



A Public Agency

Beach Cities
Health District

HEALTHY LIVING CAMPUS

Community Working Group No. 16

**Summary Report
June 15, 2020**

[PRESENTATION VIDEO LINK](#)



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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 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 16th 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. 16 – JUNE 15, 2020

2.1 Overview

The 16th Community Working Group meeting for the Healthy Living Campus convened virtually via video conference in light of community safety during the COVID-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.

Fourteen (14) CWG members (or their appointees) virtually attended this meeting, and seven (7) 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 included CEO Tom Bakaly, EIR Consultant Ed Almanza, Design Architect Paul Murdoch, Chief Programs Officer Kerianne Lawson, Director of Communications Cristan Higa, Communications Manager Dan Smith and Director of Real Estate Leslie Dickey.

Mr. Bakaly provided a brief history of the BCHD Campus and the Healthy Living Campus Project, highlighting the start of the CWG in 2017, the 1-3 year window of opportunity before the seismic concerns and expenses of building upkeep are greater than the revenue than the campus can generate. He discussed the purpose and need for the campus and provided an overview of how lease revenues fund BCHD's programs and services.

Ed Almanza, EIR Consultant, reviewed the basic steps in the typical project development process and identified where BCHD is currently positioned in the process. He explained that the plan has been refined based on community input and that the iterative process will now necessarily repeat some of the steps in the process. The project description is not wedded to project features but rather to the project's purpose, which are captured in the EIR as the project objectives.

Paul Murdoch, Design Architect, reviewed the 2019 Master Plan last presented to the community and described the plan refinements for the 2020 Revised Master Plan. The overall plan is a smaller footprint with fewer units and less construction time.

Kerianne Lawson, Chief Programs Officer, explained the proposed Programs for All-Inclusive Care for the Elderly (PACE) programming and described the differences between the level of services the proposed RCFE will provide and what may typically come to mind when the public envisions residential care for the elderly. The overall objective is to provide a continuum of wrap-around services in a more home-like setting, providing greater cognitive, social, emotional and mental benefits to residents.

Mr. Bakaly explained the next steps for moving forward with a refined project description for the Board's consideration and asked for questions and feedback from the CWG (summarized in Section 2.3). He noted that while the CWG is not a public meeting and is therefore not subject to the Brown Act, there were members of the public on the call and they would be provided the opportunity to participate as well. Preference was given to the CWG members in respect for their time and ongoing participation.

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 – present	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 – present	Former BCHD Board Member & Retired RB Fire Chief	Redondo Beach
10	Jim Light – present	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 – present	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 (in place of Pete Vlahkis) – 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 June 15 meeting. 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

The Community Working Group members were encouraged to contribute their feedback and ask questions following the presentation. Their comments are provided below:

Ms. Buike complimented BCHD for how they have listened to constituents and their concerns while maintaining the integrity of what people wanted to see in the project.

Mr. Gilbert asked for more info about the aquatics center, how big is it, and whether or not it will include a community pool.

Mr. Bakaly said the square footage is 24,000 sq. ft. while the proposed new CHF is 20,000 sq. ft. The concept envisions a community-sized pool, but exact framing has not yet been determined. The idea is to have community engage in discussion about what it should be; leisure, Olympic, therapy, etc. Options would need to be considered as far as what community wants.

Mr. Gilbert asked for the height difference between the proposed parking structure and the existing parking structure.

Mr. Murdoch referenced the Phase 1 3-D drawing. The current structure is roughly 2-3 stories; the proposed structure is quite a bit higher. The reduced side is facing the property line in terms of width but is higher. Part of the proposed structure is below grade; most is above grade. In developing the design, the project team was struggling with aesthetic benefits of sub-terranean parking vs. the extraordinary cost. Mr. Bakaly said the EIR analysis will evaluate the effects of the building height to determine if it is an impact. The design has been reshaped to be less of a visual impact to neighbors, but the significance of any impact will be evaluated in the EIR. The amount of parking is mandated by the City of Redondo Beach to support the proposed uses of the campus. If regulations were revisited, BCHD could design the structure with a reduced number of spaces, thereby reducing the size of the structure.

Mr. Gilbert said Mr. Murdoch indicated possibility for no pool and fitness center if Phase II of the project is not implemented.

Mr. Bakaly said that staff is recommending the description in the EIR be updated to reflect the 2020 Refined Master Plan components, but if funding is not available for Phase II, then neither the new parking structure, pool nor wellness pavilion would be built. The sight-lines and shadowing of the proposed project would be evaluated in EIR. Mr. Almanza explained that the difference between existing and proposed conditions is what the EIR will evaluate, as well as the trade-offs. The advantage of the EIR is that it will provide a better sense of actual impacts. The EIR is a problem-solving document. An EIR is used by decision makers to not eliminate impacts in all instances, but to bring those impacts below a level of significance that is legally defined.

Mr. Steele said for Torrance, one of the most important things is to not change present sight-lines. Proposed parking looks like it will be located closer to the campus's perimeter, whereas the current hospital is in the interior. There are concerns the refined Master Plan will still impact people on upper Tomlee Ave. who are already suffering with transiency and parking on Flagler Lane on the east side. Motorhomes and cars are parking there and are able to look over on neighbors. Adding on to projection? height? of RCFE close to Flagler Ln, will double the problem. There are also concerns about construction, air quality pollution and noise.

Mr. Bakaly said all of these potential impacts will be evaluated in the EIR. The refinements BCHD presented tonight were to address the concerns about those potential impacts. Closing Flagler at Towers might help.

Mr. Steele asked if the road closure would still include access for emergency vehicles. If there's an entrance there, responders will be coming in and picking people up there. Torrance responders are not happy with completely closing the road; they would want emergency access. What would stop other city emergency services from using that access?

Mr. Bakaly said emergency services access be evaluated in the EIR. In his experience, there would likely be a gate and access would need to be worked out in the EIR and permitting process.

Mr. Steele asked if the EIR process could assure Torrance neighbors that the emergency access would not be used.

Mr. Almanza clarified that the EIR process will focus on the type of impacts Mr. Steele mentioned, such as noise, lights, safety, etc. The EIR would identify the likelihood of impacts, determine whether those impacts are significant and contemplate what should be done to address those impacts.

Mr. Steele asked if the EIR process would mitigate the issue completely.

Mr. Almanza explained that an EIR must address significant impacts and by law address feasible measures to mitigate them. EIR's consider feasible measures through an alternative. At the end of EIR process, a decision-making body has to make findings about significance of impacts and make a statement of over-riding considerations. CEQA enables disclosure and accountability.

Mr. Steele said the 2019 Master Plan included a service entrance on Diamond. How is having one on Flagler any different?

Mr. Bakaly said in previous concepts, vehicles (not just emergency) were coming in to the Torrance neighborhood on Flagler. Now the plan proposes closing Flagler for all but emergency vehicles.

Mr. Steele asked if service vehicles would be coming through at all hours of the day and night.

Mr. Bakaly said the projected usage of the closed road for emergency vehicle access will be analyzed during the EIR and as part of the Condition Use Permit process. Mr. Almanza said it is not uncommon to look at impacts at a very fine grain; vehicle type, frequency, and hours. The EIR could suggest mitigations to reduce any impacts to below a level of significance.

Mr. Steele asked about the potential for employees to park in the Torrance neighborhood and walk up the proposed stairs on the east side of the campus and asked where employees would be parking.

Mr. Murdoch said the proposed parking structure is sized according to City of Redondo Beach parking codes for residents, guests and employees. As to the stairs, BCHD would still like to have a staircase on that part of the campus to connect with the Flagler level at Beryl so residents and the public can go between both without going through building. Connectivity with the neighboring park was a consideration.

Mr. Espinoza said his condo community's greatest concern is the sight-lines. He asked if the PACE building would increase traffic for emergency and service buildings. There are concerns about the noise at night with the proposed height creating nowhere for the sound to go.

Mr. D. Nelson said the concerns of the surrounding neighborhood is what brought BCHD and the CWG to this

point. BCHD staff is commended for the significant revisioning to try to meet concerns of neighbors and the additions of aquatics and PACE to offer widespread public benefit are appreciated. The constraints of having to keep the 514 has dictated a lot of design to the perimeters and increases the proposed project's density. It has to stay put in Phase I. Despite BCHD's great efforts, the height presents a problem for neighbors. He is a proponent of the proposed project and remains a proponent, but does sympathize with neighbors.

Mr. Bakaly said the discussion is about the trade-offs. The community's desire for open space was pushing the design. If buildings are shorter and wider, it decreases the amount of open space. The 2020 Master Plan's refinements include proposals to reduce traffic from Flagler & Beryl in light of Torrance neighbors' concerns.

Mr. Light said he likes the decreased development time in the 2020 Master Plan, loves the aquatics center and proposed project size and likes the overall reduced density in the Assisted Living units. The parking structure will be an eye sore to the rest of campus. Some CWG members fought to keep the design of the CHF opening into green space, but maybe the refinements are okay because those visiting the gym will likely be fit and not mind having to traverse stairs. One main concern is that the balance of whole facility is dependent on Phase II; without it, this could be a very unbalanced project. He would press the City to mandate that Phase II is required if Phase I is approved. While empathetic to concern of neighbors regarding emergency vehicle access, he is near Kensington and EMS vehicles turn off sirens to mitigate noise at night so neighbors have not experienced the impact they feared being in proximity to the facility. The EIR will have mitigations that have to take place if there are significant impacts found. Statements of Overriding Considerations are typically a cop-out when project owner says can't they live without whatever aspect of the project is creating the impact. BCHD's process is applauded, though he wishes the project could have the original design, just smaller with more underground. However, designing with the narrow side toward residences is appreciated. The noise reflection issue mentioned by Mr. Espinoza would actually be minimized because the long walls are out to Beryl. BCHD has gone above and beyond what any developer would have done and their efforts are appreciated.

Mr. D. Nelson said that no one else would have been as conscientious about their approach as BCHD has been.

Mr. Gilbert said he likes the idea of open green spaces but doesn't see it as an area that will be utilized.

(Editor's Note: comments written in the virtual meeting's chat platform by Mr. M. Nelson were read by Mr. Smith, BCHD Communications Manager)

Mr. M. Nelson said not using Flagler will push all future traffic onto Prospect and asked how BCHD is limiting construction impact on Flagler and Beryl during construction. Why isn't Phase II flipped 180 degrees? What percentage of residents in the surrounding community are BCHD constituents? Is 4 years of construction really 10? What specifically is height of Phase I & II in feet? Why no street-level renderings?

Mr. Bakaly said BCHD's process has been and will continue to be transparent and indicated the 2020 Master Plan is still at a concept level. It will move to more detailed analysis in the EIR.

Ms. Higa said BCHD will upload the PDF with easier-to-read drawings separately; it could not be emailed due to file size. The file will go out to the community later today. The version sent to the public will have labels added to clarify information provided verbally to CWG members. The file will also provide a correction to the updated EIR timeline; all will be sent to the CWG.

Mr. M. Nelson asked why the EIR did not include the 520 building.

Mr. Bakaly said BCHD owns the land upon which the 520 building sits, but there is currently a long-term lease so in place so BCHD has no control over the building; that is why it is not included.

Mr. Light said the EIR will consider those buildings off of current conditions and doesn't ignore those

buildings.

Mr. Gilbert said the drawings received were downward view on proposed Phase I & II, no side views of building heights, so there is no sense of scale.

Mr. Bakaly said building heights will be addressed in the EIR.

Mr. Gilbert asked if BCHD could put together some type of proposal or survey from the public in regards to the pool. What does BCHD think the community needs? The proposed project seems primarily centered around RCFE to make revenue to continue providing services, but the project will be around for long, long time. What is the projected longevity of the project? How many people will the RCFE accommodate (rather than just units). The refined plan seems really vague. Will there be another CWG before it's turned into the EIR to have a more detailed review? Is Silverado going to remain, or will memory care be run by a different operator?

Mr. Bakaly said BCHD is not yet sure of the Memory Care operator, but the campus will include memory care. There could be two different partners or one operator that does both memory care and assisted living.

Mr. Murdoch said the prior plan had 540 people max, will have new number for board tomorrow. Obviously, the max number of residents will be reduced.

Mr. Gilbert said the neighbors' concerns are traffic impacts, noise, employees, shifts, and changeover on shifts. It has been a long time since hospital has operated as a 24/7 facility, and the proposed project seems to be a return to those times. He would like an estimation to address some questions rather than waiting for an EIR to indicate them.

Mr. Bakaly said issues like traffic are exactly what EIRs are designed to analyze and anticipate. It will be hard to get estimated traffic counts for the proposed project outside of that process, so he recommends the Board moving the 2020 Revised Master Plan forward for analysis. All of the details are part of the EIR.

Mr. Gilbert asked if the EIR is approved by the board once the analysis is provided.

Mr. Bakaly said the Board will certify the Final EIR. BCHD has demonstrated the willingness to listen and refine based on community input. If there are findings in the EIR of significant impacts, there will be opportunities for those findings to be addressed. The answers sought are the ones that the EIR will provide.

Mr. Gilbert said it was the negative pushback from Torrance that led to plan refinements, which is significantly better than the old one. Wouldn't BCHD want to get community input before you move forward? The information presented is not detailed enough to provide more detailed input.

Mr. Almanza said after completion of the EIR analysis, the EIR process would have the district take two actions: consider certifying the EIR after public review and response to comments, and then consider sending a project forward for approvals to the Cities of Redondo Beach and Torrance. In between, there are potentials to discuss alternatives or options that are informed by the EIR process. What Mr. Gilbert described is how the site plan was refined by negative feelings. The next step, however, is to refine the site plan and programmatic considerations based on the EIR analysis. The EIR will do that based on a project that is defined. Some things heard tonight are about impacts. There will be effects from the proposed project, but are they significant impacts? To what degree? How could they be resolved? Impacts are only determined by an analysis conducted in an EIR. For example, sight-line impacts can only be determined by conducting a visual analysis on the project. That's what CEQA does; addresses the questions that everyone has about how they will be impacted

and to what degree so that the Board can make decisions about the proposed project. The Board should not make decisions in half darkness; the EIR process sheds light on real concerns. One woman at a scoping meeting wanted to know impacts on noise, air quality. That's what the EIR does. Time's up, pencils down, get smarter about knowing and addressing impacts.

Mr. M. Nelson asked why BCHD is the lead agency.

Mr. Almanza said CEQA law explicitly states that if the project will be carried out by a public agency, that agency shall be the lead agency even if the project will be located in jurisdiction of another agency. According to BCHD's EIR attorney, BCHD would be at risk of illegal action if it were not the lead agency for the proposed project.

Ms. Taylor said she is glad the number of units was reduced. The addition of PACE is also good, especially with COVID and families looking for a different-type model and home-like settings, which are much nicer. Where is the ingress and egress to parking structure included as part of Phase II?

Mr. Murdoch said the ingress and egress will be from Prospect.

Ms. Taylor said she is a member of the CHF and asked why it goes away in Phase I.

Mr. Bakaly said the plan is to have the CHF remain on the campus as long as possible, but when the 514 is demolished, the CHF needs to move off campus so Phase II can be built.

Ms. Taylor said she would personally rather have a smaller parking and no aquatics because she will not personally utilize the aquatics. Including this feature will cause extra parking and traffic. The plan has been revised so many times to make it more palatable and it now looks more acceptable. If it could be refined further in line with what was mentioned before going through EIR, that would be preferred.

Sheila Lamb (member of the public) asked if there will there be a no-build option presented to public in EIR? In the architectural plan, are aesthetics considered? How will buildings be integrated into surrounding community?

Mr. Almanza said per CEQA law, the EIR always includes a no-project alternative.

Mr. Murdoch said aesthetics of the surrounding are a consideration in the architectural planning.

Ken (member of the public) asked if BCHD should repeat the Notice of Preparation (NOP) process given the refinements to the proposed project. How is public supposed to respond to EIR?

Mr. Almanza said the staff evaluated that question and reviewed the refinements to ensure the process is intact. The purpose of the NOP and five scoping meetings held was to determine the scope of the EIR analysis and to identify the breadth of issues for study in the EIR. In consideration of refinements, the original NOP scope was broad enough to address what is now being proposed. There is no reason practically or legally to begin the process over. The project has adjusted as a result of the scoping process. These adjustments are as far as BCHD can get without having the information that the objective analysis of the EIR will provide. The community should be active and eager for the process to help its interaction with decision makers.

Ken said in the NOP process the public could submit comments based on what was in the NOP, but now the public doesn't know what the project is.

Mr. Almanza said the comments received during the NOP were sufficient to address the scope of the EIR. The scoping process is not about the project itself; it's about what is the scope of analysis and what should be addressed in the environmental document regarding the proposed project. The same

type of analysis will be performed as would have been done under any plan by BCHD. Public input during NOP is not intended to provide direction to BCHD on the project itself. It input is to request EIR preparers to address the range of environmental concerns that may arise as a result of the project's construction and operation.

Mr. Bakaly said there is another opportunity for public input following the release of the Draft EIR.

Mr. Almanza said more will be known once the Draft EIR is released. The EIR team is prepared to address the scope of impacts identified in the NOP. Please let us know if there are additional concerns. Comments can always be submitted.

Mr. Bakaly said if there are any comments about what has been presented tonight, please send them.

Ken said what has been presented tonight is not a plan; there are no details, no construction schedule, no estimates on loads of concrete, etc.

Mr. Almazan said that the EIR plans to address the impact of construction phases based on the project definition. The project description changes through the refinement project, but the scope of the EIR analysis doesn't.

Ken's wife asked who at Torrance has given permission for Flagler to be used for emergency services?

Mr. Almanza said the City of Torrance will be responsible for making decisions, but the City will not address the issue until after the EIR is finalized. The City will rely on a certified EIR to make a decision. That is the law.

2.4 Written Comments Submitted

The following emails were submitted for inclusion in the CWG Summary Report:

Mark Nelson
CWG Member
menelson@gmail.com

June 16, 2020

Memo to CWG Record
Communications to BCHD Board

SUBJECT: HLC CEQA Objectives

During the CWG meeting on June 15, 2020, there was a brief discussion of the CEQA project objectives, but unfortunately, the meeting was running long. For ease, I have pasted them below and provided comments regarding their insufficiency for evaluation purposes in CEQA.

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

meeting spaces for public gatherings and interactive education.

6. Generate sufficient revenue through mission-derived services and facilities to address growing future community health needs.

Objective #1 fails to state the use of the 514 building. No modifications are required for office use, or research use, or medical incubator use. This objective fails to have any fact basis against which to measure success.

The objectives above are insufficient and too vague for CEQA use. Generate "sufficient revenue" is used twice and in neither occurrence is it defined. Both #2 and #6 must be made specific in order to be actionable and evaluated. #2 and #6 should be combined into a single monetary objective.

Objective #3 is also vague and insufficient. A specific such as 1 acre or 25,000 sq. ft. is a usable metric. Absent a metric, this should be dropped.

Prior California Public Record Request responses from BCHD have demonstrated that there is no information from BCHD regarding any publicly funded need for assisted living facilities in the area.

I asked the specific question, and BCHD stated there was no information. Objective #4 should be struck or made strictly optional.

Objective 5 suffers from the same problems as Objective #3. BCHD must be specific enough to define the objective and requirements, or it should be dropped.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>

Sent: Monday, June 15, 2020 8:13 PM

Subject: Can you have someone get back to me - WHERE DID THE AQUATIC CENTER COME FROM?

This was never a key part of the project before

APPENDIX A: BCHD POWERPOINT PRESENTATION



Healthy Living Campus

1

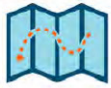
Agenda

- Where We've Been
- Refined Master Plan Concept
- CWG Questions/Comments
- Community Member Questions/Comments



2

State of Current BCHD Campus



11 acres

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



60 year-old building

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



1-3 years

Due to escalating building maintenance costs, the next 1-3 years is our financial "Window of Opportunity" to address campus challenges and necessities



Why the Project Matters:



Solving Seismic Safety Issues



Establishing a Center of Excellence for Community Health





Help Fund our 40+ Programs & Services



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

The Healthy Living Campus project is a unique opportunity for our community to chart the future of health by purposefully building an intergenerational, vibrant, research-driven campus where people can learn and engage in healthy behaviors, form meaningful connections and be well... for many generations to come.



Project Development Process

1. Identify need for project
2. Identify programmatic needs
3. Develop preliminary master plan
4. Obtain public input on preliminary master plan
5. Modify master plan in response to public input
6. Obtain authorization from board to proceed with project-level planning & CEQA process
7. Develop project-level design plans for CEQA analysis
8. Conduct EIR scoping process; begin EIR assessment of existing conditions
9. **Adjust plans in response to opportunities & constraints identified during project-level design**
10. **Update BCHD Community Working Group & Board of Directors on refined plan**
11. Begin EIR analysis of project impacts based on refined plan

Project Objectives

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

Seismic – Jan. 2018 Nabih Youssef Associates Presentation

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

COMMON DEFICIENCIES

Captive Columns



Seismic –
Jan. 2018
Nabih Youssef
Associates
Presentation

BCHD ASSESSMENT

Summary of Recommendations

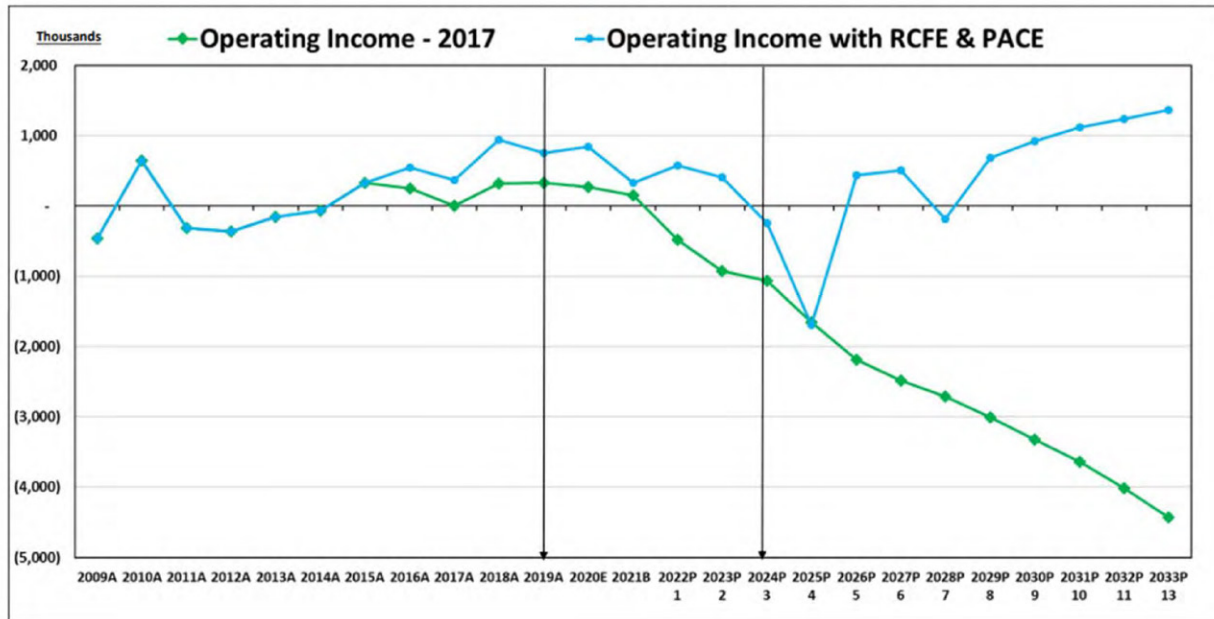
Building	Seismic Upgrade
North Tower (Orig.)	Extensive
South Tower (Add.)	Extensive
Elevator Tower	None
Low-rise	None
Central Plant	Limited



Constraints

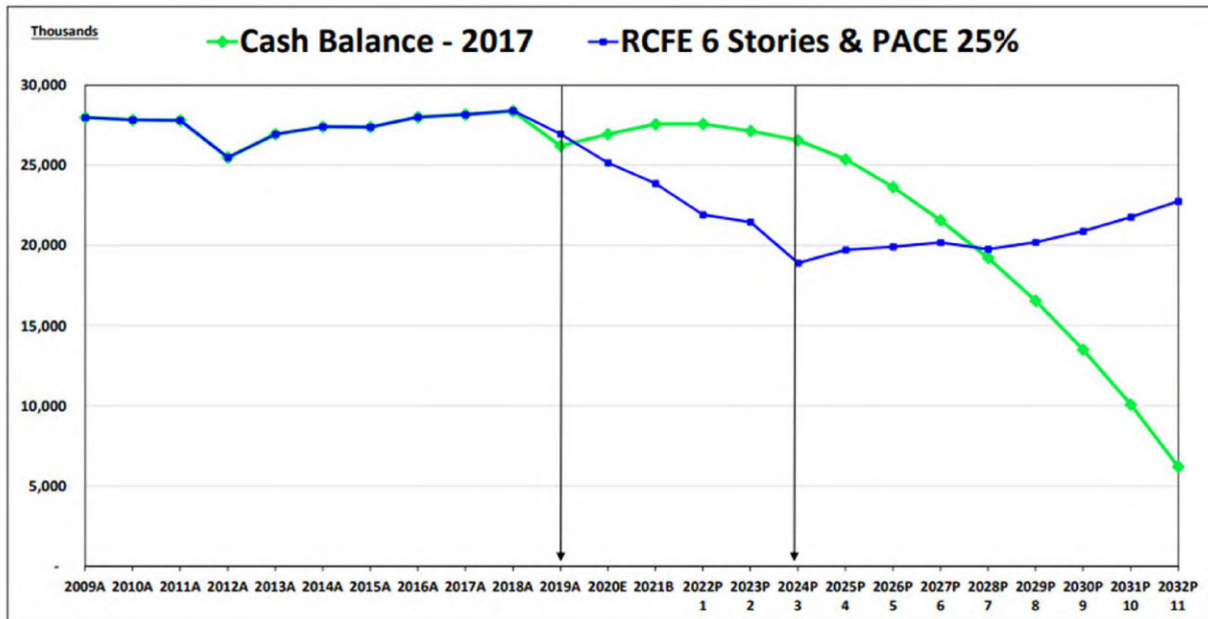
- Inability to buy out 510
- Seismic
- PCE
- Assuming project impacts related to construction and length of project
- Assuming project impacts on Beryl and Flagler
- Community response to density vs. sprawl

Long-Term Financial Outlook



15

Long-Term Financial Outlook



16

New Opportunities

- Expanded Aquatics
- Sg2 Innovation Study - MOB (medical office building) Recommendation
- 25% - Ownership
- 10% - Below Market Rate Units of 160 Assisted Living (16 units)
- PACE - Program for All-Inclusive Care for the Elderly
- Usable Open Space
- Flagler Access: Drop off and Service Vehicles Only and Street Closed at Towers



Learning Center, Presentation Hall, Demonstration Kitchen, Blue Zones Café, Active Green Space, Rooftop Gathering Spaces, Flexible Community Meeting & Research Spaces, Medically Certified Fitness Center, Aquatics



A Continuum of Care Approach

Residential Care for the Elderly			Older Adult Services	
Skilled Nursing	Memory Care	Assisted Living	Community Services	PACE
Offers high level medical care that must be provided by licensed health professionals	60 units on BCHD Campus today (Silverado) Specialized care for people living with Alzheimer's and other forms of dementia	Continuum of long term care services that provides a combination of housing, personal care services and health care specific to the individual who need assistance with normal daily activities (bathing, meals, etc.)	Services to improve the quality of life and maintain the independence of older residents and residents with disabilities No cost, in-home visits and assessment along with recommended care plans to support independent living at home from a professional social worker	(Program for All-Inclusive Care for the Elderly) Provides medical and social services to older adults 55+ – one-stop access to whole-person care and socialization Comprehensive services enabling older adults to remain in their home/community rather than receive care in a RCFE Medicare and Medicaid eligible

COVID-19 Considerations

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

2017 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









2019 Master Plan

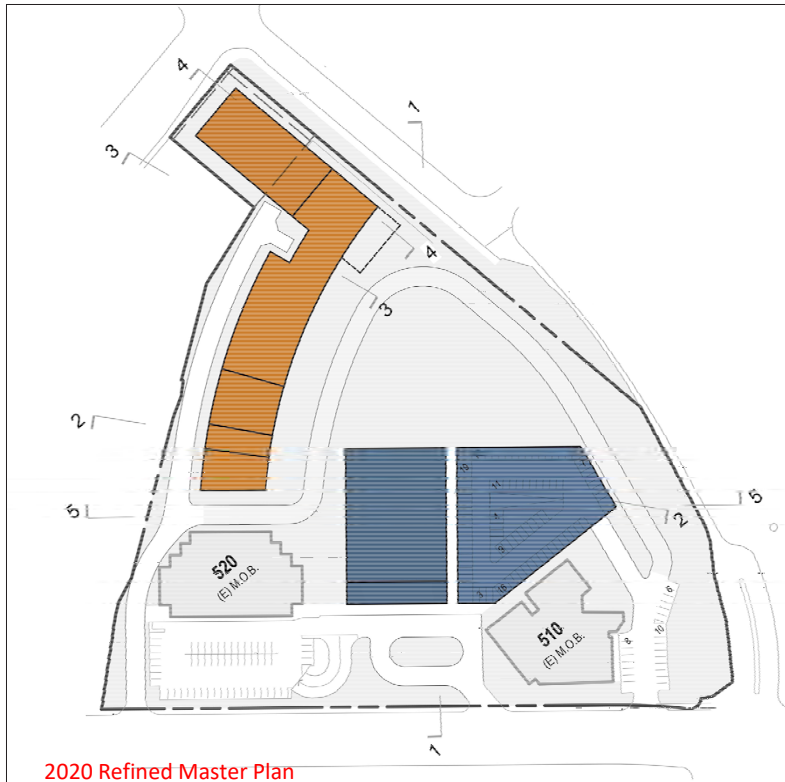
What We Heard:

- Concerns about density and number of units
- Minimize impacts to neighbors
- Long construction time
- Concerns about access on Flagler Ln.
- Community benefit



	Existing Campus	2019 Master Plan	2020 Master Plan
TRADE-OFFS	In need of seismic upgrade, dominated by parking	Maximized Open Space, 360 net new RCFE units	Repositioned RCFE to the north, 160 net new RCFE units
# of Residential Care for the Elderly Units 	60	420	220
Total Occupied Building Area (SF) 	Includes 510 & 520: 260,400	Includes 510 & 520: 592,700 RCFE: 423,000	Includes 510 & 520: 484,900 RCFE: 253,700
Active Construction Time 	---	9 years	4 years
# of Stories 	4	4	Phase 1: 6 Phase 2: 5
Active Open Green Space 	0.3 acres	3.6 acres	2.45 acres
Cost 	---	\$537M	Phase 1: \$235M Phase 2: \$139M





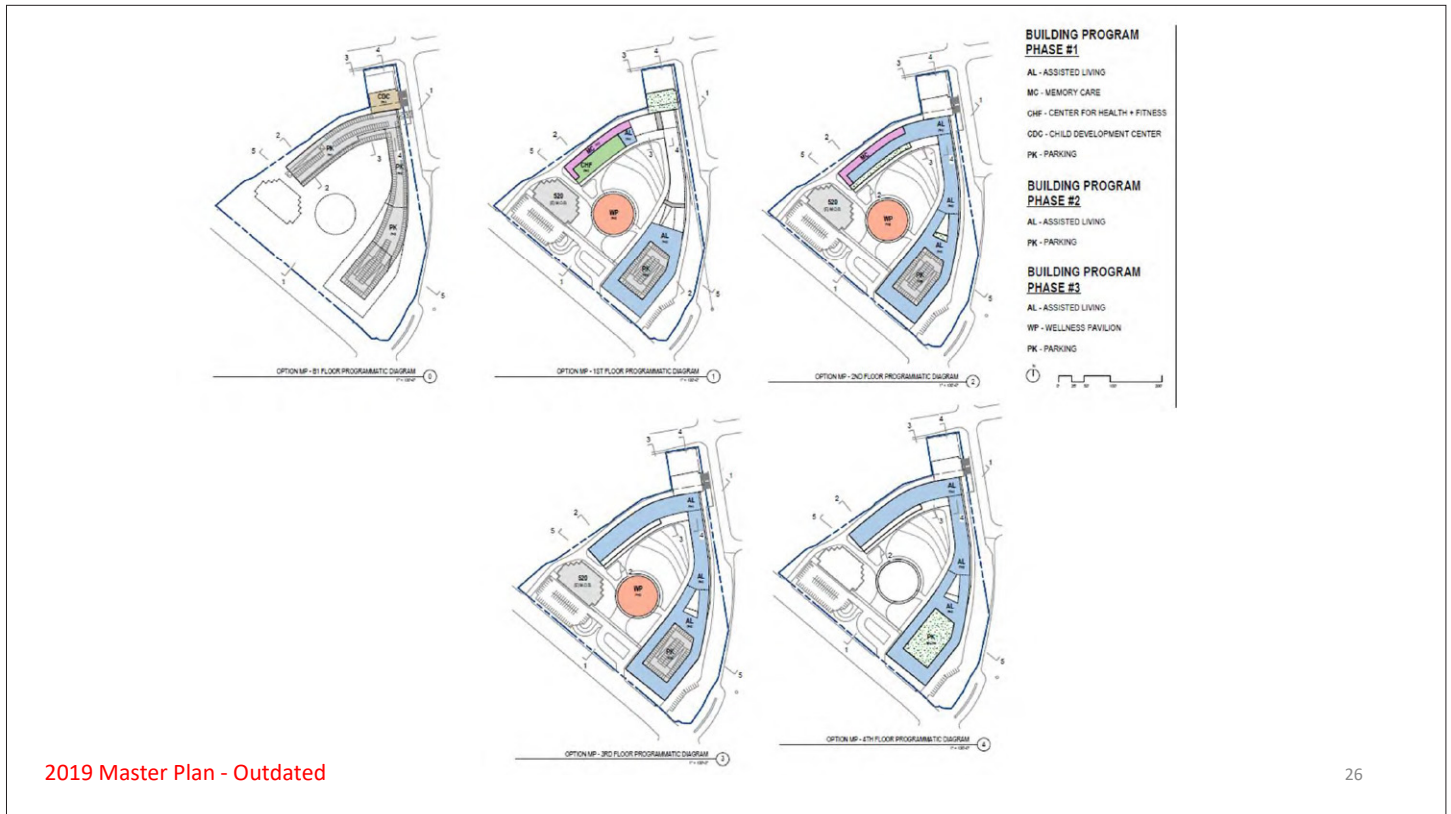
Phase 1

- RCFE – Residential Care for the Elderly**
- AL – Assisted Living**
- MC – Memory Care**
- PACE – Medical Service Space**
- CS – Community Services**
- SV – Back of House**
- BP – Bike and walking path**
- PK - Parking**

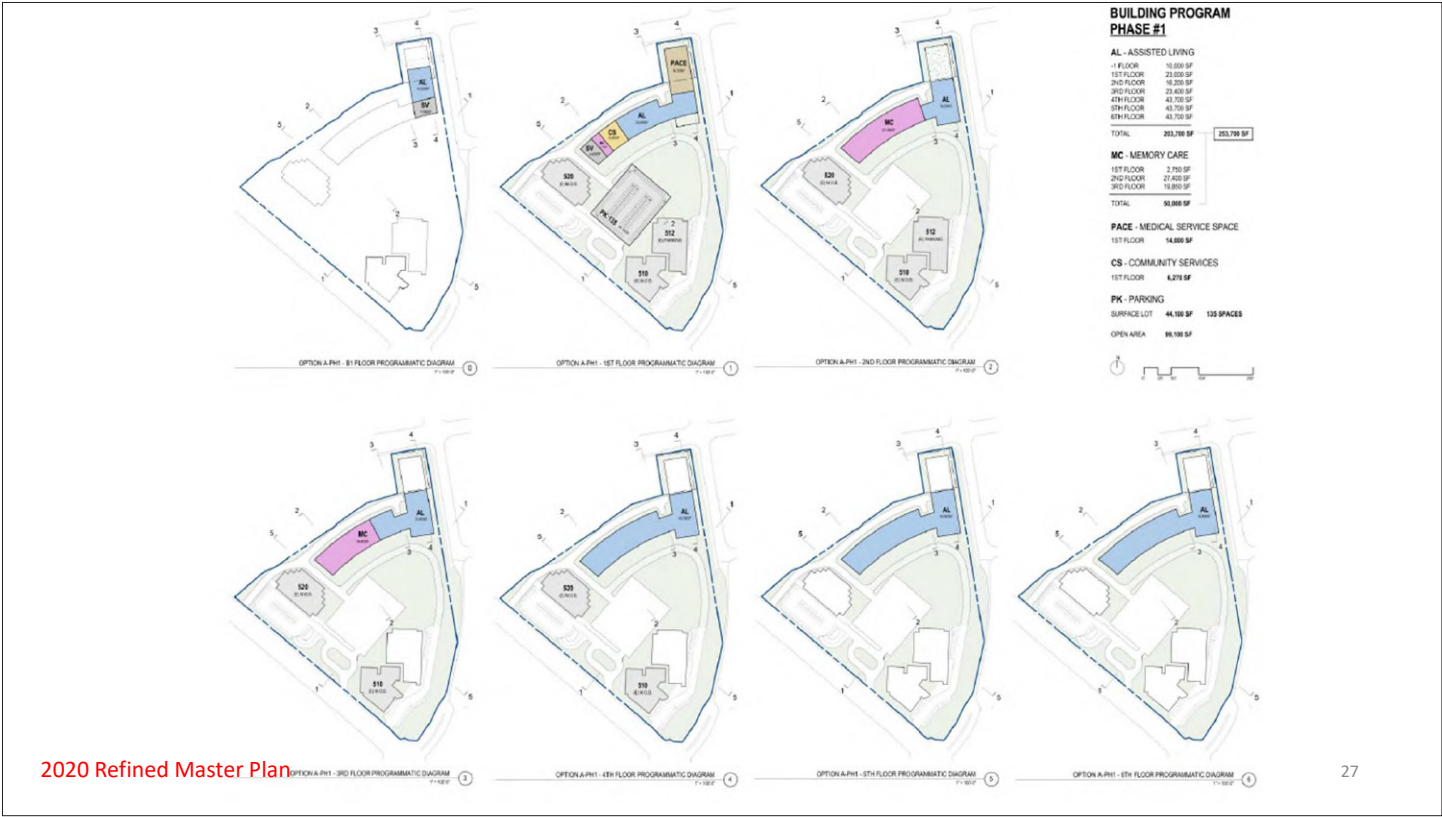
Phase 2

- WP – Wellness Pavilion**
- AQ – Aquatics**
- CHF – Center for Health & Fitness**
- OPEN AREA**
- PK - Parking**

2020 Refined Master Plan



2019 Master Plan - Outdated



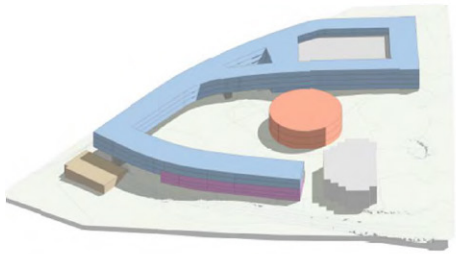


OPTION MP - 20-02 ①

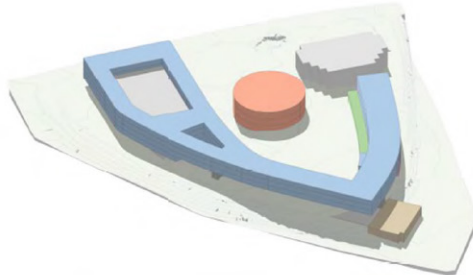


OPTION MP - 20-01 ①

2019 Master Plan
AL – Assisted Living
MC – Memory Care
CS – Community Services
WP – Wellness Pavilion
CHF – Center for Health & Fitness

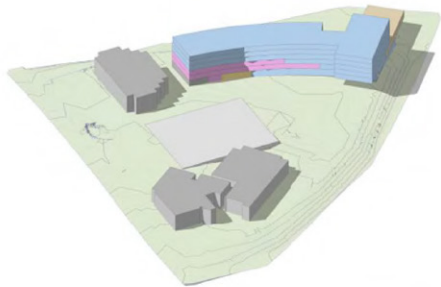


OPTION MP - 20-04 ①

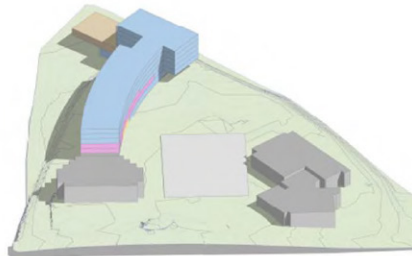


OPTION MP - 20-03 ①

2019 Master Plan - Outdated

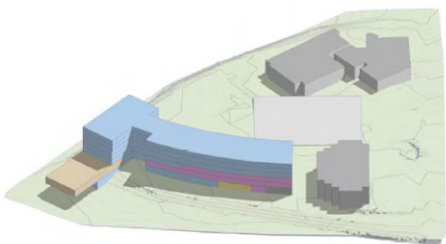


OPTION & PH1 - 20-02 ①

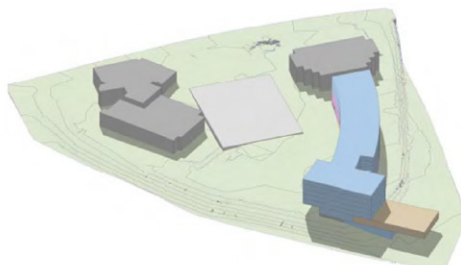


OPTION & PH1 - 20-01 ①

Phase 1
AL – Assisted Living
MC – Memory Care
PACE – Medical Service Space
CS – Community Services
SV – Back of House
PK – Parking

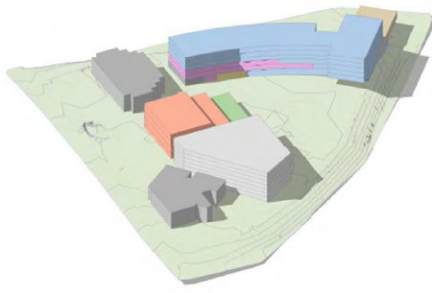


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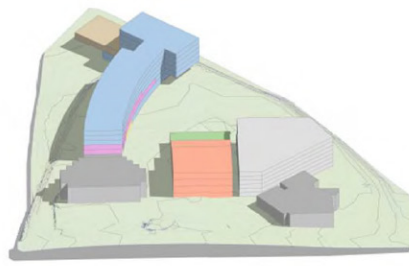


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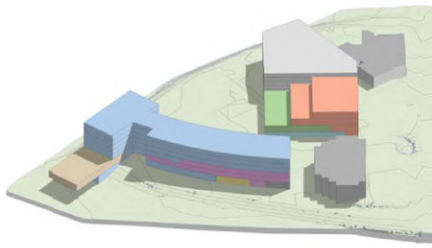
2020 Refined Master Plan



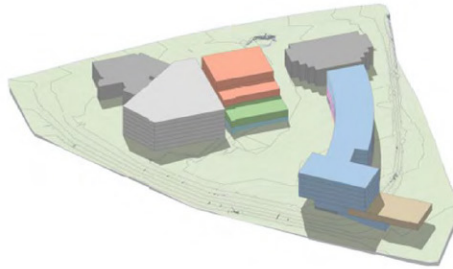
OPTION & PC - 3003



OPTION & PC - 3001



OPTION & PC - 3004

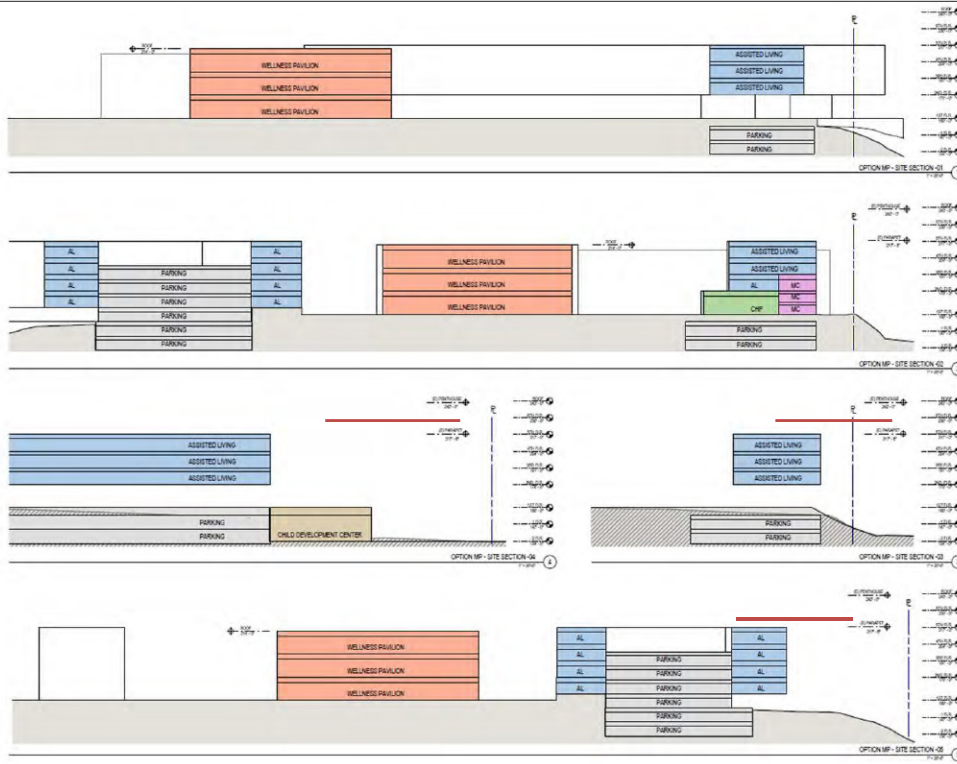


OPTION & PC - 3002

Phase 1	
AL	Assisted Living
MC	Memory Care
PACE	Medical Service Space
CS	Community Services
SV	Back of House
PK	Parking

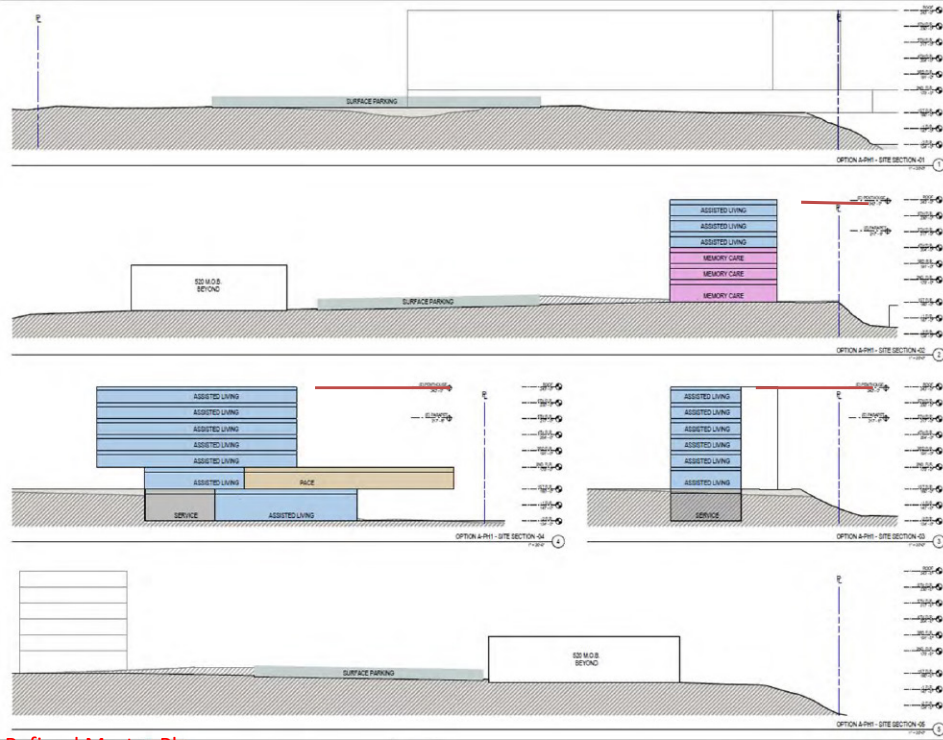
Phase 2	
WP	Wellness Pavilion
AQ	Aquatic Center
CHF	Center for Health & Fitness
PK	Parking

2020 Refined Master Plan



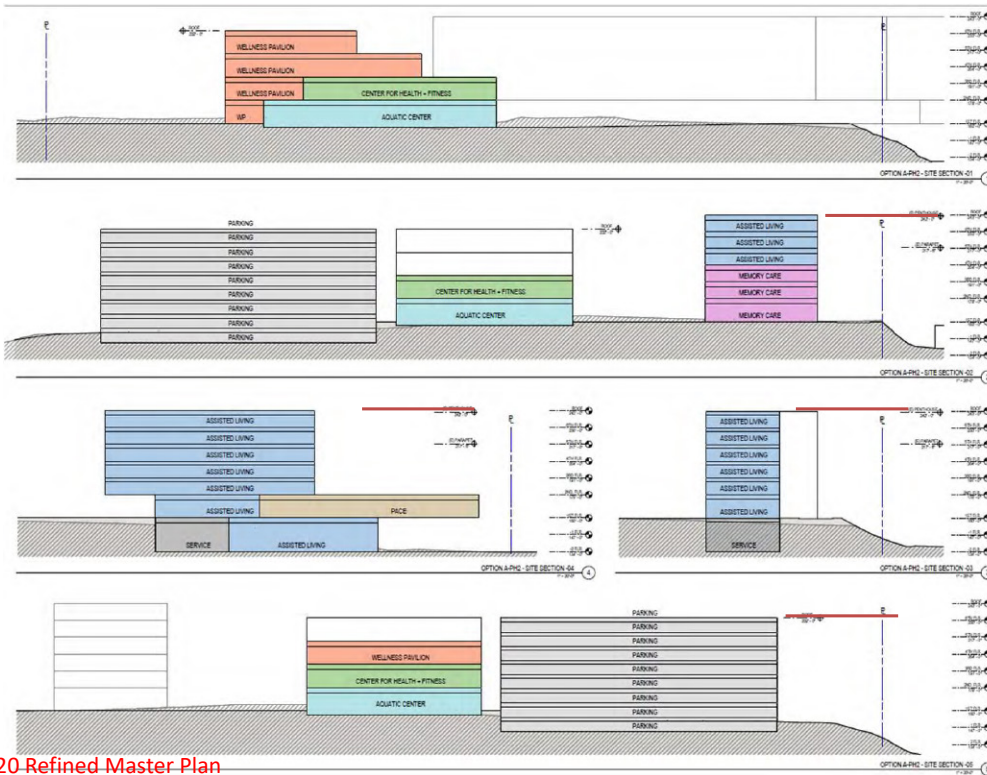
2019 Master Plan	
AL	Assisted Living
MC	Memory Care
CS	Community Services
WP	Wellness Pavilion
CHF	Center for Health & Fitness

2019 Master Plan - Outdated



- Phase 1**
- AL – Assisted Living
- MC – Memory Care
- PACE – Medical Service Space
- CS – Community Services
- SV – Back of House
- PK - Parking
- Phase 2**
- WP – Wellness Pavilion
- AQ – Aquatic Center
- CHF – Center for Health & Fitness
- PK - Parking

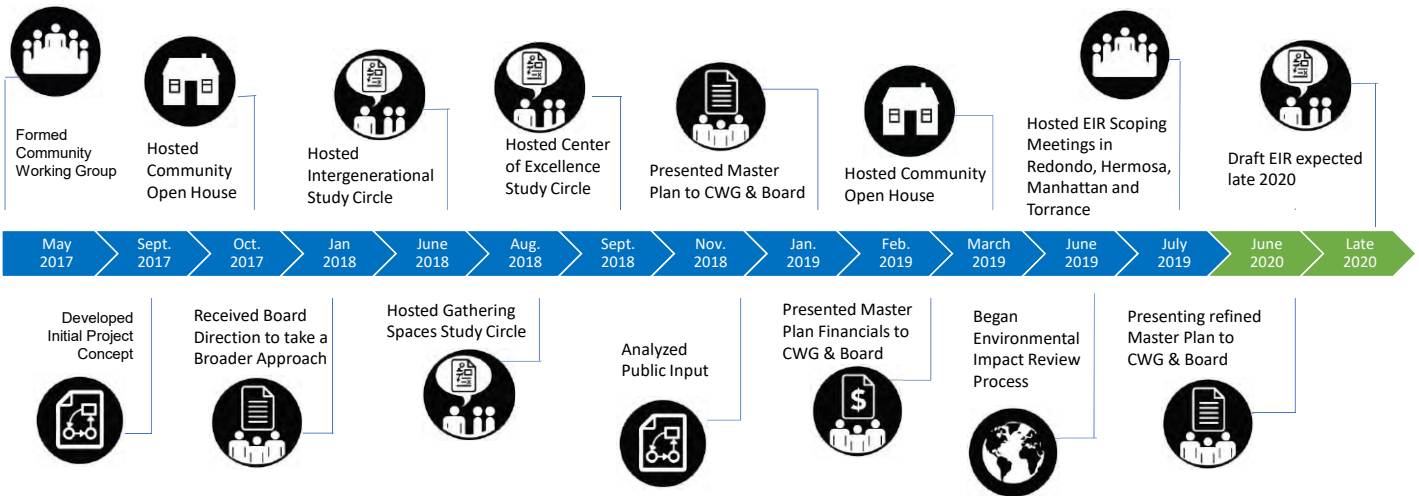
2020 Refined Master Plan



- Phase 1**
- AL – Assisted Living
- MC – Memory Care
- PACE – Medical Service Space
- CS – Community Services
- SV – Back of House
- PK - Parking
- Phase 2**
- WP – Wellness Pavilion
- AQ – Aquatic Center
- CHF – Center for Health & Fitness
- PK - Parking

2020 Refined Master Plan

Healthy Living Campus: Milestones



Environmental Impact Report (EIR) Process

Typically +/- 12 Months



- Notice of Preparation
- Five (5) Public Scoping Meetings
- Expected Late 2020
- Public Hearing

Summary

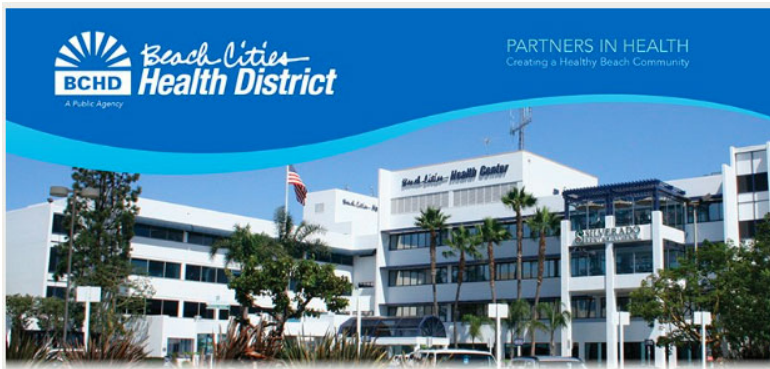
- Buildings repositioned
- Fewer, Smaller, Less
 - Fewer units
 - Smaller square footage
 - Less construction time
- No through traffic on Flagler Ln., Service and Limited Drop-off Only
- New programs
 - Aquatics
 - PACE
- Concur with staff to consider the refined Master Plan as the basis for the project description for the Environmental Impact Review(EIR) and continue preparation of the draft EIR in compliance with the California Environmental Quality Act (CEQA).

CWG Member Questions

Community Member Questions



APPENDIX B: MEETING REMINDER



Dear Cristan,

Hello! We hope you are healthy and well during this time. Here's a reminder that we will hold our upcoming Community Working Group meeting virtually. I hope you can join us!

[Community Working Group Virtual Meeting](#)

Monday, June 15, 2020

6:00 p.m.

Instructions for joining this Zoom Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/91615283781?pwd=YldXakxKanI2MTJjbHhidzh5TWptUT09>

Password: beach

Or By Telephone:

+1 (669) 900 9128 or +1 (253) 215 8782

Webinar ID: 916 1528 3781

Password: 416511

We encourage you to log on up to 15 minutes early to make sure your technology is working. If you are having difficulty logging on, email Communications@bchd.org and we'll do our best to help! [Zoom Information](#).

We will discuss:

- Significant modifications to the proposed Healthy Living Campus Concept Master Plan will be presented – based on public input and potential impacts of the project – including a reduction in assisted living units, a shorter construction window and more.
- These updated plans for the Healthy Living Campus will be presented to the Board of Directors on Wednesday, June 17 at 6:30 p.m. That meeting will also be held virtually.
- BCHD continues to monitor the guidance from the CDC and the L.A. County Department of Public Health on protecting the most vulnerable in congregate living environments and will use the guidance to shape our decision making.

Refined Health Living Campus Information:

- [June 12 Press Release with plans](#)
- [Financials to be presented at the June 16 Finance Committee Meeting](#)

Please contact Cristan Higa at cristan.higa@bchd.org at any time to share ideas, concerns and/or to request a presentation to a community group. 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.

For more information on the project, please visit bchdcampus.org.

We look forward to your continued collaboration throughout this process.



APPENDIX B: MEETING REMINDER



Dear Cristan,

Hello! We hope you can join us tonight! Below is a link to the presentation and also the Staff Report that was included in the June 15 Board of Directors agenda packet.

[Community Working Group Virtual Meeting](#)

Monday, June 15, 2020

6:00 p.m.

Instructions for joining this Zoom Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/91615283781?pwd=YidXakxKanI2MTJjbHhidzh5TWptUT09>

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CWG Presentation (download here)

Refined Health Living Campus Information:

- [June 12 Press Release with plans](#)
- [Financials to be presented at the June 16 Finance Committee Meeting](#)
- [June 17 Board of Directors Meeting - Staff Report](#)

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We look forward to your continued collaboration throughout this process.



APPENDIX B: MEETING REMINDER



HEALTHY LIVING CAMPUS COMMUNITY UPDATE

HEALTHY LIVING CAMPUS VISION

The Healthy Living Campus project is a unique opportunity for our community to chart the future of health by purposefully building an intergenerational, vibrant, research-driven campus where people can learn and engage in healthy behaviors, form meaningful connections and be well... for many generations to come.



Beach Cities Health District (BCHD) has refined the Master Plan for its proposed Healthy Living Campus in Redondo Beach and will present the updated blueprint to the BCHD Board of Directors on Wednesday, June 17.

The pared-down project includes:

- **Fewer Units:** Reducing Residential Care for the Elderly (RCFE) units from 420 to 220;
- **Smaller Building Sizes:** Reducing the square footage of the new buildings from 423,000 sf to 253,700 sf; with plans to shift them farther from adjacent homes;
- **Less Construction Time:** Active construction time is shortened from nine to four years in two phases (instead of three)

View Project Materials:

[Refined Master Plan Concept](#)
[Board of Directors June 17 Staff Report](#)
[Community Working Group Presentation](#)

The virtual June 17 BCHD Board of Directors meeting will be at 6:30 p.m. The public can participate by visiting www.bchd.org/board-directors-meetings.



Phase 1:
 Residential Care for the Elderly
 - Assisted Living
 - Memory Care
 PACE
 Community Services
 Parking

Phase 2:
 Community Wellness Pavilion
 Aquatic Center
 Center for Health & Fitness
 Parking

BCHD's 11-acre campus – bordered by Prospect Avenue, Beryl Street, Diamond Street and Flagler Lane – was originally built as a hospital in the mid-1950s. When private hospital health care boomed in the South Bay, the publicly-elected Board of Directors voted to close the facility (in 1998) and shift the District's focus to community and preventive health. The old hospital building was leased to other medical and memory care providers and generates the majority of BCHD's lease revenue to fund free programs and services for the community.

The Healthy Living Campus addresses the health needs of the Beach Cities aging population, escalating maintenance costs as well as seismic and structural issues common with buildings built in the 1950s.

"We began imagining our modernized Healthy Living Campus in 2017 as an intergenerational project for all Beach Cities residents," says BCHD CEO Tom Bakaly. "For the past three years, we've collected more than 1,300 public comments during more than 70 meetings and worked with financial, construction and environmental experts to minimize impacts on local neighborhoods while developing concepts that meet the changing health needs in the Beach Cities."

"We'll unveil our Refined Master Plan to the Board that safeguards our community's older adults – allowing them to age in place – while generating revenue to secure our more than 40 programs and services for residents of all ages."

Additional alterations in the Refined Master Plan include nearly doubling the size of the Center for Health and Fitness and including an aquatic center (in Phase 2), building a Community Wellness Pavilion with public meeting spaces and demonstration kitchen, as well as creating 2.45 acres of open space for programming, exercise and community recreation.

Additionally, the revamped RCFE community will include a Program for All-Inclusive Care for the Elderly (PACE), which provides comprehensive medical and social services to older adults in the Beach Cities community.

View the refined Healthy Living Campus Master Plans by visiting <https://www.bchdcampus.org/campus>.



Contact Us: HLInfo@bchd.org (email)

