



A Public Agency

Beach Cities
Health District

Healthy Living Campus

Community Working Group No. 7

Summary Report

January 16, 2018



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1 INTRODUCTION

Beach Cities Health District (BCHD) has developed a Community Working Group (CWG) to engage local participants in planning for its Healthy Living Campus (HLC). The CWG 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 CWG activities and feedback received at the seventh CWG meeting.

1.1 Purpose of Community Working Groups (CWG)

Community Working Groups (CWG) provide a forum for integrating local input into the design of projects like the HLC. CWG participants represent the interests of a community group, service, agency or organization and serve as an ambassador of these interests. CWGs 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 CWG MEETING NO. 7 – JANUARY 16, 2018

2.1 Overview

The seventh CWG meeting for the HLC convened in the Beach Cities Room at 514 N. Prospect 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.

Fourteen (14) members attended this meeting, and ten (10) members were unable to attend. The CWG 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, CWG members were encouraged to contribute their feedback verbally and also in writing on the comment cards provided.

The meeting was led by Tom Bakaly, BCHD CEO, and included a PowerPoint Presentation (Appendix A.1). Eric Garner, BCHD communications manager, began the presentation with an overview of the meeting agenda and an introduction of Tom.

Tom summarized outreach conducted and feedback received since the project began, highlighting more than 44 community presentations and meetings with groups of various sizes. He reviewed the top suggestions received from the community and discussed the various experts who are also providing input and guidance. Tom explained that the initial intent to move forward with the EIR process in January has changed because of new information that has come to light in the past two months. Instead of moving forward with the site concept plan as it was, Tom explained the opportunity to take a broader look, ensure we are meeting program goals as related to the mission and optimally implement the guiding principles.

To review the findings of the structural engineer pertaining to the existing 514 building, Tom introduced Nabih Youssef of Nabih Youssef and Associates, who presented a brief PowerPoint (Appendix A.2). Nabih, a structural engineer, explained there is currently no legal requirement to make any seismic upgrades to the building for its current use. Any upgrade would be voluntary on the part of BCHD, although best practices would indicate the risk of future earthquake damage could be mitigated with significant modifications. Tom stressed that there is no legal obligation to make changes to the building at this time, but he believes BCHD operates to a higher moral purpose. To that end, he'll be asking the board for direction at the January 24th meeting. (Does BCHD address the seismic safety of the 514 building as part of the HLC project, even though there is no building code requirement to do so at this time?) He stated it is possible the board might want to amend the guiding principles to specifically address how to proceed with the 514 building.

Tom also explained how BCHD would be mindfully moving forward with the HLC project. He shared that he'll be recommending to the board that the next 6-9 months be used to collect further expert input and cost estimates before proceeding with the EIR process initiation. This would allow BCHD to develop its optimal business case instead of a conceptual plan that may change based on new findings or costs. As we take this time for a broader look, Tom

explained the scope and focus of the group would change to include issues like programming, aspirational goals and possibly a look at the other assets of BCHD as well. Members were thanked for their participation and were provided the opportunity to continue serving on the CWG.

Eric facilitated a discussion with the group in which each member was asked to provide their input regarding the information presented. The feedback received throughout the meeting and during the discussion session is summarized below in Section 2.2, Summary of Participation.

2.2 Summary of Participation

CWG Participants

No.	Name	Organization	City of Residence
1	Craig Cadwallader (unable to attend)	Surfrider Foundation	Manhattan Beach
2	Kambria Vint	City of HB Community Resources	Hermosa Beach
3	Cindy Schaben	Anderson Park Senior Center	Redondo Beach
4	Sue Allard	Manhattan Beach Joslyn Center	Manhattan Beach
5	Jan Buike	City of MB Older Adult Program Manager	Manhattan Beach
6	Darryl Kim (unable to attend)	City of RB Senior & Family 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 Smeltzer (unable to attend)	BCHD Livability Committee & Former HB Mayor	Hermosa Beach
11	Pat Aust	Former BCHD Board Member & Retired RB Fire Chief	Redondo Beach
12	Jim Light	Building a Better Redondo & South Bay Parkland Conservancy	Redondo Beach
13	Walter Dougher (unable to attend)	Former MB Mayor & Former BCHD Board Member	Manhattan Beach
14	Mark Nelson	Neighboring Resident	Redondo Beach
15	Dency Nelson	Environmental Activist	Hermosa Beach
16	Justin Pioletti (unable to attend)	Redondo Union High School	Redondo Beach
17	Joanne Sturges	Retired Executive Officer/Board of Supervisors at Los Angeles County	Manhattan Beach
18	Laurie Glover (unable to attend)	Silverado Memory Care	Redondo Beach
19	Jacqueline Folkert (unable to attend)	UCLA Health	Redondo Beach
20	Bruce Steele	Neighboring Resident	Torrance
21	Pete Vlahakis	Redondo Pacific Towers HOA	Redondo Beach
22	Geoff Gilbert (unable to attend)	Neighboring Resident	Redondo Beach
23	Rosann Taylor	Neighboring Resident	Redondo Beach
24	Lisa Nichols (unable to attend)	Hermosa Five-O Senior Center	Hermosa Beach

Reminder e-mails were distributed to CWG members on January 8 (Appendix B). These e-mails provided CWG members with information about the January 16 meeting and a link to the project website address. Following the meeting, thank you emails were distributed to the those who attended the meeting (Appendix C.1) and those who were unable to attend (Appendix C.2).

2.3 Summary of Feedback

Feedback was solicited during the discussion portion of the meeting. Input from the Community Working Group is summarized below.

Outreach and Messaging

- Pat A. cautioned against heralding past community meetings unless it was a large meeting where at least 200 people attended (in reference to BCHD stating there were 44 community events to date). He asserted it is only the big meetings that count in people's minds, and suggested having more big meetings in the future.
- He further suggested BCHD could better define the project and info about the units, such as how many units will be built and their square footage. He shared that there are only 32,000 dwellings in Redondo Beach, so it is important to highlight that the HLC project will minimally affect overall population. Tom clarified that the project is Residential Health Care for the Elderly (RCFE), which is a health need in this community.
- Also, Pat A. stated it is important to let the community know ASAP that this project will not raise their taxes and that BCHD only gets 25% of its revenue from taxes.

514 Building

- Mark N. asked if anyone had yet done the math to see if it would be better to scrap the 514 building. Tom shared that it is possibly an option, but this is why the project must be looked at more broadly and strategically. The building is currently occupied and is a revenue source. Looking at the options holistically with the cost estimator and the future operator of the RCFE will ultimately be better for the project and the organization in the long run.
- Bruce S. asked if the current residents of 514 had been given notice. Tom stated he had shared this information with the tenants, but he was not sure how they had decided to communicate with their employees and residents.
- Bruce also asked if there was a possibility the County of Los Angeles would pass more stringent seismic ordinances that would affect the building. Nabih said he was not aware of a move in that direction, but he did note that the County has been upgrading their own facilities to meet the higher seismic standards.
- Pat A. shared that the reason the building did not continue as a hospital was because new seismic codes were passed several years ago and it was cost prohibitive at the time to upgrade the building. Therefore, they changed the building's use.

Overall Sentiment about Project Status and Path Forward

- Dency N. offered that this holistic approach is a good thing and an opportunity to fully examine without moving too far ahead. Perhaps moving forward the right way with the 514 building will help the community see how BCHD operates and bolster confidence in how the district makes decisions. He commended the team for their good work.
- Bruce S. agreed with Dency and said the focus should be safety first.
- Jean L., Mark N. and Jan B. stated they agreed with Dency and Bruce*.
- Sue A. expressed this finding could lead to more positives and flexibility.
- Roseann T. said she was in the group to ensure the impacts to Diamond residents are mitigated and that she doesn't support a big development project. She likes BCHD and what they do for the community and isn't sure housing is what they need to do.
- Jim L. expressed he is confident the board will do the right thing in regards to the 514 building. He encouraged staff to take every opportunity to incorporate community feedback because it promotes goodwill and it goes a long way. He also shared that there is a big push on nodes of connectivity and ways to connect recreational activities throughout the community so that the beach isn't considered the only destination. The new campus is an opportunity to spread positive things here in this area and a chance for broader integration.
- Kambria stated it is good to play the long game and get it right. She expressed she is excited for the CWG's opportunity to broaden its scope.
- Mark N. said it is easier when you can see the big picture. He acknowledged there is a lot to think about, but said this is a better way to move forward.

*On May 6, 2021, Mark Nelson requested that his comments be removed from the Community Working Group #7 Summary Report.

APPENDIX A.1: BCHD POWERPOINT PRESENTATION



A Public Agency

Beach Cities
Health District

Healthy Living Campus Project
Community Working Group
January 16, 2018

CWGW Meeting #7: Agenda

- Broadening the Perspective
- Community Input: Review & Recap
- Project Consultants: Overview & Initial Feedback
- Applying the Guiding Principles
- Next Steps: Mindfully Moving Forward
- Open Discussion & Questions

Broadening the Perspective

Program View

Broadening the Perspective

Community
Input

Project
Experts

Guiding
Principles

FOSTERING A PROGRAM-LEVEL DISCUSSION

Community Input Review & Recap

We Value Community Input

- Helps shape our work as an organization
- Incorporated into our guiding principles
- Much earlier in process than private developers
- Weighed with project need and input from technical experts (engineers, architects, financial advisors, etc.)

Community Outreach: By the Numbers

15 community presentations

10 presentations to electeds

6 working group meetings

5 sub-group meetings

4 community meetings

3 public study sessions

1 open house



44

**outreach meetings,
presentations total**

*St. Paul Area
Elder Health District*

Community Input: Top Suggestions

- Minimize and mitigate impact to adjacent property owners
- Fully consider the # of RCFE units and their associated impacts, including traffic
- Ensure program is consistent with the mission
- Maximize open space/green space
- Provide adequate convenient parking
- Increase broad community benefits

Project Experts

Overview & Initial Feedback

Project Experts: Overview

- Market Analysis
- Geotechnical Analysis
- Architect
- Blue Zones Innovation Director
- Structural Engineer
- Cost Estimator
- Financial Advisor
- Operating Partner

Project Experts: Initial Feedback

- **Market Analysis:** Growing need for older adult housing in Beach Cities
- **Geotechnical Analysis:** Current 11-acre medical campus will support new development that meets this burgeoning health need
- **Architect & Blue Zones Innovation Director:** Great opportunity to maximize green space & opportunity to incorporate livability principles
- **Structural Engineer:** HLC program presents opportunity to mitigate risk by making structural upgrades to the 514 building sooner than the law requires

Project Experts: Initial Feedback

- **Cost Estimator:** More structural and architectural information is needed to support cost decisions
- **Financial Advisor:** BCHD-owned medical campus is viable for RCFE option; additional information is needed to analyze business case
- **Operating Partner:** Would prefer RCFE buildings to be contiguous

Conceptual Site Plan:

- Community green space
- Residential care for seniors
- Walking paths/bike paths
- Outdoor meeting space
- Community gardens
- CA native plant-scaping
- Protected bike path
- Outdoor fitness spaces
- Warm water exercise pool
- Medical exercise center
- Bicycle parking
- Intergenerational programs
- Public transportation nodes



Draft Under Revision

Diving into 514 Building Structural Engineer

Guiding Principles

Guiding Principles

- **Include a Community for Older Adults**
- **Create integrated hub of well-being**
- **Incorporate Blue Zones Project concepts**
- **Focus on emerging technologies & innovation**
- **Grow the enterprise to support the mission**
- **Actively engage community/stakeholders**
- **Prioritize environmental sustainability & accessibility**

Guiding Principles: Application

This is All About Getting it Right

After more than 40 community meetings and receiving expert input from a half-dozen consultants, BCHD is still working to align to the following principles...

- **Fulfill our guiding principles**
- **Meet the health needs of our community**
- **As fiscal stewards of BCHD, ensure the Healthy Living Campus has a strong business case**

Guiding Principles: Challenges

CHALLENGE: Developing a Holistic Campus

RCFE buildings
should be
contiguous

Create a campus
of **consolidated
solutions**

Facilities (including 514
Prospect) must be
modern; **outfitted
for the future**

"Creating an integrated hub of well-being"

Guiding Principles: Challenges

CHALLENGE:
Medical Building at 514 Prospect



Mitigating
construction impact
on current tenants



Age
of the
building



Improving safety onsite
and minimizing probability
of structure issues



"Prioritize environmental sustainability & accessibility"

Guiding Principles: Challenges

CHALLENGE:

Solidify Long-term Financial Viability

Redevelop the
514 Prospect
medical building

Number
of RCFE
residences

Below-ground parking
is **four times**
more expensive

"Grow the enterprise to support the mission"

Next Steps

Mindfully Moving Forward

Mindfully Moving Forward

- Asking Board for confirmation and/or expansion of guiding principles
- Requesting next 6-9 months for synthesizing and analyzing all input and findings & revise plan accordingly
- Recommending Board begin EIR process after all experts have completed reports & plan has been revised accordingly, and vetted by the community with a strong business case
- CWG can be instrumental in deeper, broader look

What to Expect

- Monthly meetings with scope to include programs & aspirational goals
- Fewer drawings, renderings, concept plans, etc. for next 6 months
- Information that is more concrete and complex
- Focused meetings for particular topics such as programs, green space planning, intergenerational ideas, etc.

Upcoming Meetings

- 1/24/2018: BCHD Board of Directors
- 3/19/2018: CWG #8 (no meeting in Feb.)

Contact Information

HLInfo@bchd.org

bchd.org/HealthyLivingCampus

APPENDIX A.2: NABIH YOUSSEF & ASSOCIATES POWERPOINT PRESENTATION

BEACH CITIES HEALTH DISTRICT

SEISMIC ASSESSMENT

JANUARY 16, 2018

514 BUILDING

Original 1958 4-story (north) tower

1967 4-story Addition (south tower)

Constructed of concrete roof,
floors and columns



Designed and constructed in conformance with Building Code requirements in effect at time of construction.

Performance similar to other concrete buildings constructed in this era.

Building Code requirements have evolved over time based on research, best practice, and experience from past earthquakes – more stringent today

No mandatory seismic upgrade required by City of Redondo Beach

LA RETROFIT ORDINANCE

In October 2015 City of Los Angeles adopted -
Mandatory Earthquake Hazard Reduction in Existing Concrete Buildings



Los Angeles will have the nation's toughest earthquake safety rules



Lucy Jones, U.S. Geological Survey seismologist, second from left, celebrates with City Atty. Mike Feuer, center, as Mayor Eric Garcetti signs sweeping legislation to require earthquake retrofits on 15,000 buildings in Los Angeles on Friday. (Luis Sinco / Los Angeles Times)

By Rong-Gong Lin II, Rosanna Xia and Doug Smith · Contact Reporters

OCTOBER 6, 2015, 9:38 PM

In a stark recognition of Los Angeles' vulnerability to a major earthquake, the city on Friday enacted the nation's most sweeping seismic regulations, requiring an estimated 15,000 buildings be retrofitted so they will better withstand violent shaking.

Related Coverage

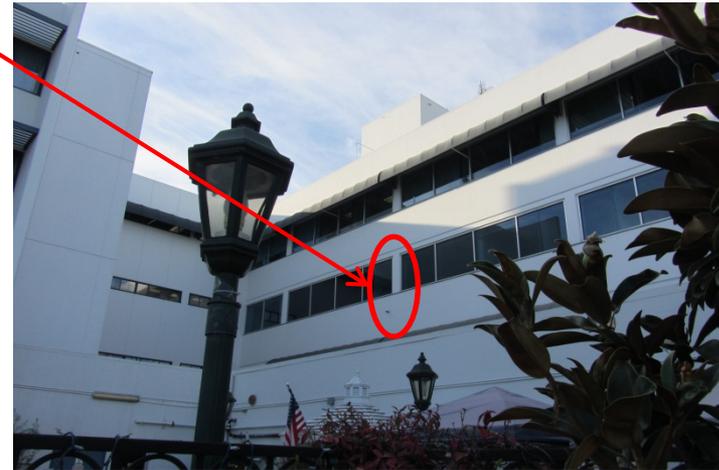
See the most-read stories this hour >>

JUL. 30, 2015

- Poor performance of these older concrete buildings in past earthquakes
- Applies to existing concrete buildings built under building code standards enacted before January 13, 1977 (pre-1976 UBC)

COMMON DEFICIENCIES

Captive Columns



COMMON DEFICIENCIES

Insufficient Column Confinement



Brittle concrete column

Too little steel allows concrete to break apart from the column.

Stronger concrete column

A flexible column has more steel reinforcing bars to keep the concrete in place during shaking.

No extra steel at the top and bottom of columns.

Less internal steel Detailed below

More steel near the top and bottom of the column

More steel throughout column

Extra steel at every level Detailed below

Poor steel design

This steel reinforcement configuration can easily bend apart during shaking.

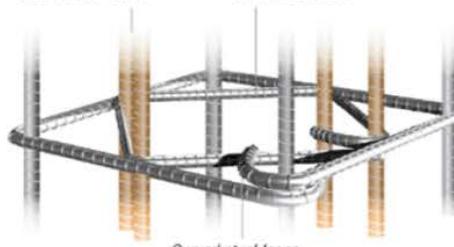
Stronger steel design

A second square steel bar is added, and the ends are curved at about 135 degrees to keep the steel in place.

Extra vertical steel

Second steel bar

Curved steel loops



LA RETROFIT ORDINANCE (CONT'D)

Compliance Timeline

- **3** years – Submit checklist to determine if building is subject to ordinance
- **10** years – Submit detailed evaluation
 - Comply w/ordinance requirements
 - Plans for seismic upgrade to comply w/ordinance
 - Plans for demolition
- **25** years – Complete all retrofit or demolition work

Ordinance represents “Best Practice”

City of Redondo Beach has not adopted ordinance, yet

Any seismic retrofit work for BCHD towers considered voluntary at this time

RISK MITIGATION

How other institutions are addressing their seismic risk exposure

- Public schools
- Public and private universities
- Commercial real estate investors
- Healthcare

Institutional Approach

- Identify vulnerable buildings
- Prioritize high risk buildings
- Develop long-term plan to reduce risk

BCHD ASSESSMENT

Summary of Recommendations

Building	Seismic Upgrade
North Tower (Orig.)	Extensive
South Tower (Add.)	Extensive
Elevator Tower	None
Low-rise	None
Central Plant	Limited



BCHD ASSESSMENT

General Scope of Strengthening for North and South Towers

- Strengthen foundations
- Add new exterior steel braced frames (south tower)
- Add new and/or strengthen existing concrete walls (north tower)
- Slot cut perimeter spandrel beams
- FRP wrap interior columns (approximately 50% of columns)

Intrusive – impacts all floors

Challenging to maintain occupancy during construction

Scope of Strengthening for Central Plant

- Add straps and blocking to roof

APPENDIX B: MEETING REMINDER



Dear [REDACTED]

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

Tuesday, January 16, 2018*

6-7:30 p.m.

Beach Cities Room

514 N. Prospect Ave.

Redondo Beach

*(Note: We are meeting on Tuesday, Jan. 16 due to MLK Day)

We will be

- Providing updates on preliminary reports from project consultants
- Sharing our updates for the upcoming board of directors meeting
- Discussing next steps and timeline

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

If you have any questions, please contact Eric Garner at (310) 374-3426 x156.

Thank you for your ongoing participation and service to our community as we develop the Healthy Living Campus.

Sincerely,
Eric Garner
Communications Manager
Beach Cities Health District
Ph: 310-374-3426, x156
bchd.org

www.bchd.org

514 N. Prospect Avenue, Redondo Beach, CA 90277 (310) 374-3426

APPENDIX C.1: THANK YOU EBLAST - ATTENDED



Dear **[INSERT COMMUNITY LEADER NAME]**,

Thank you for your attendance and participation at January's Community Working Group (CWG) for the Beach Cities Health District's Healthy Living Campus. A copy of Tom's PowerPoint presentation, the Summary Report and an online comment form are available on our website at www.bchd.org/healthylivingcampus. We appreciate your participation throughout the initial planning process and greatly value the input you have provided as we develop the conceptual plans for our Healthy Living Campus.

Next Meeting

Our next CWG meeting will be **Monday, March 19, 2018 at 6:00 p.m.**, where we plan to share information from our project cost estimators about options related to the 514 building.

Please contact us at any time for clarification, to share community concerns and/or to request a presentation to a community group.

We look forward to your continued collaboration throughout this process.

Sincerely,

Eric Garner
Communications Manager
Beach Cities Health District
(310) 374-3426 x156
eric.garner@bchd.org

APPENDIX C.2: THANK YOU EBLAST- DID NOT ATTEND



Dear **[INSERT COMMUNITY LEADER NAME]**,

We missed you at January's Community Working Group (CWG) for the Beach Cities Health District's Healthy Living Campus. A copy of CEO Tom Bakaly's PowerPoint presentation, the Summary Report and an online comment form are available on our website at www.bchd.org/healthylivingcampus. We hope you are able to join us for our next meeting (details below). Once again, we appreciate your participation throughout the initial planning process and greatly value the input you have provided as we develop the conceptual plans for our Healthy Living Campus (HLC).

Next Meeting

Our next CWG meeting will be **Monday, March 19, 2018** at **6:00 p.m.**, where we plan to update refinements made to the south end of the campus and discuss next steps in the EIR process.

Please contact us at any time for clarification, to share community concerns and/or to request a presentation to a community group.

We look forward to your continued collaboration throughout this process.

Sincerely,

Eric Garner
Communications Manager
Beach Cities Health District
(310) 374-3426 x156
eric.garner@bchd.org

APPENDIX D: COMMENT CARDS RECEIVED

No comment cards were received at this meeting.