required.

15 Year Long-Term Financial Outlook



Healthy Living Campus: Milestones



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

Healthy Living Campus Vision:



“Our community has the rare and exciting opportunity to completely reimagine our 11-acre campus and chart the future of preventive health in the Beach Cities. Our vision is to purposefully transform the aging former hospital site into an intergenerational hub of well-being where current and future generations of Redondo, Hermosa and Manhattan Beach residents can gather to engage around health, form meaningful connections with one another and be well.”

Healthy Living Campus: *Master Plan Based on Feedback & Analysis*



Initial Site Plan *What We Heard:*

- Reduce building heights
- Concerns about density
- Minimize impacts (traffic)
- Add more green space
- Integrate with community
- Create gathering spaces
- Increase accessibility
- Intergenerational uses



Evaluated the “Do-Everything” Scenario

Redeveloping campus to retain *all* current MOB uses plus adding RCFE, community gathering spaces, etc. results in:

- X Higher density
- X Taller buildings
- X More parking
- X Less open & green space
- X Increased impacts (traffic)
- X Greater costs
- X Diminished accessibility
- X Weak alignment w/ guiding pillars

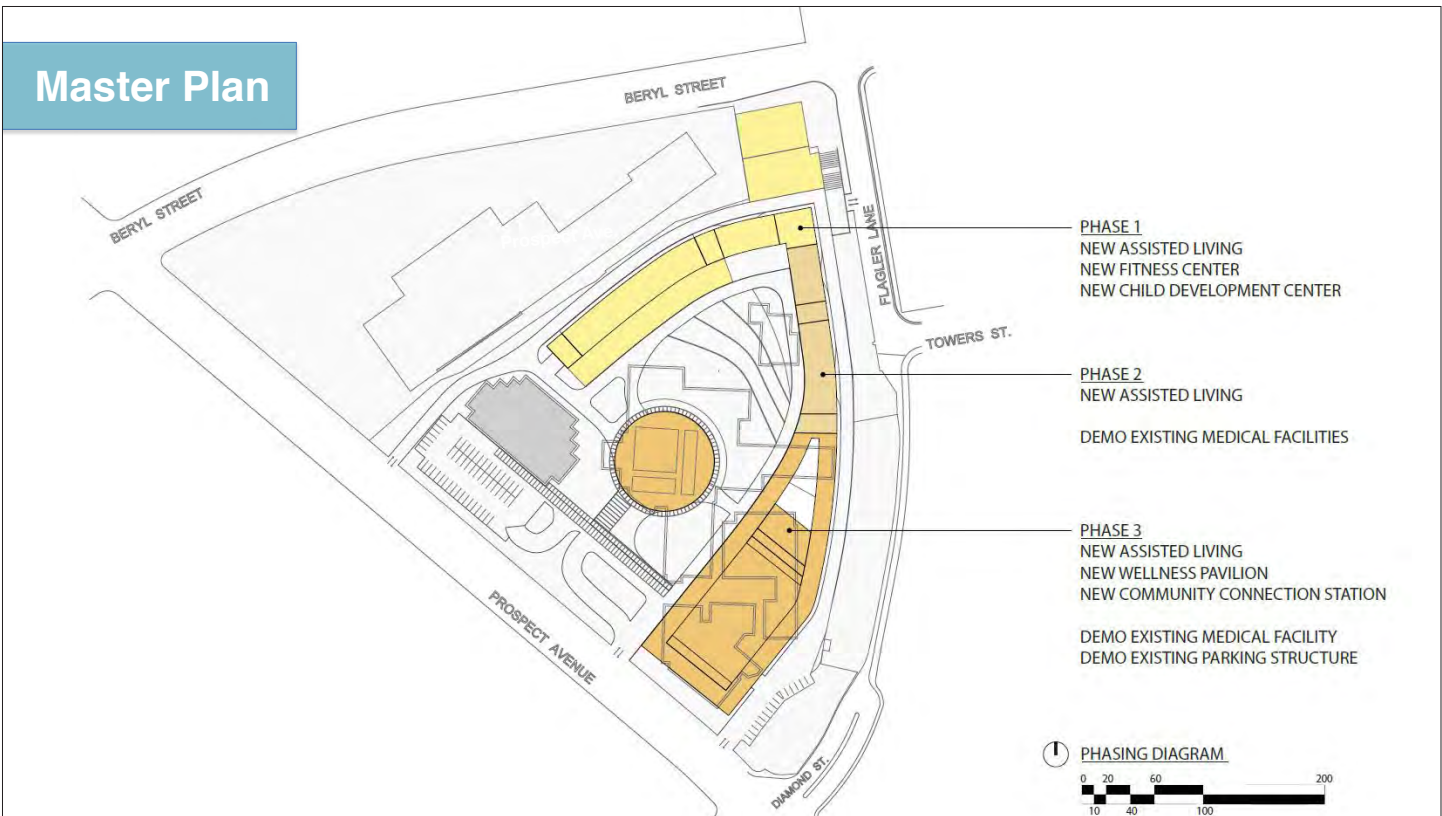


Master Plan

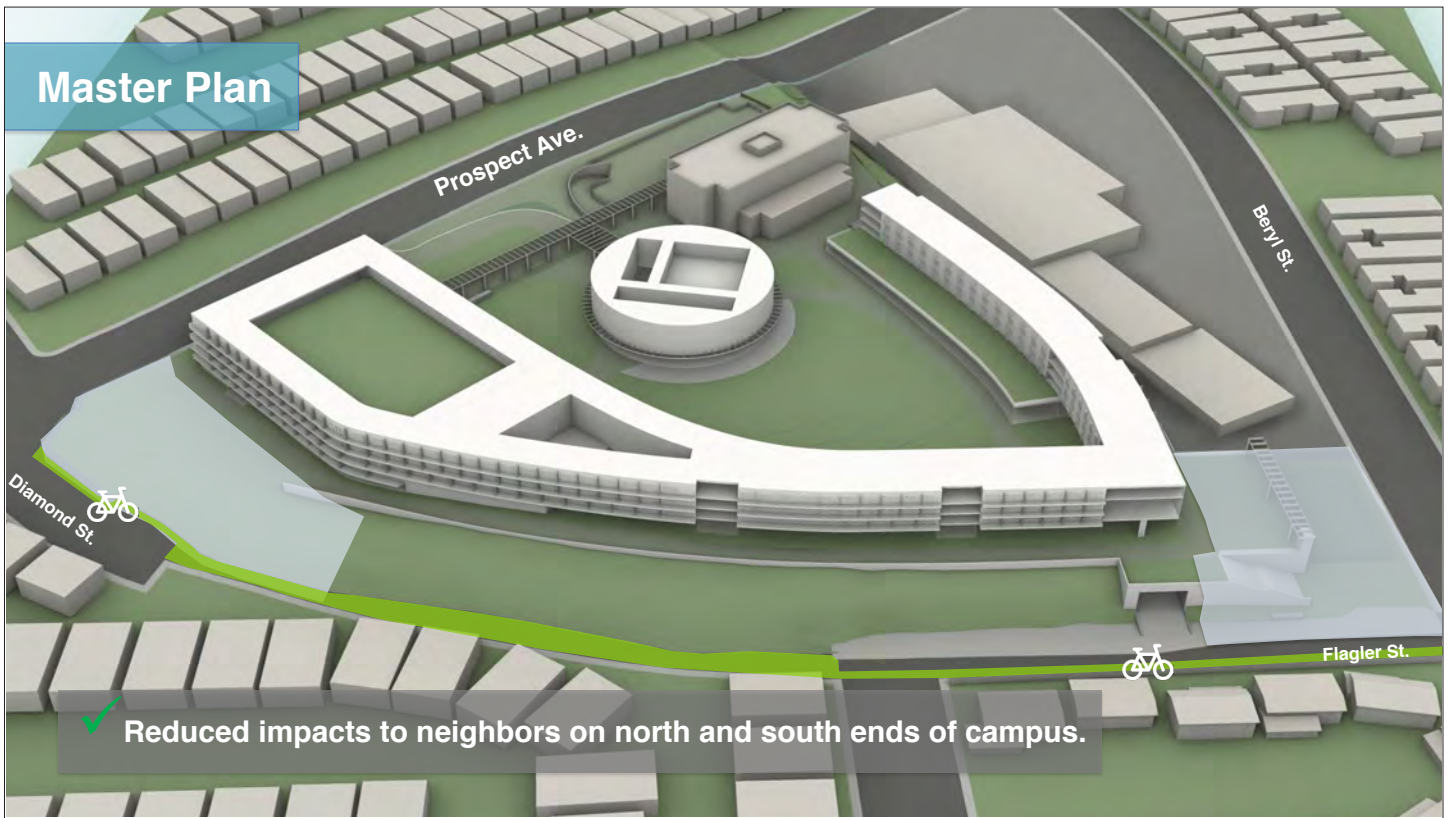


- ✓ Balanced vehicle flow; reduced traffic impacts*
- ✓ Lower building heights
- ✓ Active green space
- ✓ Community Wellness Pavilion
- ✓ Enhanced Center for Health & Fitness
- ✓ Reduced impacts to neighbors
- ✓ Better accessibility
- ✓ Improved connectivity
- ✓ Intergenerational gathering spaces

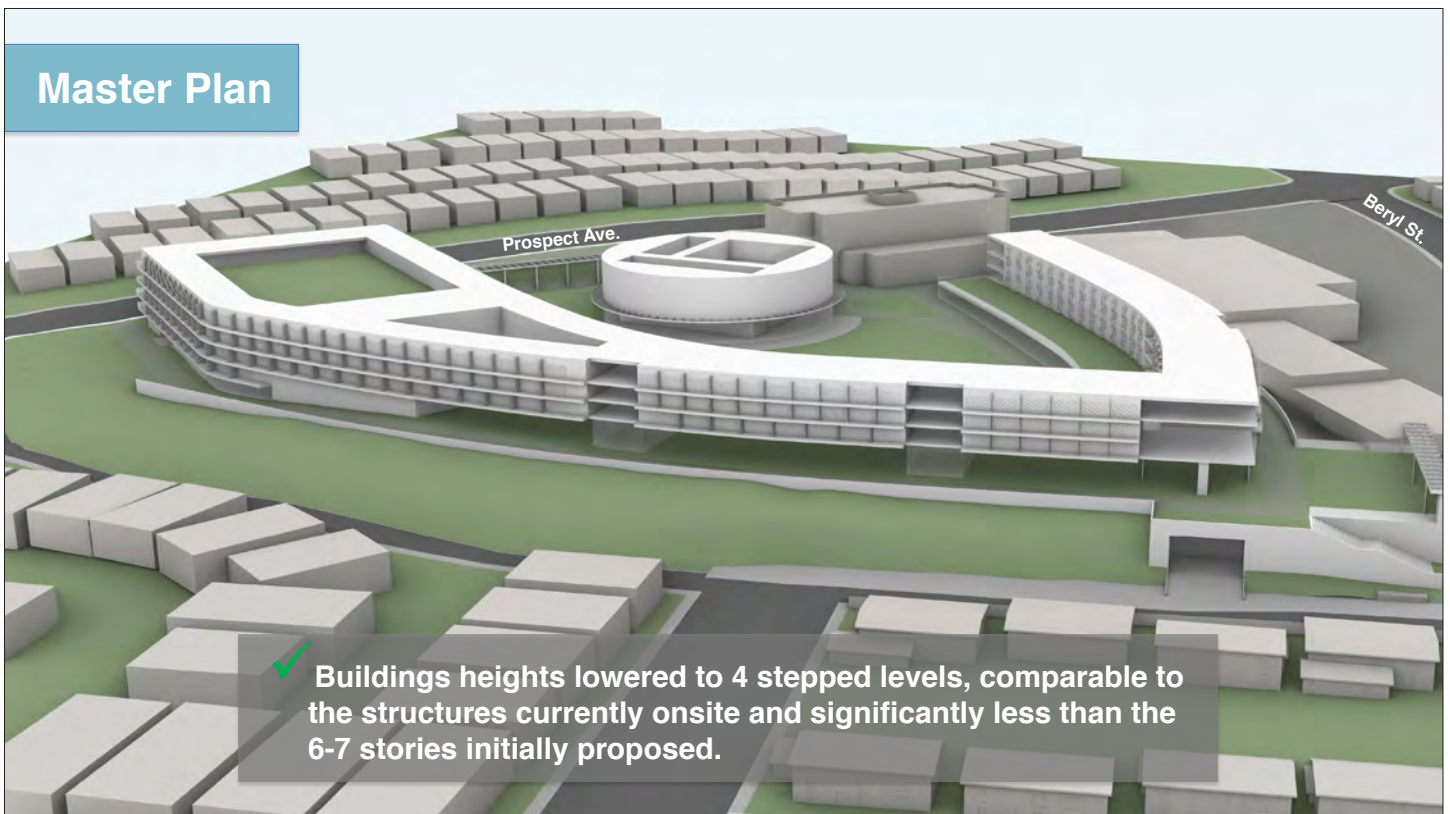




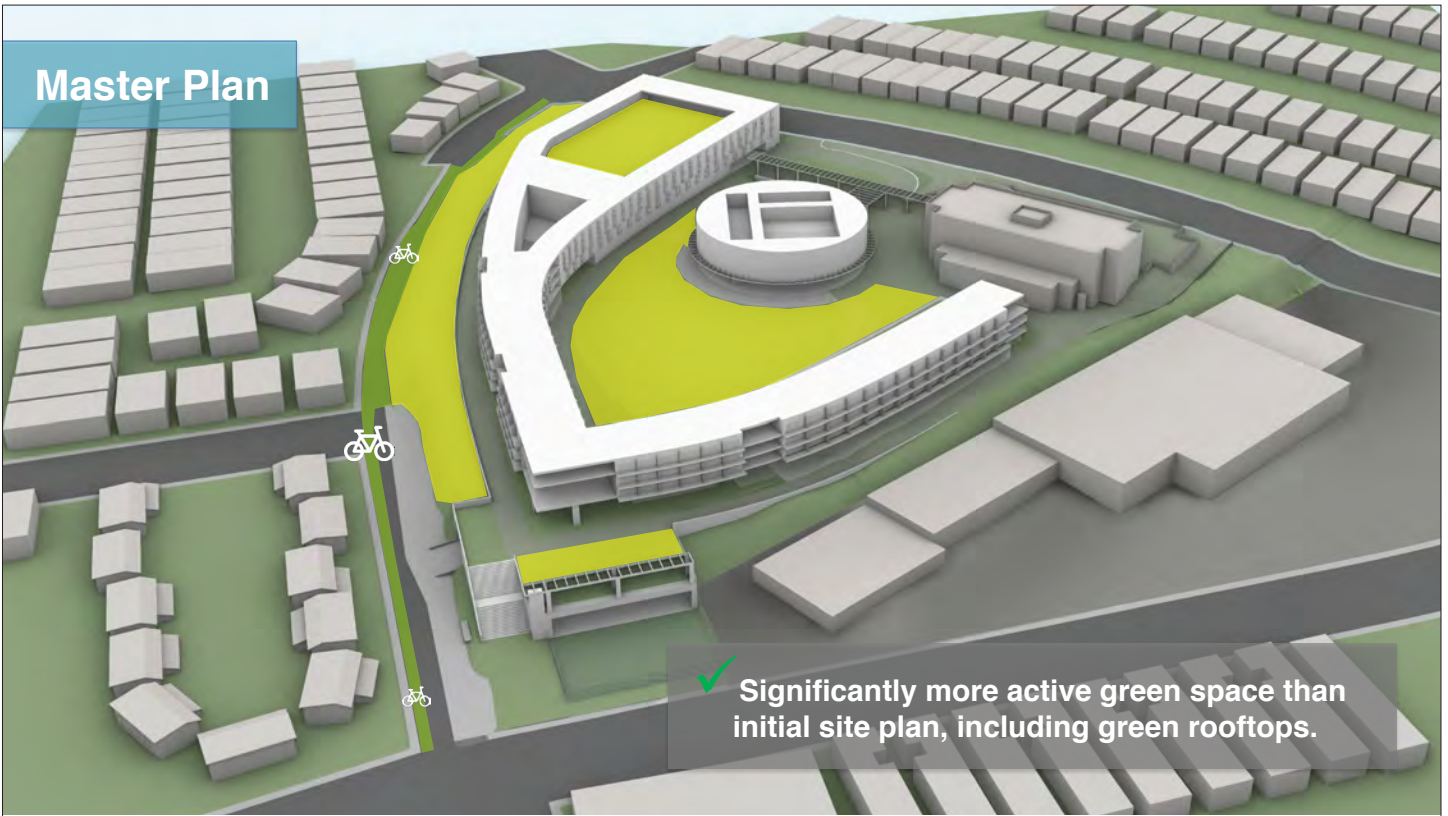
Master Plan



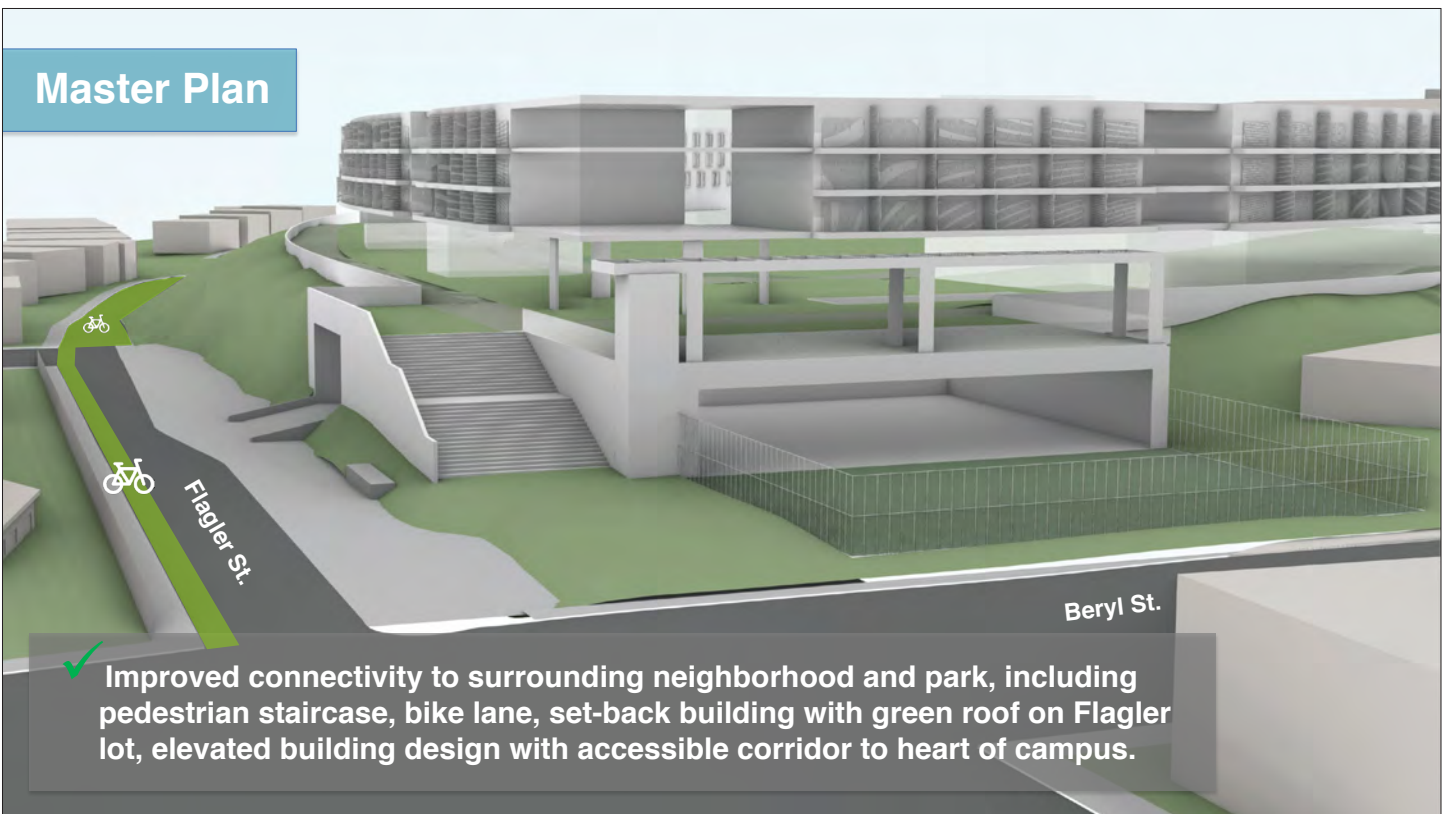
Master Plan

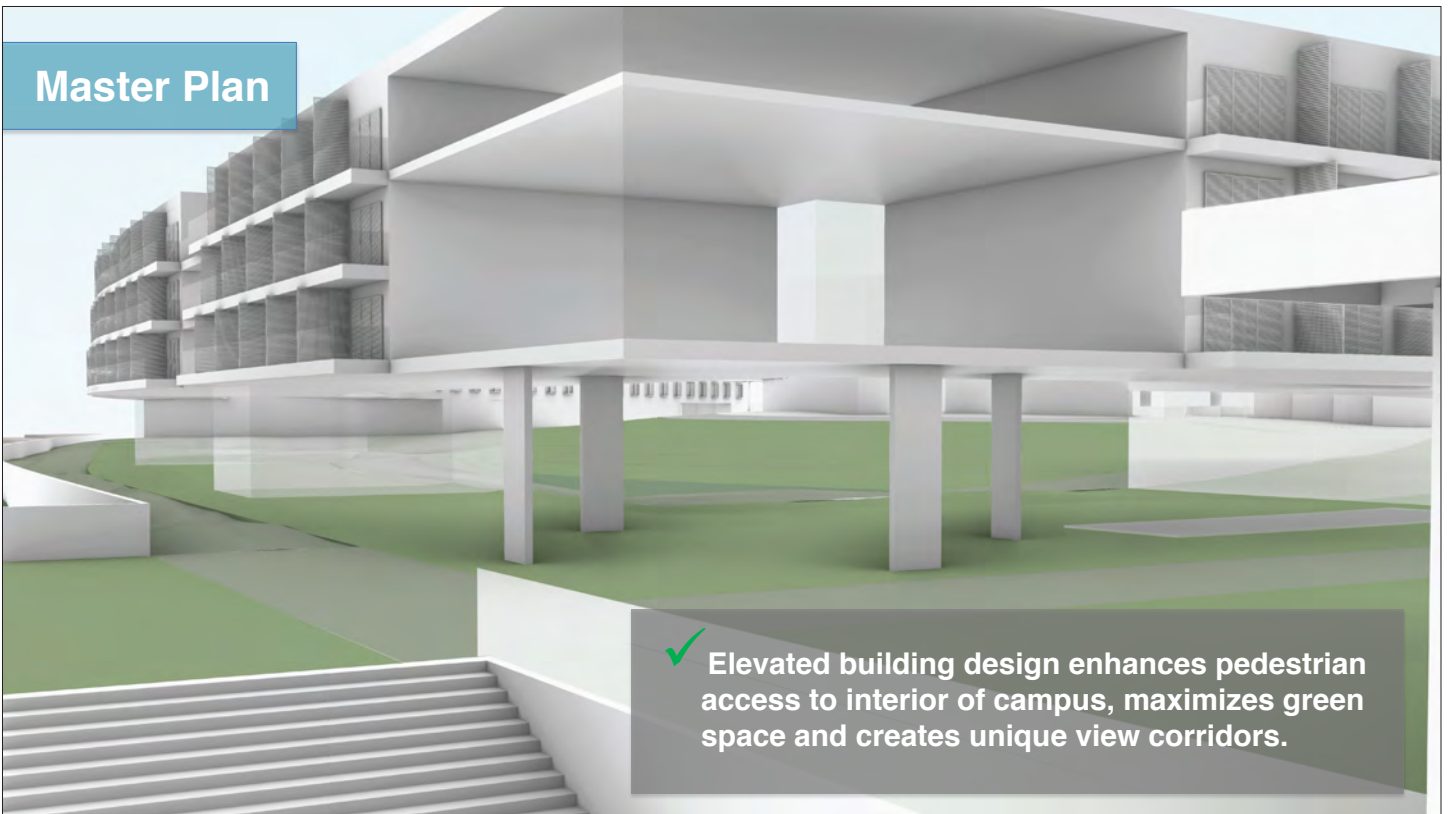


Master Plan



Master Plan





Beach Cities Health District's "Community Wellness Pavilion"



Active Green Space

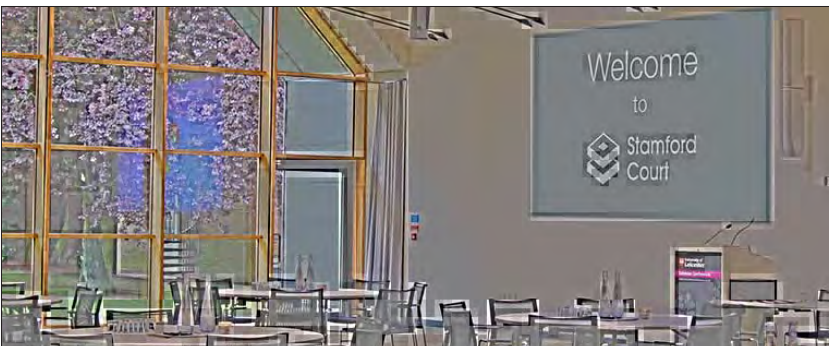
Uses: Community Events, Farmers Markets, Free Fitness, Walking, Gathering Spaces, etc.



Community Presentation Hall

Capacity 150 People

Uses: Community Conferences, Workshops, Lectures, Board Meetings, Trainings, Summits, etc.



Flexible Community Meeting Spaces

Capacity 30-75 People

Trainings, Presentations, Events, Workgroups, Moais, Support Groups, Meetings, etc.

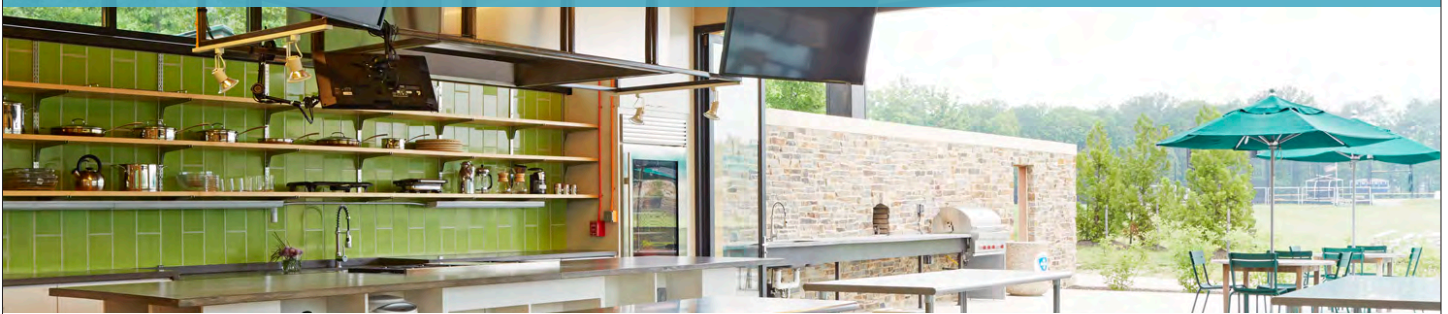




Demonstration Kitchen

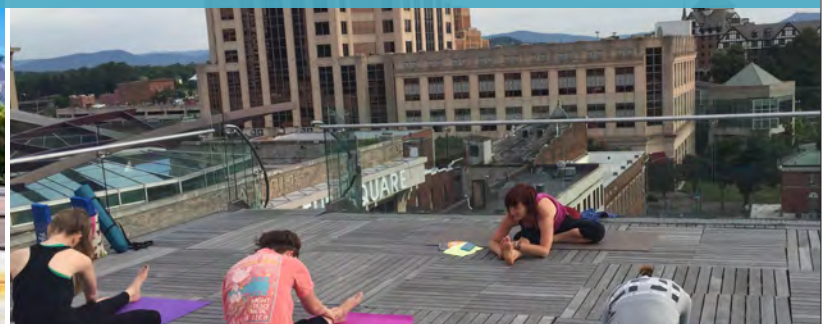
Capacity 20-40 People

Uses: Cooking Classes, Food Literacy Workshops, Nutrition/Garden Demos, etc.



Rooftop Gathering Spaces

Uses: Exercise Classes, Gardening, Small Events, etc.





Blue Zones Café



Atrium/Lobby

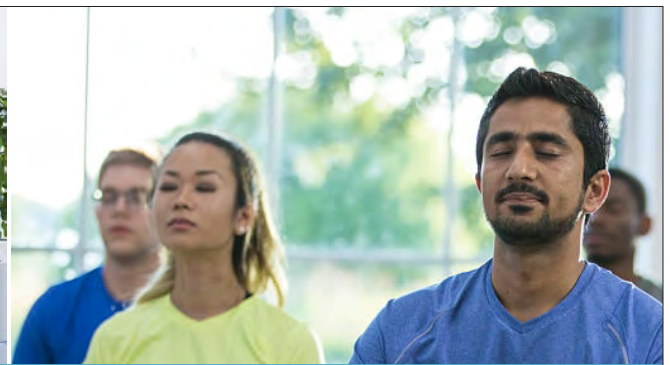
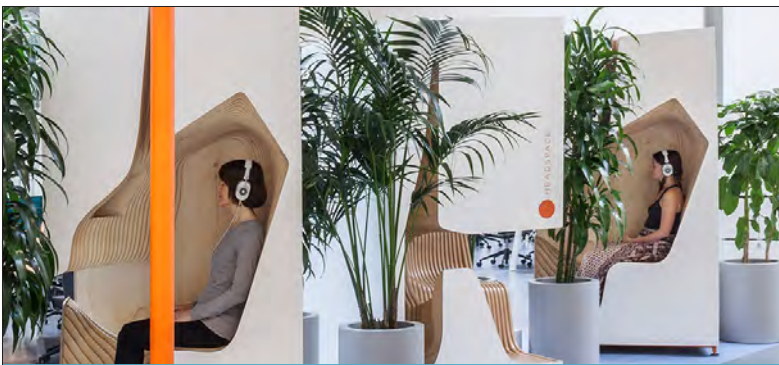
Uses: Events, Presentations, Gathering Space, Meetings, etc.





Learning/Visitor Center

Uses: BCHD Story, Resources, Health Literacy, Interactive Education, Awards, Partners, etc.



Alcoves & Pods

Uses: Mindfulness, Meditation, Stress Alleviation, etc.



CWG Initial Feedback: *Healthy Living Campus Master Plan*



Master Plan vs. Current Campus



Compared to the current campus, the Master Plan addresses concerns about building heights.

1. Strongly Agree
2. Agree
3. Somewhat Agree
4. Neutral
5. Somewhat Disagree
6. Disagree
7. Strongly Disagree

Compared to the current campus, the Master Plan addresses campus density and overall look and feel of the campus.

1. Strongly Agree
2. Agree
3. Somewhat Agree
4. Neutral
5. Somewhat Disagree
6. Disagree
7. Strongly Disagree

Compared to the current campus, the Master Plan is designed to better optimize parking and vehicle flow.

1. Strongly Agree
2. Agree
3. Somewhat Agree
4. Neutral
5. Somewhat Disagree
6. Disagree
7. Strongly Disagree

Compared to the current campus, active green space is increased and intentional.

1. Strongly Agree
2. Agree
3. Somewhat Agree
4. Neutral
5. Somewhat Disagree
6. Disagree
7. Strongly Disagree

Compared to the current campus, the Master Plan integrates and connects better with the larger community.

1. Strongly Agree
2. Agree
3. Somewhat Agree
4. Neutral
5. Somewhat Disagree
6. Disagree
7. Strongly Disagree

Compared with the current campus, the Master Plan demonstrates opportunities for increased accessibility.

1. Strongly Agree
2. Agree
3. Somewhat Agree
4. Neutral
5. Somewhat Disagree
6. Disagree
7. Strongly Disagree

Compared with the current campus, the Master Plan incorporates spaces that can be programmed to stimulate intergenerational uses.

- 1. Strongly Agree
- 2. Agree
- 3. Somewhat Agree
- 4. Neutral
- 5. Somewhat Disagree
- 6. Disagree
- 7. Strongly Disagree

Master Plan vs. Site Plan



Compared to the site plan reviewed by the community in 2018, The Master Plan addresses concerns about building heights.

1. Strongly Agree
2. Agree
3. Somewhat Agree
4. Neutral
5. Somewhat Disagree
6. Disagree
7. Strongly Disagree

Compared to the site plan reviewed by the community in 2018, the Master Plan helps address campus density and overall look and feel of the campus.

1. Strongly Agree
2. Agree
3. Somewhat Agree
4. Neutral
5. Somewhat Disagree
6. Disagree
7. Strongly Disagree

Compared to the site plan reviewed by the community in 2018, the Master Plan is designed to better optimize parking and vehicle flow.

1. Strongly Agree
2. Agree
3. Somewhat Agree
4. Neutral
5. Somewhat Disagree
6. Disagree
7. Strongly Disagree

Compared to the site plan reviewed by the community in 2018, active green space is increased and more intentional.

1. Strongly Agree
2. Agree
3. Somewhat Agree
4. Neutral
5. Somewhat Disagree
6. Disagree
7. Strongly Disagree

Compared to the site plan reviewed by the community in 2018, the Master Plan integrates and connects better with the larger community.

1. Strongly Agree
2. Agree
3. Somewhat Agree
4. Neutral
5. Somewhat Disagree
6. Disagree
7. Strongly Disagree

Compared to the site plan reviewed by the community in 2018, the Master Plan demonstrates opportunities for increased accessibility.

1. Strongly Agree
2. Agree
3. Somewhat Agree
4. Neutral
5. Somewhat Disagree
6. Disagree
7. Strongly Disagree

Compared to the site plan reviewed by the community in 2018, the Master Plan better incorporates spaces that can be programmed to stimulate intergenerational uses.

1. Strongly Agree
2. Agree
3. Somewhat Agree
4. Neutral
5. Somewhat Disagree
6. Disagree
7. Strongly Disagree

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

True or False: The Master Plan optimally accomplishes all or the majority of the Healthy Living Campus Project Pillars and Principles.

1. True
2. False

APPENDIX B: SIGN-IN SHEETS

Sign-in Sheet

Healthy Living Campus Working Group



Name	Signature
Sue Allard	<i>Sue Allard</i>
Pat Aust	
Jan Buike	
Craig Cadwallader	<i>Craig Cadwallader</i>
Walt Dougher	
Pat Dreizler	
Patrick Flannery	<i>Patrick Flannery</i>
Geoff Gilbert	<i>(Moe)</i>
Laurie Glover	
John La Rock	<i>John La Rock</i>
Jim Light	
Jean Lucio	<i>Jean Lucio</i>
Dency Nelson	<i>Dency Nelson</i>
Mark Nelson	
Cindy Schaben	
George Schmeltzer	<i>here</i>
Bruce Steele	<i>Bruce Steele</i>
Joanne Sturges	<i>Joanne Sturges</i>
Rosann Taylor	
Kambria Vint	
Pete Vlahakis	<i>Pete Vlahakis</i>

ED + MELANIE EVANS

[Handwritten signature]

APPENDIX C: MEETING REMINDER



Greetings!

Please join us for the next Healthy Living Campus CWG Meeting taking place on:

Monday, January 14, 2019

6 - 7:30 pm

Beach Cities Room
514 N. Prospect Ave.
Redondo Beach

We will be:

- Presenting updated and refined conceptual plans
- Gauging feedback on updated plans
- Discussing next steps

Please also be prepared to take a photo at the meeting (even if you already sent a headshot). We'd like to make sure we have a headshot for everyone and that they look as consistent as possible.

We appreciate your participation in our evolving discussions regarding the planning process.

Thank you for volunteering your time and energy to serve as our community sounding board for the past 18 months.

Sincerely,

Eric Garner

Communications Manager

Beach Cities Health District

Ph: 310-374-3426, x156

Fax: 310-376-4738

Creating a healthy beach community.





Greetings!

In consideration of holiday travel plans and obligations, we will not be holding a Community Working Group (CWG) meeting in December. **Our next CWG meeting will be Monday, January 14 at 6 p.m.**

At the January 14 CWG meeting, we will begin presenting refined Healthy Living Campus site plans to the group for discussion and feedback prior to discussing the site plans publicly during our Board Study Session on January 23, which you are also invited and encouraged to attend.

After the January Board Study Session, our team will make refinements based on feedback, hold public open houses to solicit additional community input and work with the CWG to properly calibrate our conceptual plans before bringing them back to the CWG and board for a review of project financials in February. We anticipate beginning the Environmental Impact Review (EIR) in mid-2019.

Tentative Timeline:

- January 14 – Community Working Group Meeting
- January 23 – Healthy Living Campus Public Board Study Session
- January 23 – BCHD Board Meeting
- February – Community Open Houses & Presentations
- February 18 – Community Working Group Meeting
- February 27 – Healthy Living Campus Board Study Session
- February 27 – BCHD Board Meeting

As you have experienced, sharpening our original Healthy Living Campus concept has been, and will continue to be, an iterative community process guided, in large part, by the diverse voices on our CWG. So, we hope you will continue to help us purposefully plan the Healthy Living Campus project and share your valuable insights with us in the New Year.

Thank you for volunteering your time and energy to serve as our community sounding board for the past 18 months.

Happy holidays to you and your family.

Sincerely,

Eric Garner
Communications Manager
Beach Cities Health District
Ph: 310-374-3426, x156
Fax: 310-376-4738

Creating a healthy beach community.

APPENDIX D: COMMENTS

Written Comments Submitted

No written comment cards were received at the Community Working Group meeting.

CWG member Mark Nelson submitted a comment to the online comment portal after the January 14th CWG meeting:

Comments from the January 14 2019 HLC CWG Meeting

BCHD continues to work openly and cooperatively with its constituent communities and the local neighborhoods that will be most impacted by the final outcome, including an intermittent decade or more of construction activity and development.

The design is innovative and appears to meet the objectives of BCHD and utilizes the full campus.

While I have general ideas of the number of beds in each of the 3 phases, along with the timing of development, I would recommend making that explicit in the presentation. Ranges seems appropriate since this is still conceptual.

While I have general ideas about the function in the pavilion and other amenities that may be part of the long term program, I believe that it would be useful to further highlight future activities and draw a direct connection to the BCHD mission to solidify regional support.

I understand that financials are forthcoming.

As a Prospect Ave resident, I have the following initial concerns that I recommend are dealt with prior to the CEQA process. Having been both the proponent for EIRs/Mitigated Neg Decs/Neg Decs for projects, and an active opponent at times, I would encourage BCHD to enter the EIR process with as few open items as possible in order to avoid drawn out comment periods and potential CEQA litigation. The use of smaller community groups or local consultants is one way to achieve a durable plan prior to the EIR. Because this is currently envisioned as a programmatic EIR for all phases (that avoids CEQA piecemealing litigation as well), it will be important to formulate a view across time of the project implementation with regard to a host of tactical/logistical issues that I will enumerate in part.

A partial list of specific issues as seen from the lens of the local neighborhood are:

Construction traffic and road closures

Construction noise

Construction vibration and area damage

Construction fugitive dust

Construction area crime increase

Construction worker parking and transit

Overall development timing and inconvenience

My initial recommendation for construction traffic management includes creating and maintaining a construction service road at the corner of Flagler and Beryl to facilitate heavy truck traffic down Flagler to 190th to the freeways as opposed to using Prospect Ave access, a street that is already significantly congested. This access would be maintained through the conclusion of Phase 3 and has impacts on the design of the project. It would be used both to remove demo materials, receive new materials, and move heavy equipment.

Permanent traffic flow and BCHD parking is another concern of the local neighborhoods. In the 80s and 90s, we were forced to resort to permit parking due to South Bay Hospital's poor parking hygiene, with employees parking on our local streets, as well as, SBH clients who wanted to avoid parking fees. Furthermore as noted by CWG member Pat Flannery to BCHD and the City of Redondo, BCHD traffic emerging from the driveway at 514 generally fails to yield to both opposing traffic and pedestrian traffic when turning south onto Prospect. Additionally, pre-dawn traffic often runs the red left turn light southbound to enter BCHD, creating a broadside hazard to northbound traffic.

The neighborhood has imposed 24/7 video monitoring of the intersection, as well as video monitoring of the illegal use of the one-way frontage road to the west of BCHD by both service vehicles BCHD patrons. There is now a long archive of security footage for use during the EIR process to demonstrate traffic control issues.

-continued-

Comment form 2 of 2 1-15-19

Comments from the January 14 2019 HLC CWG Meeting (cont'd)

My initial recommendation is to limit the connection of the current 514 driveway to the 520 building and pavilion only, with no access to the parking for the residential units or the proposed phase 3 parking ramp. That access would be from the two existing driveways to the north and south of the project, as well as, the entrance off Flagler. This would limit traffic opposing the residential area on the frontage and reduce the risks for turning traffic and pedestrians.

With respect to parking, there has been a stated expectation by BCHD in the need for parking due to the change in use to residential housing and away from medical office space. While that may be true, having suffered through South Bay Hospitals prior dismissive attitude toward its neighbors, the local area will need to keep a close eye on parking, with a plan for a contingent excess. The programmatic EIR should include the option for a return to residential permit only parking on Prospect, Diamond, and Paulina. Again, that would be a pre-approved contingent plan that could be executed as needed.

Concerning the height and width of the replacement building for 510 - 510 is currently 3 stories (granted, tall stories with medical use) however the current plan is to replace it with 4 story residential housing in Phase 3. The replacement building is currently conceived to extend approximately 10-20 feet further on the north and south at its Prospect Ave facing (based on approximation from diagrams provided) than the existing building and as a result, will be more massive structure than 510. I will continue discussions regarding the Phase 3 frontage on Prospect.

Having recently been a participating entity in a NEPA/CEQA joint EIR on a \$500M project, I have come to realize that crime is a more significant component of a long term project than I estimated. Both crime against the crime site and workers (materials theft, car break-ins) and crime against the surrounding area by elements attracted to the site. In the case of the BCHD site plan, the 3-5 acres of open space will also

require significant investments in security in order assure that it is safe and accessible to the community, but not littered with transients, as brought up previously by Kambria Vint from Hermosa in CWG meetings. This will need to be dealt with in the EIR, as a reasoned plan will go a long way to avoiding community opposition as well.

This is not an exhaustive list, however, I think it is instructive in the local area's thinking.

Thank you again for your concerted effort on outreach.