

**From:** [Catherine Bem](#)  
**To:** [Charlie Velasquez](#)  
**Subject:** FW: Comment for the written record only - Bchdfiles.com  
**Date:** Wednesday, February 9, 2022 10:18:54 AM

---

-----Original Message-----

From: Mark Nelson [REDACTED]  
Sent: Tuesday, February 8, 2022 11:07 AM  
To: Communications <Communications@bchd.org>  
Cc: Paul Novak <pnovak@lalafco.org>  
Subject: Comment for the written record only - Bchdfiles.com

The public is being denied access to BCHD files as the website established by BCHD that provides those files is non-operable.

Sent from my iPhone

**From:** [Catherine Bem](#)  
**To:** [Charlie Velasquez](#)  
**Subject:** FW: For the written record only - Comment regarding RHNA to Redondo Beach City Council  
**Date:** Wednesday, February 9, 2022 10:19:13 AM

---

**From:** Mark Nelson (Home Gmail) [REDACTED]  
**Sent:** Tuesday, February 8, 2022 7:28 PM  
**To:** Communications <Communications@bchd.org>  
**Subject:** For the written record only - Comment regarding RHNA to Redondo Beach City Council

The 3 beach cities should restructure the BCHD into a minimum cost distributor of property tax revenues only. The site should be reclaimed and used for housing. Unlike BCHD, the City could reasonably develop the area at 30 feet instead of 100 feet tall. Further, the City could provide ample setbacks instead of building on the perimeters - thereby maximally damaging the surrounding neighborhoods. Residential housing, with ample setbacks and low heights would be a much welcomed reprieve from the BCHD Staples-sized development.

**From:** [Catherine Bem](#)  
**To:** [Charlie Velasquez](#)  
**Subject:** FW: Public Comment BCHD Strategic Planning is "Packed", Biased and Non-representative of the community at large  
**Date:** Wednesday, February 9, 2022 2:18:44 PM

---

**From:** Mark Nelson (Home Gmail) [REDACTED]  
**Sent:** Wednesday, February 9, 2022 12:04 PM  
**To:** Communications <Communications@bchd.org>  
**Cc:** Paul Novak <pnovak@lalafco.org>; Al.Muratsuchi@asm.ca.gov; Ben.Allen@sen.ca.gov; HollyJMitchell@bos.lacounty.gov; Vanessa I. Poster <Vanessa.Poster@bchd.org>; Martha Koo <Martha.Koo@bchd.org>; Michelle Bholat <Michelle.Bholat@bchd.org>; Noel Chun <Noel.Chun@bchd.org>; Jane Diehl <Jane.Diehl@bchd.org>  
**Subject:** Public Comment BCHD Strategic Planning is "Packed", Biased and Non-representative of the community at large

Copy of comments for the WRITTEN RECORD ONLY of the Strategic Planning Committee (2/9/22 meeting) and Board  
Comments for the BCHD MSR, SOI, and Grand Jury..

The BCHD half day strategic planning meeting results are invalid and do not represent the public of the 3 beach cities. The meetings are deliberately packed with both paid and unpaid affiliated BCHD persons. For example, the Board, Executive Management, Management, Employees, Consultants, and Contractors are all paid to attend the meeting. Committee Members, Advisors, and Volunteers are all either Board Approved or affiliated with BCHD. In most cases 5% or less of the attendees are non-affiliated general public. With a 20-to-1 packing of the meeting, the results are not only invalid, but bought and paid for via payroll and consultant/contractor payments.

Mark Nelson  
3+ Year BCHD Volunteer  
CWG

**From:** [Catherine Bem](#)  
**To:** [Charlie Velasquez](#)  
**Subject:** FW: PUBLIC COMMENT and City of Redondo Public Records Act Request  
**Date:** Monday, February 14, 2022 12:42:57 PM

---

**From:** Mark Nelson (Home Gmail) [REDACTED]  
**Sent:** Saturday, February 12, 2022 8:01 PM  
**To:** Eleanor Manzano <cityclerk@redondo.org>  
**Cc:** PRR <PRR@bchd.org>; Paul Novak <pnovak@lalafco.org>; Al.Muratsuchi@asm.ca.gov; Ben.Allen@sen.ca.gov; HollyJMitchell@bos.lacounty.gov; CityClerk <CityClerk@torranceca.gov>; Martinez, Oscar <OMartinez@torranceca.gov>; Kevin Cody <kevin@easyreadernews.com>; Lisa Jacobs <lisa.jacobs@tbrnews.com>  
**Subject:** PUBLIC COMMENT and City of Redondo Public Records Act Request

Public Comment to Electeds and Agencies:  
PRA Request to Redondo Beach:

BCHD is advertising that it has filed documents at the City. Provide the documents referenced below: The same PRA was provided to BCHD previously. Two taxpayer funded agencies should not be withholding information from their constituents. Furthermore, the CPRA does not REQUIRE any withholding. BCHD has provided NO UPDATED MASTER PLAN since 2021 to the taxpayers and public. We are completely in the dark as secret negotiations continue.

This is no different than the outrage in Hermosa over the Starbucks at 2nd and PCH or the excessive height 80 unit building in El Porto. Both occurred behind closed doors and the public was brought in at the 11th hour when it would be denied due process.

BCHD and the City previously engaged in secret negotiations in 2018 and 2019, which culminated in an inaccurate letter from BCHD counsel to the City in February 2019. BCHD withheld the document until July of 2020, following its June 2020 Board approval of the plant.

Following BCHDs release of the errant letter, BCHD responded in a August 2020 that it has no studies of operating damages, past or future, from the operation of the campus in a residential area. Clearly, BCHD misrepresented its benefits to the City Attorney, when in fact BCHD had no analysis of damages with which to determine whether or not there were ANY net benefits to Redondo Beach residents, as claimed by BCHD.

The only reason that BCHDs disinformation went unchallenged, was due to the City and BCHD choosing to hide it from the public for nearly 18 months.

That cannot be allowed to happen again, and per BCHDs web page, it IS happening at this time.

Mark Nelson  
3+ Year BCHD Volunteer  
Redondo Beach

- Beach Cities Health District's Conditional Use Permit (CUP) pre-application **that was submitted to the City of Redondo Beach** regarding its Healthy Living Campus master plan.

**From:** [Catherine Bem](#)  
**To:** [Charlie Velasquez](#)  
**Subject:** FW: Public Comment - BCHD Board Meeting - 2/23/22 - Topics include: lack of transparency, commercial real estate development  
**Date:** Tuesday, February 22, 2022 10:33:22 AM  
**Attachments:** [Slide1.PNG](#)  
[Slide4.PNG](#)  
[Slide3.PNG](#)  
[Slide5.PNG](#)  
[Slide2.PNG](#)  
[Comments on BCHD Commercial Development 2-14-22.pdf](#)  
[4up BCHD 1200 person petition-compressed \(1\).pdf](#)  
[BCHD Secret Negotiations.pdf](#)

---

**From:** Stop BCHD [REDACTED]  
**Sent:** Monday, February 21, 2022 1:08 PM  
**To:** Communications <Communications@bchd.org>  
**Cc:** pnovak@lalafo.org; Al.Muratsuchi@asm.ca.gov; Ben.Allen@sen.ca.gov; HollyJMitchell@bos.lacounty.gov; cityclerk@hermosabeach.gov; cityclerk@redondo.org; cityclerk@torranceca.gov; cityclerk@manhattanbeach.gov; Kevin Cody <kevin@easyreadernews.com>; Lisa Jacobs <lisa.jacobs@tbrnews.com>; letters@latimes.com; letters@dailybreeze.com  
**Subject:** Public Comment - BCHD Board Meeting - 2/23/22 - Topics include: lack of transparency, commercial real estate development

Because BCHD has elected to further reduce the transparency of its 100-foot tall, 800,000 sqft commercial development project for 80% non-residents of the 3 beach cities by no longer reading public comments, the following public comments are distributed widely to:

Mayors, Councils, Planning Commissions, and Directors of HB, RB, MB, and Torrance  
Electeds  
LALAFCO

**PUBLIC COMMENTS FROM MULTIPLE RESIDENTS (NAMES LISTED AT BOTTOM)**

The following is a written public comment to all addressed parties regarding BCHDs attempted permitting for 3rd party developer actions on the 514 N Prospect site. BCHD has indicated that it does not have the financial capacity to develop the site, and that it plans to lease the site to a 3rd party for commercial development. BCHD further indicates that it refuses to allow voters the opportunity to approve a bond measure since BCHD expects voters will not approve its project and financing. As such, BCHD plan is to exclude low cost public bond funding as was used for the South Bay Hospital.

These comments address correcting the current lack of taxpayer transparency in the BCHD permitting process with the City. These comments also address specific development themes and the legacy disclosure issues of BCHD interactions with the City and taxpayers.

BCHDs damages will extend into the surrounding neighborhoods of Torrance, Hermosa Beach, and

Redondo Beach.

**KEY PUBLIC COMMENT THEMES**

1. TAXPAYERS OPPOSE BCHD PROJECT AND WANT TRANSPARENT GOVERNMENT AGENCIES AND PROCESSES INSTEAD OF THE CURRENT SECRET DISCUSSIONS
2. TAXPAYERS MUST BE UPDATED ON BCHD PLANS IMMEDIATELY
3. DISCUSSIONS BETWEEN BCHD AND THE CITY MUST BE OPEN TO THE PUBLIC
4. ALL DOCUMENTS TRADED BETWEEN BCHD AND THE CITY MUST BE PUBLISHED
5. BCHD MUST NOW PROVE ITS CLAIMS IN THE WITHHELD FEBRUARY 2019 MEMO
6. INSIDER RELATIONSHIPS WITH BCHD MUST BE HALTED IMMEDIATELY
7. INTERLOCKING RELATIONSHIPS WITH BCHD MUST BE HALTED IMMEDIATELY
8. A SIGNIFICANT PORTION OF SURROUNDING RESIDENTS OPPOSE BCHD PLAN
9. BCHD MISSTATES ITS ACTIONS WITH REGARD TO PUBLIC COMMENTS
10. BCHD MISSTATES THE HEIGHT OF THE CURRENT CAMPUS
11. BCHD SITE PERIMETER CONSTRUCTION PLAN FAILS TO “RESPECT THE NATURAL TERRAIN OF THE SITE” AS REQUIRED IN RBMC DESIGN REVIEW
12. BCHD HAS BEEN FULLY AWARE OF ITS DAMAGES TO THE LOCAL NEIGHBORHOODS FROM PERIMETER CONSTRUCTION SINCE 2017
13. BCHD MUST MITIGATE ITS PROPOSED 85 dB NOISE WITH SHORTER HEIGHT CONSTRUCTION AND BETTER SOUND WALLS TO 70 dB TO PROTECT HEALTH
14. BCHD MUST SELECT A COMPATIBLE DESIGN FOR SURROUNDING NEIGHBORHOODS PER RBMC
15. BCHD, LIKE THE KENSINGTON, MUST BE COMPATIBLE WITH SURROUNDING NEIGHBORHOODS PER RMBC
16. SURROUNDING HOMEOWNERS HAVE SUBSTANTIAL PROPERTY VALUE RISK THAT MUST BE PROTECTED PER RBMC DESIGN REVIEW
17. BCHD MUST BE IN HARMONY WITH SCALE AND BULK OF SURROUNDING PROPERTIES PER RBMC ON DESIGN REVIEW AND BERYL HEIGHTS GUIDELINES

**TAXPAYERS OPPOSE BCHD PROJECT AND WANT TRANSPARENT GOVERNMENT AGENCIES AND PROCESSES INSTEAD OF THE CURRENT SECRET DISCUSSIONS**

**TAXPAYERS MUST BE UPDATED ON BCHD PLANS IMMEDIATELY**

The public has been held in the dark by BCHD on several occasions, notably as BCHD raised the height of the project from 60-feet to 75-feet to 103-feet without any public notice or input. The public is currently in the dark regarding the stale BCHD master plan that was last provided with a date of March 8, 2021 that is no longer consistent with the CEQA findings. It has been nearly one year since the public has seen an accurate master plan from taxpayer funded BCHD. The City must publish whatever BCHD materials it possesses regarding the project. The City's role is to protect the public – not the project proponent.

**DISCUSSIONS BETWEEN BCHD AND THE CITY MUST BE OPEN TO THE PUBLIC**

Two taxpayer-funded public agencies must not hide behind the Public Records Act and refuse to provide COMMUNICATIONS to their Taxpayers. The Act does not REQUIRE withholding, and in the case of two agencies and million\$ in potential damages to surrounding neighborhoods, withholding is inappropriate.

**ALL DOCUMENTS TRADED BETWEEN BCHD AND THE CITY MUST BE PUBLISHED**

The public can never again be blindsided by secret discussions by BCHD. BCHD documented its secret discussions with the City in a February 2019 letter to the Redondo Beach City Attorney. BCHD then WITHHELD the letter until July of 2020 – AFTER – BCHD Board had ALREADY approved the project. THAT WAS UNACCEPTABLE!

**BCHD MUST NOW PROVE ITS CLAIMS IN THE WITHHELD FEBRUARY 2019 MEMO**

BCHD denied the public its right to examine and contest its misrepresentations to the City of Redondo Beach by withholding the documents for nearly 18 months. BCHD must now provide evidence of its claims, including but not limited to: 1) economic damages to the surrounding home prices, and 2) significant net benefits to Redondo Beach residents from an RCFE that is less than 10% for Redondo Beach use, and a PACE facility that could be as low as 2% Redondo Beach use. Note that BCHD has stated in numerous records act requests that it does not have any benefit-cost analysis of its programs, it has no damages analysis, and it has no home price analysis, yet – BCHD guaranteed net benefits to Redondo Beach residents.

**INSIDER RELATIONSHIPS MUST BE HALTED IMMEDIATELY**

BCHD has a \$400M commercial development pending at the City. Insider relationships taint the objectivity of city staff and deprive taxpayers of the protections they deserve. As such, all city employees must relinquish any BCHD committee positions immediately and for the duration of the CUP, design review, and other permitting of the commercial project.

The City of Redondo Beach finance director services on a BCHD Board approved committee. That creates a conflict of interest and fiduciary failure to taxpayers. Taxpayers are unable to



monitor information flows that occur inside and outside of those committee meetings, nor can taxpayers ever be clear that decisions and analyses are not tainted.

**INTERLOCKING RELATIONSHIPS MUST BE HALTED IMMEDIATELY**

If the following situation were happening with CenterCal as the commercial development proponent, the City would not stand for it. However, this is a clear example of the convoluted and improper relationship between the City and BCHD during a \$400M application process.

GPAC Chair Biro is both a BCHD Board Approved committee member and a Redondo Beach Council approved member of the GPAC. BCHD has been presenting and participating in GPAC since 2017, and BCHD has made dubious claims that were allowed to stand by GPAC, such as, BCHD planned \$12,500 per month RCFE or expected \$7,500 per month low income RCFE would count for RHNA. That claim was laughable, yet it took the public to vigorously challenge it.

Further, BCHD hired Chair Biro with a no-bid, roughly \$300,000 contract to advocate for the BCHD commercial development. Again, given Biro's interlocking relationships, he must be discharged from GPAC or taxpayers can have no expectation of a fair decision of the CUP and Design Review.

So if Chair Biro had a \$300,000 contract with CenterCal during the Mall-by-Sea application, if he sat on an internal committee of CenterCal before that contract, and if CenterCal presented before GPAC, THEN JUST HOW QUICKLY would Chair Biro have be removed from GPAC? There is NO MATERIAL DIFFERENCE to taxpayers between BCHD leasing our public land to a private developer and CenterCal's proposal from a local damages point of view.

**A SIGNIFICANT PORTION OF SURROUNDING RESIDENTS OPPOSE BCHD PLAN**

There are approximately 6,000 residents within one-half mile of BCHD. Over 1,200 local residents (20%) signed onto a petition to reduce the size of the BCHD proposed development following submission of BCHDs NOP in June 2019. That NOP was for a 60-foot tall, 730,000 sqft of surface buildings compound with 160,000 sqft of underground parking. Subsequently BCHD increased the height to 103-feet and the above ground buildings to 790,000 sqft.

**BCHD MISSTATES ITS ACTIONS WITH REGARD TO PUBLIC COMMENTS**

The majority of comments to BCHD plan have come from surrounding resident opposition. BCHD claims about 650 comments from public meetings, while over 1,200 neighboring residents signed the petition and hundreds repeatedly commented against the project. BCHDs final proposal was 170% as tall at 103-feet, removed the 160,000 sqft of out-of-sight underground parking, added an 8 to 10 story parking garage, and increased the total above ground buildings to 110% at 790,000 sqft. Clearly, BCHD assertion that it "heard" the public and modified the plan as a result is flatly false.

**BCHD MISSTATES THE HEIGHT OF THE CURRENT CAMPUS**

BCHD fails to state that only 968 sqft "the penthouse" of the existing (0.3%) campus exceeds 51-feet tall. BCHD repeatedly asserts that the campus is 76-feet tall, while the facts support only a penthouse. Factually, the other 311,032 sqft of the 312,000 sqft of the campus have an average height of about 30-feet and a maximum height of 51-feet. The BCHD proposal of

103-feet represents a doubling of campus height. The nearly 800,000 sqft of the proposed project represents a near tripling of size.

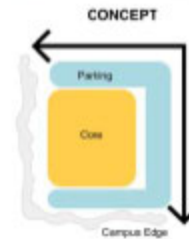
**BCHD SITE PERIMETER CONSTRUCTION PLAN FAILS TO “RESPECT THE NATURAL TERRAIN OF THE SITE” AS REQUIRED IN RBMC DESIGN REVIEW**

South Bay Hospital District located the hospital very nearly in the center of the parcel. As a result of this respect of the terrain, the visual size and mass of the building were minimized. BCHD instead maximizes mass and damages to the surrounding neighborhoods by building on the north, northeast, southwest and west perimeters of the site at over 100-feet. (Note: BCHD has steadfastly refused to provide updated documents to the public, so this is based on their last, published, complete master plan). BCHD must be forced to move development to the center of the site, or, BCHD must conform so surrounding design guidelines as did The Kensington at PCH and Knob Hill.

**BCHD HAS BEEN FULLY AWARE OF ITS DAMAGES TO THE LOCAL NEIGHBORHOODS FROM PERIMETER CONSTRUCTION SINCE 2017**

In the very first Community Working Group advisory panel meeting in May 2017, BCHD acknowledged that its development would have multiple negative impacts to surrounding neighborhoods. As a result BCHD stated and showed its plan to surround the development with green space and perimeter surface parking as a transition between commercial and residential land uses (5/15/2017 presentation by BCHD).

Healthy Living Campus Parking Approach



BCHD disrespects the natural, elevated terrain of the site with its current high-rise development of a 6-story RCFE for 80% non-residents of the three Beach Cities that own BCHD on the north and northeast perimeter; its current 8-10 story parking structure plan at Prospect and Diamond on the southwest perimeter corner; and its current plan for a roughly 70 foot urban cliff along Prospect Avenue with an inward facing stair step design to maximize Beryl Heights facing mass while minimizing inward, campus facing mass.

**BCHD MUST MITIGATE ITS PROPOSED 85 dB NOISE WITH SHORTER HEIGHT CONSTRUCTION AND BETTER SOUNDWALLS TO 70 dB TO PROTECT HEALTH**

RBMC 24.301 states that residential neighborhoods should never receive incoming sound levels above 70 dB. BCHD has granted itself 85 dB in it EIR. BCHD oil field services environmental firm, Wood PLC stated that because BCHD was exceeding 3-stories, the noise would propagate at the high level to other areas, but, if BCHD reduced the height, typical noise reducing material would dampen the noise. Because noise measurement is logarithmic, 85 dB is 15-times higher than the World Health Organization safe for human hearing standard of 70 dB. Further RMBC on Design Review and Conditional Use require protection of the public health – including the surrounding neighborhoods.

**BCHD MUST SELECT A COMPATIBLE DESIGN FOR SURROUNDING NEIGHBORHOODS PER RBMC**

The current BCHD proposed design is a knock off of 1955 Miami Beach hotel construction. It is completely out of character with the surrounding Torrance and Redondo Beach neighborhoods and violates RBMC Design Review and the Residential Design Guidelines adopted to protect Beryl Heights neighborhood character.

**BCHD 2022**



**MIAMI 1955**



**BCHD, LIKE THE KENSINGTON, MUST BE COMPATIBLE WITH SURROUNDING NEIGHBORHOODS PER RMBC**

"The proposed facility is compatible with the type, character, and density/intensity of the adjacent residential and commercial uses" – City of Redondo Beach



Kensington Assisted Living

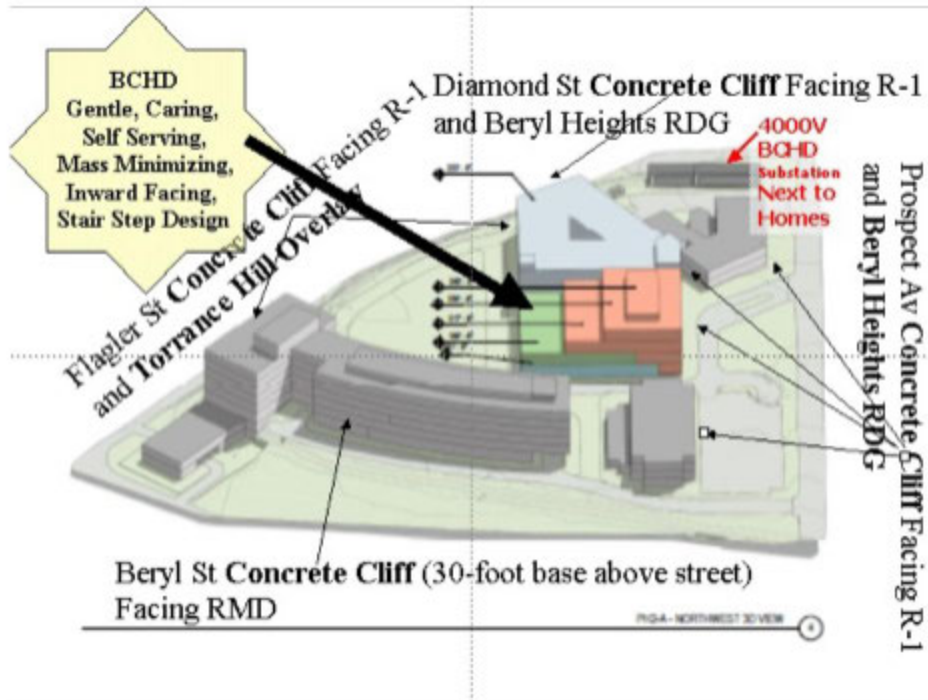
Per the City of Redondo Beach EIR, the project includes an 80,000-square foot assisted living facility with 96 suites and 11,000-sqft of common space on 3.37 acres gross. The footprint of the facility buildings is 1.15 acres based on aerial analysis. The architecture and design is earth tone Spanish revival and at 33-feet maximum height is very consistent with the surrounding single and multifamily residential.

**SURROUNDING HOMEOWNERS HAVE SUBSTANTIAL PROPERTY VALUE RISK THAT MUST BE PROTECTED PER RBMC DESIGN REVIEW**

The surrounding one-half mile of residences have an estimated market value of \$3.8B, of which \$2.6B represents owner's equity. Econometric modeling demonstrates that homes closer to BCHD bear a disproportionate part of the financial burden of the existing campus and operation..Note: on 8/10/2020 BCHD disclosed from PRR responses that it had no studies of housing value impacts on the surrounding neighborhoods. Other responses indicated that BCHD has also made no estimates of damages on surrounding neighborhoods from causes other than relative home value declines.

**BCHD MUST BE IN HARMONY WITH SCALE AND BULK OF SURROUNDING PROPERTIES PER RBMC ON DESIGN REVIEW AND BERYL HEIGHTS GUIDELINES**

BCHD design for its aquatic center demonstrates BCHD willful lack of consideration of both mass and bulk on surrounding neighborhoods. BCHD design puts a roughly 70-foot wall of glass and concrete toward Beryl Heights, while carefully stepping down the 3-stories where they face the inside of the campus. This design both conveys BCHD complete failure to adhere to RBMC on the north, east, southwest and west sides of campus, and BCHD clear understanding of de-massing for its own internal use. Whether malfeasance or malevolence toward the surrounding neighborhoods, BCHD plan fails RBMC review.



SUBMITTED BY:  
Ann Cheung  
Barbara Epstein  
Candace Nafissi  
Christine Ferrero  
Darryl Boyd

Geoff Gilbert  
Hamant and Robin Patel  
Janet Smolke  
Joyce Field  
Joyce Stauffer  
Linda Zelik  
Lisa Falk  
Lisa Youngworth  
Marcia Gehrt  
Marcie Guillermo  
Mark Donna Miodovski  
Melanie Cohen  
Melissa White  
Mike Woolsey  
Pat Wickens  
Ruby Sonadres  
Steve Saber  
Tim Ozenne  
Tom McGarry  
Warren Croft

--

STOP BCHD [REDACTED] is a neighborhood organization of residents concerned about the economic and quality-of-life damages that BCHDs 100-foot tall, 800,000 sqft commercial development will inflict for the next 50-100 years.

## **TAXPAYERS OPPOSE BCHD PROJECT AND WANT TRANSPARENT GOVERNMENT AGENCIES AND PROCESSES INSTEAD OF THE CURRENT SECRET DISCUSSIONS**

### **TAXPAYERS MUST BE UPDATED ON BCHD PLANS IMMEDIATELY**

The public has been held in the dark by BCHD on several occasions, notably as BCHD raised the height of the project from 60-feet to 75-feet to 103-feet without any public notice or input. The public is currently in the dark regarding the stale BCHD master plan that was last provided with a date of March 8, 2021 that is no longer consistent with the CEQA findings. It has been nearly one year since the public has seen an accurate master plan from taxpayer funded BCHD. The City must publish whatever BCHD materials it possesses regarding the project. The City's role is to protect the public – not the project proponent.

### **DISCUSSIONS BETWEEN BCHD AND THE CITY MUST BE OPEN TO THE PUBLIC**

Two taxpayer-funded public agencies must not hide behind the Public Records Act and refuse to provide COMMUNICATIONS to their Taxpayers. The Act does not REQUIRE withholding, and in the case of two agencies and million\$ in potential damages to surrounding neighborhoods, withholding is inappropriate.

### **ALL DOCUMENTS TRADED BETWEEN BCHD AND THE CITY MUST BE PUBLISHED**

The public can never again be blindsided by secret discussions by BCHD. BCHD documented its secret discussions with the City in a February 2019 letter to the Redondo Beach City Attorney. BCHD then WITHHELD the letter until July of 2020 – AFTER – BCHD Board had ALREADY approved the project. THAT WAS UNACCEPTABLE!

### **BCHD MUST NOW PROVE ITS CLAIMS IN THE WITHHELD FEBRUARY 2019 MEMO**

BCHD denied the public its right to examine and contest its misrepresentations to the City of Redondo Beach by withholding the documents for nearly 18 months. BCHD must now provide evidence of its claims, including but not limited to: 1) economic damages to the surrounding home prices, and 2) significant net benefits to Redondo Beach residents from an RCFE that is less than 10% for Redondo Beach use, and a PACE facility that could be as low as 2% Redondo Beach use. Note that BCHD has stated in numerous records act requests that it does not have any benefit-cost analysis of its programs, it has no damages analysis, and it has no home price analysis, yet – BCHD guaranteed net benefits to Redondo Beach residents.

### **INSIDER RELATIONSHIPS MUST BE HALTED IMMEDIATELY**

BCHD has a \$400M commercial development pending at the City. Insider relationships taint the objectivity of city staff and deprive taxpayers of the protections they deserve. As such, all city employees must relinquish any BCHD committee positions immediately and for the duration of the CUP, design review, and other permitting of the commercial project.

The City of Redondo Beach finance director services on a BCHD Board approved committee. That creates a conflict of interest and fiduciary failure to taxpayers. Taxpayers are unable to

monitor information flows that occur inside and outside of those committee meetings, nor can taxpayers ever be clear that decisions and analyses are not tainted.

### **INTERLOCKING RELATIONSHIPS MUST BE HALTED IMMEDIATELY**

If the following situation were happening with CenterCal as the commercial development proponent, the City would not stand for it. However, this is a clear example of the convoluted and improper relationship between the City and BCHD during a \$400M application process.

GPAC Chair Biro is both a BCHD Board Approved committee member and a Redondo Beach Council approved member of the GPAC. BCHD has been presenting and participating in GPAC since 2017, and BCHD has made dubious claims that were allowed to stand by GPAC, such as, BCHD planned \$12,500 per month RCFE or expected \$7,500 per month low income RCFE would count for RHNA. That claim was laughable, yet it took the public to vigorously challenge it.

Further, BCHD hired Chair Biro with a no-bid, roughly \$300,000 contract to advocate for the BCHD commercial development. Again, given Biro's interlocking relationships, he must be discharged from GPAC or taxpayers can have no expectation of a fair decision of the CUP and Design Review.

So if Chair Biro had a \$300,000 contract with CenterCal during the Mall-by-Sea application, if he sat on an internal committee of CenterCal before that contract, and if CenterCal presented before GPAC, THEN JUST HOW QUICKLY would Chair Biro have be removed from GPAC? There is NO MATERIAL DIFFERENCE to taxpayers between BCHD leasing our public land to a private developer and CenterCal's proposal from a local damages point of view.

### **A SIGNIFICANT PORTION OF SURROUNDING RESIDENTS OPPOSE BCHD PLAN**

There are approximately 6,000 residents within one-half mile of BCHD. Over 1,200 local residents (20%) signed onto a petition to reduce the size of the BCHD proposed development following submission of BCHDs NOP in June 2019. That NOP was for a 60-foot tall, 730,000 sqft of surface buildings compound with 160,000 sqft of underground parking. Subsequently BCHD increased the height to 103-feet and the above ground buildings to 790,000 sqft.

### **BCHD MISSTATES ITS ACTIONS WITH REGARD TO PUBLIC COMMENTS**

The majority of comments to BCHD plan have come from surrounding resident opposition. BCHD claims about 650 comments from public meetings, while over 1,200 neighboring residents signed the petition and hundreds repeatedly commented against the project. BCHDs final proposal was 170% as tall at 103-feet, removed the 160,000 sqft of out-of-sight underground parking, added an 8 to 10 story parking garage, and increased the total above ground buildings to 110% at 790,000 sqft. Clearly, BCHD assertion that it "heard" the public and modified the plan as a result is flatly false.

### **BCHD MISSTATES THE HEIGHT OF THE CURRENT CAMPUS**

BCHD fails to state that only 968 sqft "the penthouse" of the existing (0.3%) campus exceeds 51-feet tall. BCHD repeatedly asserts that the campus is 76-feet tall, while the facts support only a penthouse. Factually, the other 311,032 sqft of the 312,000 sqft of the campus have an average height of about 30-feet and a maximum height of 51-feet. The BCHD proposal of

103-feet represents a doubling of campus height. The nearly 800,000 sqft of the proposed project represents a near tripling of size.

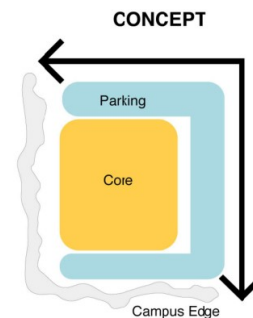
### **BCHD SITE PERIMETER CONSTRUCTION PLAN FAILS TO “RESPECT THE NATURAL TERRAIN OF THE SITE” AS REQUIRED IN RBMC DESIGN REVIEW**

South Bay Hospital District located the hospital very nearly in the center of the parcel. As a result of this respect of the terrain, the visual size and mass of the building were minimized. BCHD instead maximizes mass and damages to the surrounding neighborhoods by building on the north, northeast, southwest and west perimeters of the site at over 100-feet. (Note: BCHD has steadfastly refused to provide updated documents to the public, so this is based on their last, published, complete master plan). BCHD must be forced to move development to the center of the site, or, BCHD must conform so surrounding design guidelines as did The Kensington at PCH and Knob Hill.

### **BCHD HAS BEEN FULLY AWARE OF ITS DAMAGES TO THE LOCAL NEIGHBORHOODS FROM PERIMETER CONSTRUCTION SINCE 2017**

In the very first Community Working Group advisory panel meeting in May 2017, BCHD acknowledged that its development would have multiple negative impacts to surrounding neighborhoods. As a result BCHD stated and showed its plan to surround the development with green space and perimeter surface parking as a transition between commercial and residential land uses (5/15/2017 presentation by BCHD).

Healthy Living Campus Parking Approach



BCHD disrespects the natural, elevated terrain of the site with its current high-rise development of a 6-story RCFE for 80% non-residents of the three Beach Cities that own BCHD on the north and northeast perimeter; its current 8-10 story parking structure plan at Prospect and Diamond on the southwest perimeter corner; and its current plan for a roughly 70 foot urban cliff along Prospect Avenue with an inward facing stair step design to maximize Beryl Heights facing mass while minimizing inward, campus facing mass.

### **BCHD MUST MITIGATE ITS PROPOSED 85 dB NOISE WITH SHORTER HEIGHT CONSTRUCTION AND BETTER SOUNDWALLS TO 70 dB TO PROTECT HEALTH**

RBMC 24.301 states that residential neighborhoods should never receive incoming sound levels above 70 dB. BCHD has granted itself 85 dB in its EIR. BCHD oil field services environmental firm, Wood PLC stated that because BCHD was exceeding 3-stories, the noise would propagate at the high level to other areas, but, if BCHD reduced the height, typical noise reducing material would dampen the noise. Because noise measurement is logarithmic, 85 dB is 15-times higher than the World Health Organization safe for human hearing standard of 70 dB. Further RBMC on Design Review and Conditional Use require protection of the public health – including the surrounding neighborhoods.



**BCHD MUST SELECT A COMPATIBLE DESIGN FOR SURROUNDING NEIGHBORHOODS PER RBMC**

The current BCHD proposed design is a knock off of 1955 Miami Beach hotel construction. It is completely out of character with the surrounding Torrance and Redondo Beach neighborhoods and violates RBMC Design Review and the Residential Design Guidelines adopted to protect Beryl Heights neighborhood character.

**BCHD 2022**



**MIAMI 1955**



**BCHD, LIKE THE KENSINGTON, MUST BE COMPATIBLE WITH SURROUNDING NEIGHBORHOODS PER RMBC**

“The proposed facility is compatible with the type, character, and density/intensity of the adjacent residential and commercial uses” – City of Redondo Beach



**Kensington Assisted Living**

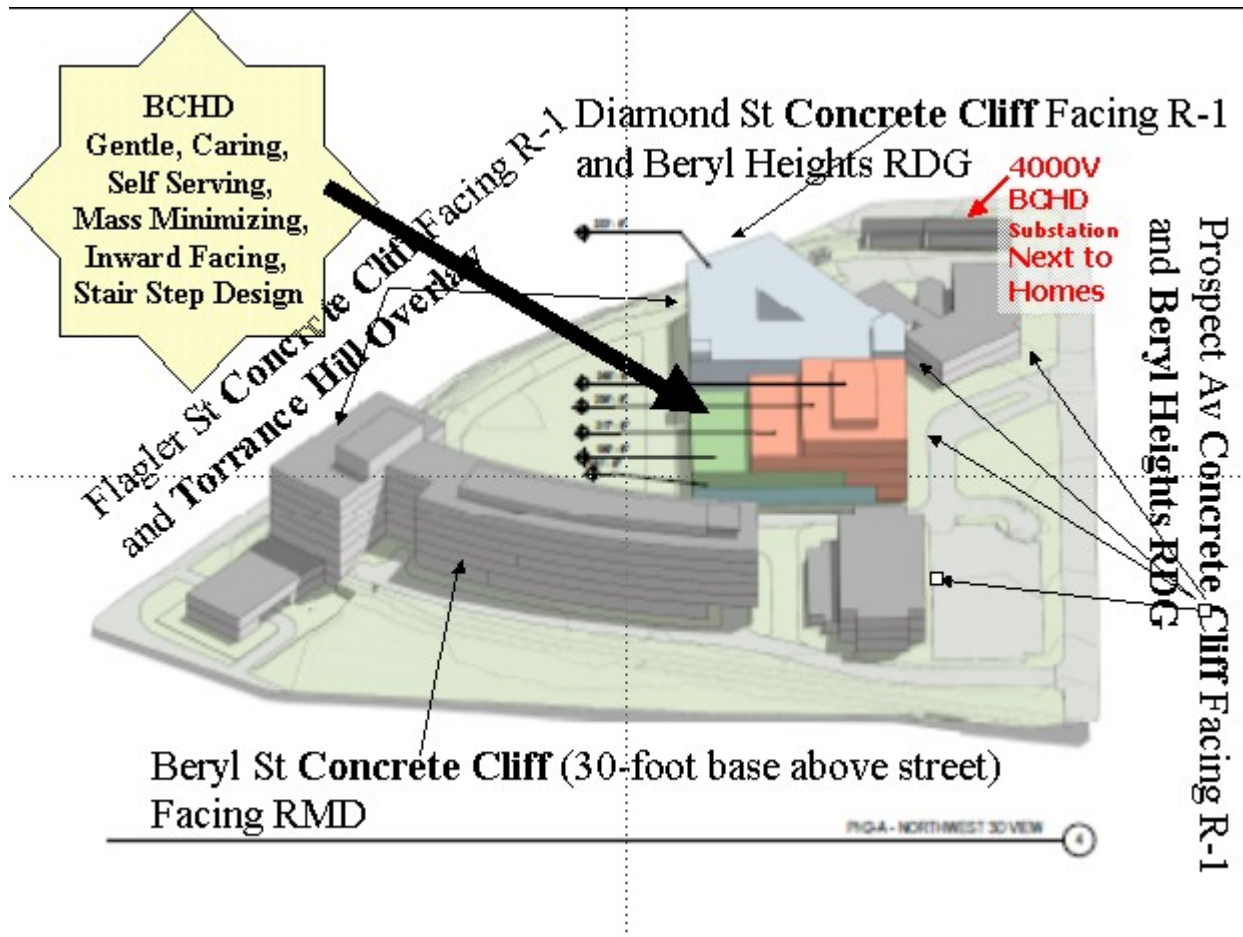
For the City of Redondo Beach EIR, the project includes an 80,000-square foot assisted living facility with 96 suites and 11,000-sqft of common space on 3.37 acres gross. The footprint of the facility buildings is 1.15 acres based on aerial analysis. The architecture and design is earth tone Spanish revival and at 33-foot maximum height is very consistent with the surrounding single and multifamily residential.

**SURROUNDING HOMEOWNERS HAVE SUBSTANTIAL PROPERTY VALUE RISK THAT MUST BE PROTECTED PER RBMC DESIGN REVIEW**

The surrounding one-half mile of residences have an estimated market value of \$3.8B, of which \$2.6B represents owner’s equity. Econometric modeling demonstrates that homes closer to BCHD bear a disproportionate part of the financial burden of the existing campus and operation..Note: on 8/10/2020 BCHD disclosed from PRR responses that it had no studies of housing value impacts on the surrounding neighborhoods. Other responses indicated that BCHD has also made no estimates of damages on surrounding neighborhoods from causes other than relative home value declines.

**BCHD MUST BE IN HARMONY WITH SCALE AND BULK OF SURROUNDING PROPERTIES PER RBMC ON DESIGN REVIEW AND BERYL HEIGHTS GUIDELINES**

BCHD design for its aquatic center demonstrates BCHD willful lack of consideration of both mass and bulk on surrounding neighborhoods. BCHD design puts a roughly 70-foot wall of glass and concrete toward Beryl Heights, while carefully stepping down the 3-stories where they face the inside of the campus. This design both conveys BCHD complete failure to adhere to RBMC on the north, east, southwest and west sides of campus, and BCHD clear understanding of de-massing for its own internal use. Whether malfeasance or malevolence toward the surrounding neighborhoods, BCHD plan fails RBMC review.



Link  
2



### PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$630M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name Last Name Signature Address

- 1 Christina Gill Christina Gill
- 2 Chris Wolley Skully
- 3 NGA BRUNETTI
- 4 JUE MORDIAGA
- 5 Mariena Allen
- 6 Pamela Afremow Pamela Afremow
- 7 Ann Gallagher Ann P. Gallagher
- 8 Arthur Kuwahara Arthur Kuwahara
- 9 BREKE KELLY Anne Kelly
- 10 Templeador Templeador



### PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$630M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name Last Name Signature Address

- 1 Jarmin Espinoza Jarmin Espinoza
- 2 Fritzi Vanzant Fritzi Vanzant
- 3 Topie Poole Topie Poole
- 4 Nick Gosselin Nick Gosselin
- 5 Hope Collins Hope Collins
- 6 ande aqib ande aqib
- 7 Alice Pauls Alice Pauls
- 8 Eileen Schwartz Eileen Schwartz
- 9 Carol Ann Beck Carol Ann Beck
- 10 Jacqueline S. Ayres Jacqueline S. Ayres



### PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$630M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name Last Name Signature Address

- 1 Tamiko Wakabayashi Tamiko Wakabayashi
- 2 Kyohisa Wakabayashi Kyohisa Wakabayashi
- 3 Davis Schaefer Davis Schaefer
- 4 Kenneth Lacham Kenneth Lacham
- 5 Masoud Emami Masoud Emami
- 6 Jim Kanenaka Jim Kanenaka
- 7 Tami Estrada Tami Estrada
- 8 Jose Nolasco Jose Nolasco
- 9 Veronica Nolasco Veronica Nolasco
- 10 Deborah Carver Deborah Carver



### PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$630M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name Last Name Signature Address

- 1 Son Guenata Son Guenata
- 2 Paris Bravata Paris Bravata
- 3 Barbara Talbot Barbara Talbot
- 4 Frances Van der Stucken Frances Van der Stucken
- 5 Fabiola Gutierrez Fabiola Gutierrez
- 6 Leticia Martinez Leticia Martinez
- 7 Ruth Velasco Ruth Velasco
- 8 James A. Escaroto James A. Escaroto
- 9 Ursula Dick Ursula Dick
- 10 Vicki Thompson Vicki Thompson



PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

Table header: First Name, Last Name, Signature, Address

- 1 Oscar Pacheco
2 Joanne Pacheco
3 Joyce A. Heen
4 Katie Angelini
5 Linda Patrick
6 Ryan Patrick
7 Chris Farrell
8 Vaggie Asmar
9 Barbara Guba
10 Kathy Rutt



PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

Table header: First Name, Last Name, Signature, Address

- 1 Gwon Yoshinaga
2 Matt Hedges
3 Cameron Maris
4 Samantha Maris
5 Cindy Steen
6 Monica Oca
7 Brian Alford
8 Mitch Oca
9 Trace Young
10 Robert Young



PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

Table header: First Name, Last Name, Signature, Address

- 1 Monica Yu
2 David Kwanz
3 Catherine Brannan
4 Patricia Otera
5 Nancy Edgar
6 Andrea Hendrickson
7 ERIC HENDRICKSON
8 GARY HAWKINS
9 DAVID JAVIER
10 CATHY ITAYA



PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

Table header: First Name, Last Name, Signature, Address

- 1 Brian Foltz
2 Cindy Dray
3 Christina Watson
4 Howard Larsen
5 Ken Ka
6 Sara Hamadani
7 John Maresca
8 Melody Chuang
9 Phillip Tang
10 Curt Sul



**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Mike	Ishtakawa	[Redacted]
2	[Redacted]	[Redacted]	[Redacted]
3	BERRIE	TAMADA	[Redacted]
4	MasaFuchino	[Redacted]	[Redacted]
5	Dock	Ishtakawa	[Redacted]
6	[Redacted]	[Redacted]	[Redacted]
7	Kim	Ishtakawa	[Redacted]
8	ANDY	KIM	[Redacted]
9	Janice	Pon-Ishtakawa	[Redacted]
10	Kristin	Warrick	[Redacted]



**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Diene	Uyehara	[Redacted]
2	Nichola	Uyehara	[Redacted]
3	[Redacted]	[Redacted]	[Redacted]
4	SATOSHI	Miyata	[Redacted]
5	Diane	Hayashi	[Redacted]
6	Robert	Demach	[Redacted]
7	Larina	Luzzi	[Redacted]
8	David	Turner	[Redacted]
9	Joe	Marshall	[Redacted]
10	Christian	Burke	[Redacted]



**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Ellie	Reed	[Redacted]
2	BYHAN	ABERDUL	[Redacted]
3	Seb	SARKISIAN	[Redacted]
4	GLADYS	NUYU	[Redacted]
5	Allen	Kubin	[Redacted]
6	LIECEL	Rubin	[Redacted]
7	HAYA	PINER	[Redacted]
8	Hekebatul	TAKRAGI	[Redacted]
9	Araceli	Araceli	[Redacted]
10	Terzer	Araceli	[Redacted]



**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Nancy	Neal	[Redacted]
2	Kenna	Neal	[Redacted]
3	Denise	Gianmoises	[Redacted]
4	Maureen	Miller	[Redacted]
5	Gayla	Gabriel	[Redacted]
6	Kathleen	Loung	[Redacted]
7	Sage	Loung	[Redacted]
8	Michael	Nelson	[Redacted]
9	Maureen	Ruse	[Redacted]
10	Linda	RNeal	[Redacted]



**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Courtney Sam	Courtney Sam	[Redacted]
2	David Sam	David Sam	[Redacted]
3	Christopher Joseph	Christopher Joseph	[Redacted]
4	Kathy Joseph	Kathy Joseph	[Redacted]
5	Nikki Joseph	Nikki Joseph	[Redacted]
6	STEVEN YORITA	Steven Yorita	[Redacted]
7	Scott Shui	Scott Shui	[Redacted]
8	Shirley Quan	Shirley Quan	[Redacted]
9	Joanne Lee	Joanne Lee	[Redacted]
10	Leonard Ho	Leonard Ho	[Redacted]



**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Wendy Yorita-Solis	Wendy Yorita-Solis	[Redacted]
2	Vincent Solis	Vincent Solis	[Redacted]
3	Dean Sato	Dean Sato	[Redacted]
4	Cheryl Tsuchida	Cheryl Tsuchida	[Redacted]
5	Kerry Sun	Kerry Sun	[Redacted]
6	Karen Hostetler	Karen Hostetler	[Redacted]
7	Debbie Toy	Debbie Toy	[Redacted]
8	Donna Okamura	Donna Okamura	[Redacted]
9	Lara Fujimoto	Lara Fujimoto	[Redacted]
10	KEN FUJIMOTO	Ken Fujimoto	[Redacted]



**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 68th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Janet Nozaki	Janet Nozaki	[Redacted]
2	Henry Nozaki	Henry Nozaki	[Redacted]
3	NAOMI NOZAKI	Naomi Nozaki	[Redacted]
4	EDMUND CHAN	Edmund Chan	[Redacted]
5	Sujane Wang	Sujane Wang	[Redacted]
6	Sam Wang	Sam Wang	[Redacted]
7	Wai Ling Chan	Wai Ling Chan	[Redacted]
8	Nicole Hostetler	Nicole Hostetler	[Redacted]
9	DAVID HOSTETLER	David Hostetler	[Redacted]
10	Cynthia Lamusa	Cynthia Lamusa	[Redacted]



**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 68th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	BRIAN RITT	Brian Ritt	[Redacted]
2	Charon Stanziale	Charon Stanziale	[Redacted]
3	Sona Yausuly	Sona Yausuly	[Redacted]
4	Carol Ann Beck	Carol Ann Beck	[Redacted]
5	Catherine Nagish	Catherine Nagish	[Redacted]
6	Jessica Samples	Jessica Samples	[Redacted]
7	SUSAN TORTORICE	Susan Tortorice	[Redacted]
8	Sofia Granillo	Sofia Granillo	[Redacted]
9	Debbie Jones	Debbie Jones	[Redacted]
10	AREN CLIVE	Arene Clive	[Redacted]



**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Mark	Nebes	[REDACTED]
2	Ashley	Monaghan	[REDACTED]
3	David	Monaghan	[REDACTED]
4	GERTA	LIND	[REDACTED]
5	DONALD	LIND	[REDACTED]
6	Kathryn	Neppa	[REDACTED]
7	Janet	Castro	[REDACTED]
8	Quia	R. Castro	[REDACTED]
9	Miguel	[REDACTED]	[REDACTED]
10	Robin	Jansin	[REDACTED]



**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	MARY LOU	ELLARS	[REDACTED]
2	HELEN	YEE	[REDACTED]
3	RONALD	ELLARS	[REDACTED]
4	William	Yee	[REDACTED]
5	David	Furr	[REDACTED]
6	KAREN	ROGERS	[REDACTED]
7	Markus	Turner	[REDACTED]
8			
9			
10			



**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Bryant	Nishikawa	[REDACTED]
2	Minaou	Aklyaman	[REDACTED]
3	Susan	Lewick	[REDACTED]
4	Nathan	Dunlop	[REDACTED]
5	Kelli	Dunlop	[REDACTED]
6			
7			
8			
9			
10			



**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Corinne	Eisenhart	[REDACTED]
2	Robert	Eisenhart	[REDACTED]
3	Jennifer	Eisenhart	[REDACTED]
4	JOHN	CONYER	[REDACTED]
5			
6			
7			
8			
9			
10			

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name Last Name Signature Address

- 1 NATALIE KUNIKIDA
- 2 Tracy Higuchi
- 3 Masae Sasaki
- 4 Terahara Shoumei
- 5 SIKIJI YAMADA
- 6 Alan Mitchell
- 7 Inogane Imada
- 8 Kinoshita S. Masamune
- 9 Kimberley Appone
- 10 K. Gonzalez Hernandez
- 11 Chiyome Nishida
- 12 MIKAMI MATSUDA
- 13 SADEE MAESAKI
- 14 ERIC KISHIMOTO
- 15 JUDY MIYASHITA
- 16 Peggy Kusunoki
- 17 Chisako Morimoto
- 18 Katelyn Morimoto
- 19 Cathy Uyemura
- 20 TAYOKO YUKI
- 21 Lori Yamada
- 22 MARU SUZUMOTO
- 23 Elaine Tefft
- 24 JOHN MATO
- 25 KIRSTEN SHAYNE

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name Last Name Signature Address

- 1 Ann Wolfson
- 2 Wanda Ni
- 3 Brian Wolfson
- 4 Lisa Linn
- 5 Alicia Walker
- 6 Carolyn Finkenbeiner
- 7 Laurie Craig
- 8 Rosie Inward
- 9 Edwin Hols Jensen
- 10 Susie Sam
- 11 Larry Fujimoto
- 12 Amy Yick
- 13 MICHAEL JONES
- 14 Lee Bacher
- 15 Felipe Braun
- 16 Kyla Adams
- 17 Jessica M. ...
- 18 Priscilla Pratt
- 19 Don Pratt
- 20 James Childers
- 21 Cheryl Childers
- 22 James Childers II
- 23 Oliver ...
- 24 Lucy Chutkan
- 25 KAITO SUDO

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name Last Name Signature Address

- 1 LOUIE MACHIMURA
- 2 Kiyoko Miyahara
- 3 Yurko Toma
- 4 Edith Itarado
- 5 Eric Kono
- 6 Donna Sanada
- 7 Alan Miura
- 8 WAYNE SAUER
- 9 Emilee Sasak
- 10 SHAN AWOMO
- 11 Joe Zeller
- 12 Ron Sturte
- 13 ALOKIA GONZALES
- 14 Anita Sack
- 15 Nadia Budrovich
- 16 Paris Boochee
- 17 Tony Saito
- 18 Mia Lemmeyer
- 19 Sharon Cortez
- 20 Bineta Rose Vellutini
- 22 PHILA TURGINARO
- 23 Candace Williams
- 24 SUEHAIR SAMAN
- 25 Susan Yano

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name Last Name Signature Address

- 1 Aiko Inada
- 2 Mae Nakagawa
- 3 Beverly Ikeda
- 4 Gladys Yokota
- 5 Emi Lynn Isomoto
- 6 Akemi Shimizu
- 7 Emiko Suminaga
- 8 Debra Takashira
- 9 Kiyoko Sasaki
- 10 TAMAO SASAKI
- 11 JETONIE HONANIKI
- 12 JOHN RAVELISH
- 13 Margaret Spalatro
- 14 John S. ...
- 15 TERRANCE BENSON
- 16 Sarah Stratton
- 17 James C. ...
- 18 ...
- 19 ...
- 20 ...
- 21 ...
- 22 CHRISTINE T. ...
- 23 Etsuko Nakano
- 24 DENISE DUNKEL
- 25 VIOLET NISHIHARA



**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Ava	Quimones	[Redacted]
2	Katherine	Sallia	[Redacted]
3	Huline	Solos	[Redacted]
4	Ken	Feitick	[Redacted]
5	Christine	Opella	[Redacted]
6	Keith	Kabeab	[Redacted]
7	FRED	LESTER	[Redacted]
8	MAAY	MUGSTER	[Redacted]
9	BRYAN	LESTER	[Redacted]
10	Laura	Woolsey	[Redacted]
11	Brian	Park	[Redacted]
12	Lynne	Yarita	[Redacted]
13	James	Chavez	[Redacted]
14	Joseph	Cristan	[Redacted]
15	Judy	Leach	[Redacted]
16	Kathy	Gould	[Redacted]
17	Yuri	Choi	[Redacted]
18	March	Chase	[Redacted]
19	Alice	Fraser	[Redacted]
20	Paul	Recher	[Redacted]
21	Terri	Katzen	[Redacted]

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Jon	McDonald	[Redacted]
2	Linda	Zelik	[Redacted]
3	Joseph	Zelik	[Redacted]
4	John	Lee	[Redacted]
5	Virginia	Ugense	[Redacted]
6	Tim	Coelho	[Redacted]
7	Stephane	Lee	[Redacted]
8	Howard	Lee	[Redacted]
9	Malcolm	Kang	[Redacted]
10	EVA	J Kang	[Redacted]
11	GLADYS	RUBIN	[Redacted]
12	JOANNE	FANUFF	[Redacted]
13	Avelina	Davon	[Redacted]
14	JUSTINE	MWS	[Redacted]
15	Deborah	Chan	[Redacted]
16	JACKIE	Ecklund	[Redacted]
17	Keith	Huff	[Redacted]
18	Shate	Sadwin	[Redacted]
19	Katie	Baran	[Redacted]
20	Ed	Portave	[Redacted]
21	Rosa	Montano	[Redacted]
22	Maria	[Redacted]	[Redacted]
23	Mari	Karskell	[Redacted]

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	RALPH	ANTHONY	[Redacted]
2	Edward	Johnson	[Redacted]
3	Aileen	Kevin	[Redacted]
4	John	Lee	[Redacted]
5	RAMONA	MILNER	[Redacted]
6	Jessy	Grant	[Redacted]
7	Greg	Ant	[Redacted]
8	Susan	Bertz	[Redacted]
9	Debra	Bertz	[Redacted]
10	Hans	Ackermann	[Redacted]
11	Maria	Obayori	[Redacted]
12	Isobela	Alexandria	[Redacted]
13	Bur	Burg	[Redacted]
14	Goldie	Loce	[Redacted]
15	Hanna	Goe	[Redacted]
16	Sang	Kim	[Redacted]
17	Li	Yan	[Redacted]
18	Alex	Bolton	[Redacted]
19	Stephen	M. Hards	[Redacted]
20	Maria	Lyra	[Redacted]
21	Evelyn	Yba	[Redacted]
22	Me	McKell	[Redacted]
23	Laura	Vivis	[Redacted]
24	Bonnie	Bacon	[Redacted]

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Joseph	Tomkens	[Redacted]
2	Michael	Kilka	[Redacted]
3	Erick	Claudio	[Redacted]
4	Tiler	Kawanso	[Redacted]
5	KEVIN	KHODKA	[Redacted]
6	Catherine	Keller	[Redacted]
7	Melina	Coaccan	[Redacted]
8	Ryan	Marks	[Redacted]
9	Robert	Marks	[Redacted]
10	Kathy	Humphrey	[Redacted]
11	Robert	Humphrey	[Redacted]
12	Ann	Santana	[Redacted]
13	SANTIAGO	SANTANA	[Redacted]
14	Juan	Mocca	[Redacted]
15	Stephane	Khuker	[Redacted]
16	Maria	Mocca	[Redacted]
17	Henry	Aoto	[Redacted]
18	Shirley	Aoto	[Redacted]
19	Tim	Mochan	[Redacted]
20	Elyse	Meekun	[Redacted]
21	Jan	Thomas	[Redacted]
22	Drain	Thomas	[Redacted]
23	Rick	Shaw	[Redacted]
24	Corina	O'Neil	[Redacted]
25	Timothy	J. O'Neil	[Redacted]

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Chelsea	Ross	CP
2	Aaven	Rice	
3	Joseph	Burleson	
4	Natal	Cegarra	
5	Sigrid	Cegarra	
6	Justin	Peffer	
7	Vincenzo	Butticchie	
8	Linda	Muir	
9	John	Behrens	
10	John	Behrens	
11	Athana	Behrens	
12	Bernard	Wortler	
13	Maurice	Froese	
14	Linda	Kranz	
15	Judith	Hawter	
16	Patty	Nishi	
17	Aileen	Battie	
18	David	Sandra	
19	David	Sandra	
20	David	Sandra	
21	David	Sandra	
22	Osman	Egidi	
23	Patrick	Bailey	
24	Patrick	Bailey	
25	Patrick	Bailey	

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Liz	Naroli	
2	Dana	LaRocca	
3	Jeanne	Hyun	
4	Heide	Tanaka	
5	Rachel		
6	Justin	Eisenberg	
7	Kenneth	Yano	
8	Elisabeth	Schneider	
9	Nobuo	Murari	
10	Jingyi	Li	
11	William	Mamary	
12	William	Mamary	
13	Stephanie	Dyer	
14	Nicole	Melatos	
15	Daniel	Fink	
16	Daniel	Fink	
17	Therese	Nowak	
18	Therese	Nowak	
19	Therese	Nowak	
20	Therese	Nowak	
21	Therese	Nowak	
22	Therese	Nowak	
23	Therese	Nowak	
24	Therese	Nowak	
25	Therese	Nowak	

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Julie	Davis	
2	Chloe	Mok	
3	Dana	Holmes	
4	Nancy	Sgardini	
5	Kristina	Brown	
6	Felicia	Terre	
7	Alex	Sasaki	
8	Kenji	Ishida	
9	Kimiko	Kiyohara	
10	Leah	Cosky	
11	John	Boyle	
12	John	Boyle	
13	Shirley	Nariman	
14	Pamela	Lock	
15	Susan	Onishi	
16	Margaret	Phillips	
17	Maria	Ortiz	
18	Maria	Ortiz	
19	Junio	Morinaga	
20	Steven	Paris	
21	Darcy	Coats	
22	Steve	Waggoner	
23	Rachel	Nagata	
24	Sharon	Lesko	
25	Sharon	Lesko	

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Elizabeth	Nishida	
2	Cecilia	Raju	
3	David	Holmes	
4	David	Holmes	
5	Glenn	Stello	
6	Glenn	Stello	
7	Byron	Richardson	
8	Byron	Richardson	
9	Byron	Richardson	
10	Byron	Richardson	
11	Byron	Richardson	
12	Byron	Richardson	
13	Byron	Richardson	
14	Byron	Richardson	
15	Byron	Richardson	
16	Byron	Richardson	
17	Byron	Richardson	
18	Byron	Richardson	
19	Byron	Richardson	
20	Byron	Richardson	
21	Byron	Richardson	
22	Byron	Richardson	
23	Byron	Richardson	
24	Byron	Richardson	
25	Byron	Richardson	

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Lisa Falk	Lisa Falk	[Redacted]
2	Rosemary Vello	Rosemary Vello	[Redacted]
3	FRANCIE HORN	FRANCIE HORN	[Redacted]
4	LEE CAROL	LEE CAROL	[Redacted]
5	Linda Marland	Linda Marland	[Redacted]
6	DANIELA GROSS	DANIELA GROSS	[Redacted]
7	SANDRA BARTIROMO	SANDRA BARTIROMO	[Redacted]
8	Hannah Davies	Hannah Davies	[Redacted]
9	Tom Pelton	Tom Pelton	[Redacted]
10	Ellen Thorp	Ellen Thorp	[Redacted]
11	Lynnette Vance	Lynnette Vance	[Redacted]
12	Gregory Vance	Gregory Vance	[Redacted]
13	Yvonne Callahan	Yvonne Callahan	[Redacted]
14	Anna Porter	Anna Porter	[Redacted]
15	Joe Vullo	Joe Vullo	[Redacted]
16	Pat Light	Pat Light	[Redacted]
17	ERRY M. GOTTING	ERRY M. GOTTING	[Redacted]
18	Noreen Martin	Noreen Martin	[Redacted]
19	KARLA KENDSER	KARLA KENDSER	[Redacted]
20	Cheryl Lippard	Cheryl Lippard	[Redacted]
21	AD WILKINSON	AD WILKINSON	[Redacted]
22	Nelaine Whelden	Nelaine Whelden	[Redacted]
23	Carlyn Ziel	Carlyn Ziel	[Redacted]
24	William Ziel	William Ziel	[Redacted]
25	Ann Marie Fournier	Ann Marie Fournier	[Redacted]

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	EMMA CAZAVI	EMMA CAZAVI	[Redacted]
2	EMMA CAZAVI	EMMA CAZAVI	[Redacted]
3	EMMA CAZAVI	EMMA CAZAVI	[Redacted]
4	EMMA CAZAVI	EMMA CAZAVI	[Redacted]
5	Theodore A. Bonger	Theodore A. Bonger	[Redacted]
6	Hayden Rose	Hayden Rose	[Redacted]
7	Debra Smolke	Debra Smolke	[Redacted]
8	Dale Smolke	Dale Smolke	[Redacted]
9	Noel Donatello	Noel Donatello	[Redacted]
10	Debra Corwin	Debra Corwin	[Redacted]
11	Lisa Stuchland	Lisa Stuchland	[Redacted]
12	Elizabeth Hinkley	Elizabeth Hinkley	[Redacted]
13	ELLI TORRES	ELLI TORRES	[Redacted]
14	ELINDA DEZA	ELINDA DEZA	[Redacted]
15	Warren Goo	Warren Goo	[Redacted]
16	WARREN GOO	WARREN GOO	[Redacted]
17	Richard W. Murphy	Richard W. Murphy	[Redacted]
18	Richard W. Murphy	Richard W. Murphy	[Redacted]
19	Robson C. Williams	Robson C. Williams	[Redacted]
20	Robson C. Williams	Robson C. Williams	[Redacted]
21	Debra Long	Debra Long	[Redacted]
22	Carole Wink	Carole Wink	[Redacted]
23	Jeanne Kasperberg	Jeanne Kasperberg	[Redacted]
24	WALTER KASPERBERG	WALTER KASPERBERG	[Redacted]
25	MARLEEN PEYKE	MARLEEN PEYKE	[Redacted]

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Forest Walker	Forest Walker	[Redacted]
2	Tyler Walker	Tyler Walker	[Redacted]
3	Eri Murekata	Eri Murekata	[Redacted]
4	Pat Lewis	Pat Lewis	[Redacted]
5	ASBES MIAMI	ASBES MIAMI	[Redacted]
6	Marciano Sabana	Marciano Sabana	[Redacted]
7	Laurie Coxy	Laurie Coxy	[Redacted]
8	Jody Coxy	Jody Coxy	[Redacted]
9	Sam Alaragon	Sam Alaragon	[Redacted]
10	Ken Akitaogawa	Ken Akitaogawa	[Redacted]
11	Jon Akitaogawa	Jon Akitaogawa	[Redacted]
12	Ralph Akitaogawa	Ralph Akitaogawa	[Redacted]
13	Stephanie Orpitt	Stephanie Orpitt	[Redacted]
14	Paul Lieberman	Paul Lieberman	[Redacted]
15	JOSE M. LIEBERMAN	JOSE M. LIEBERMAN	[Redacted]
16	Pamela Mish	Pamela Mish	[Redacted]
17	Richard Mish	Richard Mish	[Redacted]
18	Lindsay Vaine	Lindsay Vaine	[Redacted]
19	Susan Collins	Susan Collins	[Redacted]
20	Julia Welle	Julia Welle	[Redacted]
21	Julia Wilson	Julia Wilson	[Redacted]
22	Larry Kiegl	Larry Kiegl	[Redacted]
23	Sienna Epstein	Sienna Epstein	[Redacted]
24	Tim Hojar	Tim Hojar	[Redacted]
25			[Redacted]

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Linda Choy	Linda Choy	[Redacted]
2	Steven Sabo	Steven Sabo	[Redacted]
3	Edward Ann	Edward Ann	[Redacted]
4	John Ann	John Ann	[Redacted]
5	JULIAN ZAWICKI	JULIAN ZAWICKI	[Redacted]
6	MARTA RUBLE	MARTA RUBLE	[Redacted]
7	Donna Miodowski	Donna Miodowski	[Redacted]
8	Frank & Rosalyn Lagaron	Frank & Rosalyn Lagaron	[Redacted]
9	NEIL MINAMI	NEIL MINAMI	[Redacted]
10	Barbara Miriam	Barbara Miriam	[Redacted]
11	Barbara Smith	Barbara Smith	[Redacted]
12	Yvonne Ann	Yvonne Ann	[Redacted]
13	Theodore Soto	Theodore Soto	[Redacted]
14	Arya Saffore	Arya Saffore	[Redacted]
15	Patricia Feliciano	Patricia Feliciano	[Redacted]
16	Todd Terlecki	Todd Terlecki	[Redacted]
17	JOHN HERNANDEZ	JOHN HERNANDEZ	[Redacted]
18	Gulle Hernandez	Gulle Hernandez	[Redacted]
19	Vanesa Hernandez	Vanesa Hernandez	[Redacted]
20	Garold Goss	Garold Goss	[Redacted]
21	David Reiman	David Reiman	[Redacted]
22	Monerusch	Monerusch	[Redacted]
23	Shen Fortes	Shen Fortes	[Redacted]
24	Bruce	Bruce	[Redacted]
25	Nadine Gutierrez	Nadine Gutierrez	[Redacted]

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Shuting	Sabene	[Redacted]
2	Jessie	[Redacted]	[Redacted]
3	[Redacted]	[Redacted]	[Redacted]
4	Wardo	KIM	[Redacted]
5	Andy	Jesse	[Redacted]
6	Paula	Kozinski	[Redacted]
7	Linda	Wilson-Loray	[Redacted]
8	Shirley	Boni	[Redacted]
9	Norma	Eschigo	[Redacted]
10	[Redacted]	[Redacted]	[Redacted]
11	[Redacted]	[Redacted]	[Redacted]
12	Jan	Mejia	[Redacted]
13	Alicia	[Redacted]	[Redacted]
14	NEELY	WATERS	[Redacted]
15	Jodi	Mariska	[Redacted]
16	Chantae	Podell	[Redacted]
17	Georgette	[Redacted]	[Redacted]
18	Piero	Salas	[Redacted]
19	Rafael	Rodriguez	[Redacted]
20	Fredy	Fernandez	[Redacted]
21	Francisco	J. Mance	[Redacted]
22	WALE	KNOX	[Redacted]
23	RAY	KNOX	[Redacted]
24	SARA	BURNS	[Redacted]
25	Michael	Martin	[Redacted]

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	JUSTICE	BAMBA	[Redacted]
2	LISA	BAMBA	[Redacted]
3	Alexis	Israel	[Redacted]
4	Kenneth	Hambrecht	[Redacted]
5	HOWARD	TRIPPY	[Redacted]
6	Connie	Trippy	[Redacted]
7	Avery	Snyder	[Redacted]
8	Alan	Isaac	[Redacted]
9	Julie	Megallares	[Redacted]
10	[Redacted]	[Redacted]	[Redacted]
11	[Redacted]	[Redacted]	[Redacted]
12	Leslie	Kemp	[Redacted]
13	Mary	Watkins	[Redacted]
14	[Redacted]	[Redacted]	[Redacted]
15	Jan	Garrett	[Redacted]
16	Cheribel	Ross	[Redacted]
17	Michael	Arakawa	[Redacted]
18	Cheryl	Leblond	[Redacted]
19	Richard	Richard	[Redacted]
20	Mary	Conroy	[Redacted]
21	Karen	S. Rawlins	[Redacted]
22	[Redacted]	[Redacted]	[Redacted]
23	[Redacted]	[Redacted]	[Redacted]
24	[Redacted]	[Redacted]	[Redacted]
25	[Redacted]	[Redacted]	[Redacted]

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Randy	Quinn	[Redacted]
2	Edmond	Rose	[Redacted]
3	Lola	Garcia	[Redacted]
4	Paula	Hilbing	[Redacted]
5	JAMES	HUBBARD	[Redacted]
6	Jay	Bichanich	[Redacted]
7	Tim	Thompson	[Redacted]
8	Jean	Munoz	[Redacted]
9	REO	FUSSELL	[Redacted]
10	Nga	Nguyen	[Redacted]
11	Simon	Ma	[Redacted]
12	Ali	Khan	[Redacted]
13	Sellie	Delator	[Redacted]
14	MARK	KUZMA	[Redacted]
15	Dayna	Hebert	[Redacted]
16	Scott	Bahe	[Redacted]
17	Emily	Feld	[Redacted]
18	Sirena	Ybarra	[Redacted]
19	[Redacted]	[Redacted]	[Redacted]
20	SUSAN	WAT	[Redacted]
21	Kosuke	Bravo	[Redacted]
22	Kate	Tykonski	[Redacted]
23	Rebecca	Nelson	[Redacted]
24	Christian	Loma	[Redacted]

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Raymond	Stetson	[Redacted]
2	Raymond	Stetson	[Redacted]
3	Benjamin	Stetson	[Redacted]
4	Mark	Duncan	[Redacted]
5	Wendy	Howard	[Redacted]
6	JAMES	ROD	[Redacted]
7	ALLYSON	BAJAY	[Redacted]
8	Theodore	Vaughan	[Redacted]
9	Robert	V. Sierra	[Redacted]
10	Julia	Pirce	[Redacted]
11	FRANK	SELDERS	[Redacted]
12	Marty	Jo McVratn	[Redacted]
13	Steven	Cove	[Redacted]
14	Terren	Cove	[Redacted]
15	JASON	KWICKERDORF	[Redacted]
16	Kathy	Micard	[Redacted]
17	ASSISTANT	SURGE	[Redacted]
18	Shirley	Al	[Redacted]
19	Ana	Arango	[Redacted]
20	[Redacted]	[Redacted]	[Redacted]
21	Reiko	Yuki	[Redacted]
22	HANN	Kim	[Redacted]
23	GRISCLA	Ulan	[Redacted]
24	Mendi	Toback	[Redacted]
25	Christie	L. Paris	[Redacted]

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$630M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Anna	Miodovsk	[Redacted]
2	LEANNE	ZANNE	[Redacted]
3	Katharine	[Redacted]	[Redacted]
4	Virginia	[Redacted]	[Redacted]
5	[Redacted]	[Redacted]	[Redacted]
6	DIANA	JO GIESLER	[Redacted]
7	ELPHE	BROWN	[Redacted]
8	ARIEL	HOLMES	[Redacted]
9	ROBERT	[Redacted]	[Redacted]
10	Sindy	Pang	[Redacted]
11	LIBBY	REED	[Redacted]
12	JACK	CHOPMAN	[Redacted]
13	WILLIAM	[Redacted]	[Redacted]
14	ETHEL	KANEKIRO	[Redacted]
15	JANSON	CANADY	[Redacted]
16	STEPHANIE	WILHELM	[Redacted]
17	JON	MARK	[Redacted]
18	TAMARA	SENE	[Redacted]
19	LESTER	SILVER	[Redacted]
20	DEBORAH	[Redacted]	[Redacted]
21	WALTER	HOSKIN	[Redacted]
22			
23			
24			
25			

PRIME

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$630M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Vicki	Saber	[Redacted]
2	Albert	Dawson	[Redacted]
3	Dahlweih	Duan	[Redacted]
4	Sherry	Hsieh	[Redacted]
5	ANESH	MAHAR	[Redacted]
6	JAVIS	VOGT	[Redacted]
7	SCOTT	VOGT	[Redacted]
8	ROBIN	ATCHEART	[Redacted]
9	ALAN	ATCHEART	[Redacted]
10	CARL	PARVINE	[Redacted]
11	Genevieve	Pagette	[Redacted]
12	Nancy	Stattieri	[Redacted]
13	DAVID	STATTIERI	[Redacted]
14	ANN	CHEN	[Redacted]
15	PHILIP	WU	[Redacted]
16	AMIE	WU	[Redacted]
17	ALICE	WU	[Redacted]
18	AULISON	WU	[Redacted]
19	ANUS	CHEN	[Redacted]
20	SARITA	CHEN	[Redacted]
21			
22			
23			
24			
25			

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$630M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	James	Ecklund	[Redacted]
2	Stefan	Ecklund	[Redacted]
3	RICHARD	MAEDA	[Redacted]
4	DAVID	NO	[Redacted]
5	DAVID	FRY	[Redacted]
6	JASON	CAIN	[Redacted]
7	SEATH	SHARMA	[Redacted]
8	GAOY	SHARMA	[Redacted]
9	ELINA	CHARLES	[Redacted]
10	HAN	LEE	[Redacted]
11	MELANIE	DRIKE	[Redacted]
12	MELANIE	DRIKE	[Redacted]
13	PETE	ZAK	[Redacted]
14	MELISSA	WÄNGBERUWAT	[Redacted]
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$630M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	JONATHAN	KHACHA	[Redacted]
2	MICHAEL	FELL	[Redacted]
3	MICHAEL	ANDERSON	[Redacted]
4	DAN	ROPER	[Redacted]
5	LESA	ROPER	[Redacted]
6	SIMONA	WILSON	[Redacted]
7	MICHAEL	ROZA	[Redacted]
8	MARY	GENARD	[Redacted]
9	ROBIN	WILKINS	[Redacted]
10	ED	CANCINO	[Redacted]
11	STEVE	MAYER	[Redacted]
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, 5530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Delia	Vechi	[Redacted]
2	Joe	Roymer	[Redacted]
3	Erica	Rymer	[Redacted]
4	Owen	Evans	[Redacted]
5	Andrea	Evans	[Redacted]
6	Paul	Austard	[Redacted]
7	Bruce	Bernard	[Redacted]
8	Fernando	Paludi	[Redacted]
9	Mary	Juarez	[Redacted]
10	Kevin M.	Gonzalez	[Redacted]
11	ROMINA	GABISTO	[Redacted]
12	Jennifer	Trook	[Redacted]
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, 5530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	PAUL	WRIGHT	[Redacted]
2	Jana	Bell	[Redacted]
3	Paul	Bogust	[Redacted]
4	Andrew	Thorst	[Redacted]
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, 5530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	William	Binchley	[Redacted]
2	Geoffrey	Anderson	[Redacted]
3	Philip	DeWolfe	[Redacted]
4	Margaret	J. McKeen	[Redacted]
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, 5530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Robert	Christensen	[Redacted]
2	Kristin	Reizeman	[Redacted]
3	Paul	B. Ryan	[Redacted]
4	Linda	Martin	[Redacted]
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Mary	Eringer	[Redacted]
2	Jean	Hardy	[Redacted]
3	Janice	Kroll	[Redacted]
4	Patricia	Boyer	[Redacted]
5	Maven	Bluth	[Redacted]
6	PURWADI	GANI	[Redacted]
7	Cynthia	Purwadi	[Redacted]
8	Richard	Matevi	[Redacted]
9	Eifreda	Pon	[Redacted]
10	MARIA	FUNK	[Redacted]
11	Christa	Chubb	[Redacted]
12	Patricia	Burschmeyer	[Redacted]
13	Carol	A.M. Carey	[Redacted]
14	Karen	Robinson	[Redacted]
15	RAYMOND	ROBINSON	[Redacted]
16	Patricia	G. Miller	[Redacted]
17	Beverly	Martino	[Redacted]
18	DYNPAA	NAUGHTON	[Redacted]
19	Marilyn	Weick	[Redacted]
20	DiLeces	J. Campos	[Redacted]
21	Julie	A. Campos	[Redacted]
22	Gaglet	Tons	[Redacted]
23	Dorcas	Monette	[Redacted]
24	Juliana	Zawacki	[Redacted]
25	Marcia	Schur	[Redacted]

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	DAVID	YICK	[Redacted]
2	Julia	ASANO	[Redacted]
3	Bonnie	DARROW	[Redacted]
4	Jim	DARROW	[Redacted]
5	Judy	Kato	[Redacted]
6	Robert	R. Ornel	[Redacted]
7	Leticia	Ramirez	[Redacted]
8	Susan	Palmer	[Redacted]
9	Kumiko	Tayama	[Redacted]
10	Edith	M. Reid	[Redacted]
11	TAYEKO	YAKASHIRO	[Redacted]
12	SHARON	KUMAGAI	[Redacted]
13	Paula	J. Wener	[Redacted]
14	Kathleen	Yoshida	[Redacted]
15	Phuong	Truong	[Redacted]
16	TAKAAN	KATO	[Redacted]
17	YOSHIE	KATO	[Redacted]
18	Ric	Yoshiog	[Redacted]
19	TANY	YEH	[Redacted]
20	Lisa	Aoki	[Redacted]
21	Shirley	URATA	[Redacted]
22	Wendy	Yamamoto	[Redacted]
23	Yoshi	[Redacted]	[Redacted]
24	Margaret	Chandhok	[Redacted]
25	KAREN	MITAKA	[Redacted]

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	MAY	HEN	[Redacted]
2	Jane	John Holmad	[Redacted]
3	Dannia	Stall	[Redacted]
4	Jessie	Blumstein	[Redacted]
5	Richard	Blumstein	[Redacted]
6	Barbara	Smith	[Redacted]
7	Theresa	Schiff	[Redacted]
8	Debra	Porter	[Redacted]
9	Thomas	Arnold	[Redacted]
10	Arlene	Mann	[Redacted]
11	Theresa	Abbey	[Redacted]
12	Dean	Abbey	[Redacted]
13	Sharon	Abbey	[Redacted]
14	Betty	Abbey	[Redacted]
15	Patricia	Kahn	[Redacted]
16	Florence	KAWAHATA	[Redacted]
17	Pauline	Wise	[Redacted]
18	Agnes	[Redacted]	[Redacted]
19	MARILENE	BALANCO	[Redacted]
20	Margaret	PARTSCH	[Redacted]
21	Ellen	Tanaka	[Redacted]
22	Keen	Uemura	[Redacted]
23	Janet	Lay	[Redacted]
24	S. S. S. S.	[Redacted]	[Redacted]
25	Carol	Hickman	[Redacted]

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Rich	Nascaly	[Redacted]
2	Laura	Cox	[Redacted]
3	Ed	DAVIDS	[Redacted]
4	Paul	[Redacted]	[Redacted]
5	Paul	[Redacted]	[Redacted]
6	David	[Redacted]	[Redacted]
7	Mary	Zanagosa	[Redacted]
8	DE	[Redacted]	[Redacted]
9	ARVIN	COLLINS	[Redacted]
10	LYN	VILLO	[Redacted]
11	Richard	[Redacted]	[Redacted]
12	Jennifer	[Redacted]	[Redacted]
13	Lisa	Ahmi	[Redacted]
14	Farzad	Alami	[Redacted]
15	Alvin	Muller	[Redacted]
16	Christie	Diaz	[Redacted]
17	Sindy	Kang	[Redacted]
18	ANDREA	CURTIS	[Redacted]
19	Vanetta	[Redacted]	[Redacted]
20	SARAH	[Redacted]	[Redacted]
21	Sarah	Yamazaki	[Redacted]
22	Marsie	Raza	[Redacted]
23	Shabaz	Raza	[Redacted]
24	Leticia	Rovatski	[Redacted]
25	Perla	WELCH	[Redacted]

Mice

PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
• Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
• Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

Table with 4 columns: First Name, Last Name, Signature, Address. Contains 25 rows of handwritten signatures and names, including Kerri Mattson, Don Murpion, Cheryl Oshiro, etc.

9/20

PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
• Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
• Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

Table with 4 columns: First Name, Last Name, Signature, Address. Contains 25 rows of handwritten signatures and names, including Kathleen Anderson, Steve Anderson, etc.

PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
• Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
• Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

Table with 4 columns: First Name, Last Name, Signature, Address. Contains 25 rows of handwritten signatures and names, including Glen H. Yokoe, Nancy N. Yokoe, etc.

9/20

PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
• Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
• Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

Table with 4 columns: First Name, Last Name, Signature, Address. Contains 25 rows of handwritten signatures and names, including Stephen Chen, Steve S. Chen, etc.

9/20



**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 68th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	EVA	MONTES	[Redacted]
2	Scott	Wittor	[Redacted]
3	LAUREN	WILSON	[Redacted]
4	Angela	Gonzalez	[Redacted]
5	[Redacted]	[Redacted]	[Redacted]
6	Jane	M. [Redacted]	[Redacted]
7	Jean	Sotopala	[Redacted]
8	Rosa	Martinez	[Redacted]
9	Yamira	Gonzalez	[Redacted]
10	Virginia	Fresch	[Redacted]
11	Dave	O'Donoghue	[Redacted]
12	Andres	Garcia	[Redacted]
13	Stelario	[Redacted]	[Redacted]
14	LABZLO	GOSMAN	[Redacted]
15	William	Morano	[Redacted]
16	Brian	W. [Redacted]	[Redacted]
17	Michael	Biederbender	[Redacted]
18	[Redacted]	[Redacted]	[Redacted]
19	David	Ewell	[Redacted]
20	Colin	[Redacted]	[Redacted]
21	DARLYN	MOORE	[Redacted]
22	Wayne	Jones	[Redacted]
23	Karen	Edwards	[Redacted]
24	Cathy	Collet	[Redacted]
25	MIKE	MCCANN	[Redacted]

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 68th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Vannesa	Nivini	[Redacted]
2	Lupe	Ruan	[Redacted]
3	Silvana	De Leon	[Redacted]
4	Kilana	Gaddis	[Redacted]
5	Hector	Jacamillo	[Redacted]
6	Dennis	Higley	[Redacted]
7	Maria	Uyemura	[Redacted]
8	Katherine	Kawata	[Redacted]
9	Racel	De Guzman	[Redacted]
10	Greg	Man	[Redacted]
11	Margie	Mooney	[Redacted]
12	Sherilyn	Ke	[Redacted]
13	Ramona	Castro	[Redacted]
14	Richard	Belvin	[Redacted]
15	Arthur	Munoz	[Redacted]
16	Michael	Lee	[Redacted]
17	Angie	Quinn	[Redacted]
18	Steven	Lin	[Redacted]
19	Reynold	Sugay	[Redacted]
20	KEVIN	INOAYE	[Redacted]
21	RANDOLPH	QUINN	[Redacted]
22			
23			
24			
25			

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 68th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Ruth	Albright	[Redacted]
2	Cheryl	Dawson	[Redacted]
3	Jill	Dawn	[Redacted]
4	LARINA	RUBIO	[Redacted]
5	MARINA	WILSON	[Redacted]
6	JAMES	WILSON	[Redacted]
7	CHRISTINE	KINT	[Redacted]
8	Lindsay	Mitake	[Redacted]
9	Julis	Vesquez	[Redacted]
10	Anita	Hernandez	[Redacted]
11	Diana	Sutherland	[Redacted]
12	Fant	Shap	[Redacted]
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 68th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Gloria	Andoh	[Redacted]
2	Sharon	Saez	[Redacted]
3	Sauie	Cham	[Redacted]
4	Kenneth	Lewis	[Redacted]
5	Shirley	Tamaka	[Redacted]
6	Joanne	[Redacted]	[Redacted]
7	Janice	[Redacted]	[Redacted]
8	Ann	[Redacted]	[Redacted]
9	Jim	[Redacted]	[Redacted]
10	Margie	Sam	[Redacted]
11	Roberta	Stevenson	[Redacted]
12	Julie	I-ro	[Redacted]
13	St. Silaba	[Redacted]	[Redacted]
14	MARILYN	[Redacted]	[Redacted]
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$630M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Helen	Shysted	HShysted
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$630M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	GARY	Dyo	Dyo
2	Suzanne	McLure	deborah McLure
3	Martha	Ewing	Martha Ewing
4	Helen	Held	Held
5	Ernie	Gunn	Gunn
6	Catherine	Moloney	Moloney
7	Adrienne	Teague	Teague
8	Sandra	Dawson	Dawson
9	Lirio	Baigosa	Baigosa
10	Billbert	Bertz	Bertz
11	Opie	Williams	Williams
12	John	Valentine	Valentine
13	Linda	Galloway	Galloway
14	Judith	A. Jackson	Jackson
15	Marie	Stimpson	Stimpson
16	Betty	Gibson	Gibson
17	Chris	Wasserman	Wasserman
18	John	Bishop	Bishop
19			
20			
21			
22			
23			
24			
25			

Any Name Change

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$630M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Bernard	DuBois	DuBois
2	Robbie	Gates	Gates
3	Leo	Montenegro	Montenegro
4	Nancy	Orchard	Orchard
5	Eric	Orchard	Orchard
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$630M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Abdell	Samaan	Samaan
2	Volker	Karner	Karner
3	Sally	Montenegro	Montenegro
4	Jay	Shigida	Shigida
5	Alan	Jam	Jam
6	Steve	Shimamoto	Shimamoto
7	Jay	Toma	Toma
8	Marcia	Nava	Nava
9	Jennifer	Shigida	Shigida
10	Margaleen	Calinas	Calinas
11	Lily	Nakatani	Nakatani
12	Ryan	Colecutt	Colecutt
13	Diana	Waters	Waters
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Thomas Miller	Thomas Miller	[Redacted]
2	Thomas Mignery	Thomas Mignery	[Redacted]
3	Tom Briscoe	Tom Briscoe	[Redacted]
4	Larry Rung	Larry Rung	[Redacted]
5	Virginia Conrad	Virginia Conrad	[Redacted]
6	Marilyn Coulson	Marilyn Coulson	[Redacted]
7	Pat Reed	Pat Reed	[Redacted]
8	MARTHA SUECH	MARTHA SUECH	[Redacted]
9	BARBARA Mc	BARBARA Mc	[Redacted]
10	James Karamazis	James Karamazis	[Redacted]
11	KEENAN CAMERON	KEENAN CAMERON	[Redacted]
12	Chris Cook	Chris Cook	[Redacted]
13	George Floates	George Floates	[Redacted]
14	Russell Miller	Russell Miller	[Redacted]
15	Jacoby Korce	Jacoby Korce	[Redacted]
16	Judith Adlerer	Judith Adlerer	[Redacted]
17	Jame Bauer	Jame Bauer	[Redacted]
18	Barbara Barr	Barbara Barr	[Redacted]



**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Wayne C. Linn	Wayne C. Linn	[Redacted]
2	Nancy J Linn	Nancy J Linn	[Redacted]
3	Hans Ackermann	Hans Ackermann	[Redacted]
4	BONNIE PRICE	BONNIE PRICE	[Redacted]
5	Raedel Hipolito	Raedel Hipolito	[Redacted]
* 6	Ann Beouw	Ann Beouw	[Redacted]
7			
8			
9			
10			

2011



**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Sharon Oblinger	Sharon Oblinger	[Redacted]
2	Lara Duke	Lara Duke	[Redacted]
3	EUGENE KRC	EUGENE KRC	[Redacted]
4			
5			
6			
7			
8			
9			
10			

List



**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	DAVID DUKE	DAVID DUKE	[Redacted]
2			
3			
4			
5			
6			
7			
8			
9			
10			



**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	Georgia	Capell	[Redacted]
2			
3			
4			
5			
6			
7			
8			
9			
10			

**PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"**

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
1	DORIS	PLIEGO	[Redacted]
2	Michael	PLIEGO	[Redacted]
3	JERRENCE	BENSON	[Redacted]
4	Jeff	PRIMO	[Redacted]
5	RALPH	MILLIKAN	[Redacted]
6	KRYSTIN	MAYSON	[Redacted]
7	GENUS	M. SHINATO	[Redacted]
8	RANDY	SHINATO	[Redacted]
9	Jacalyon	SPEAR	[Redacted]
10	ANT	SPEAR	[Redacted]
11	JOSEPHINE	MILLIKEN	[Redacted]
12	SUZAN	OVERTON	[Redacted]
13	DONALD	OVERTON	[Redacted]
14	BELEN	INGLIS	[Redacted]
15	ROBERT	FALICO	[Redacted]
16	Gene	Stewart	[Redacted]
17	Ben	Chiu	[Redacted]
18	YILIAN	CHIU	[Redacted]
19	LeeAnn	Fornix	[Redacted]
20	Irma	M.I. Rosales	[Redacted]
21	Edward	Rosales	[Redacted]
22	Oliver	Sonic	[Redacted]
23	Glenn	Mittle	[Redacted]
24	Eric	Shannon	[Redacted]
25	Kathryn	Ewell	[Redacted]

HOOPER, LUNDY & BOOKMAN, P.C.

WRITER'S DIRECT DIAL NUMBER:  
(310) 551-8137

WRITER'S E-MAIL ADDRESS:  
SKRUL@HEALTH-LAW.COM

FILE NO. 80375.835

HEALTH CARE LAWYERS & ADVISORS  
1875 CENTURY PARK EAST, SUITE 1600  
LOS ANGELES, CALIFORNIA 90067-2517  
TELEPHONE (310) 551-8111  
FACSIMILE (310) 551-8181  
WEB SITE: WWW.HEALTH-LAW.COM

OFFICES ALSO LOCATED IN  
SAN DIEGO  
SAN FRANCISCO  
WASHINGTON, D.C.  
BOSTON

February 15, 2019

**VIA EMAIL AND U.S. MAIL**

**[michael.webb@redondo.org](mailto:michael.webb@redondo.org) and [Cheryl.Park@redondo.org](mailto:Cheryl.Park@redondo.org)**

Michael Webb, Esq., City Attorney  
Cheryl Park, Esq., Assistant City Attorney  
Redondo Beach City Attorney's Office  
415 Diamond Street  
Redondo Beach, California 90277

Re: Inapplicability of Article XXVII of Redondo Beach Municipal Code (the "City Charter") to Beach Cities Health District Healthy Living Campus Project

Dear Mr. Webb and Ms. Park:

We are writing this letter on behalf of our client, Beach Cities Health District ("BCHD"), to confirm your agreement with our conclusion that voter approval is not required in order to proceed with BCHD's Healthy Living Campus Project (as described more fully below).

Statement of Facts

BCHD desires to redevelop its health campus with a continued focus on enhancing residents' health through prevention, treatment and education, but with improved and updated services and providing for a broad continuum of care with an intergenerational care component.

Specifically, on its main campus (the "Main Campus"), BCHD desires to: (1) replace the existing assisted living facility with a new facility containing approximately 360 assisted living units and 60 memory care units for older adults, which BCHD intends to license as a residential care facility for the elderly (the "RCFE"), (2) redevelop its fitness center, and (3) construct a Community Wellness Pavilion that will provide a variety of additional community health center programs and services, including:

- (i) a community presentation hall (estimated 150 person capacity) for community conferences, workshops, lectures, board meetings, trainings, summits and other meetings ;
- (ii) a demonstration kitchen (estimated 20-40 person capacity) for food literacy workshops, nutritional cooking demonstrations and similar uses;

Michael Webb, Esq., City Attorney  
Cheryl Park, Esq., Assistant City Attorney  
February 15, 2019  
Page 2

- (iii) flexible community meeting spaces (estimated capacity 30-75 people) for trainings, presentations, events, workshops, support groups and other meetings ;
- (iv) rooftop gathering spaces for exercise classes, gardening and other small outdoor events;
- (v) a learning/visitor center expected to feature the BCHD story, resources, health literacy, interactive education, awards and information about BCHD's partners;
- (vi) a Blue Zones café to provide a healthy educational eating experience for BCHD personnel, residents of the RCFE and their families, persons using the fitness center and other Health Living Campus visitors; and
- (vii) administrative offices for BCHD personnel.

The Main Campus community health center will also include active green spaces that will be available for community events, farmers markets, fitness programs, walking and other gathering spaces that promote health and well-being.

In addition to the Main Campus improvements, BCHD also desires to construct a child day care center on the lot adjacent to the Main Campus and located at the corner of Flagler Lane and Beryl Street (the "Flagler Parcel"). The proposed uses on the Main Campus and the Flagler Parcel are collectively referred to herein as the "Healthy Living Campus Project."

The Main Campus is designated P (Public and Institutional) in the General Plan and zoned P-CF (Public – Community Facility), and the Flagler Parcel is designated C-2 Commercial in the General Plan and similarly zoned C-2 (Commercial).

#### 1. Measure DD - Ballot Requirement

In November 2008, the residents of the City of Redondo Beach (the "City") approved Measure DD, to amend the Official Charter – Redondo Beach Municipal Code (the "City Charter") by adding Article XXVII to require voter approval of specified changes in allowable land use. The express purpose of Article XXVII (Major Changes in Allowable Land Use), as provided in Section 27.1 of the City Charter, is as follows (emph. added):

- “(a) Give the voters of Redondo Beach the power to determine whether the City should allow *major changes in allowable land use*, as defined below, by requiring voter approval of any such proposed change, and, thereby ensure maximum public participation in major land use and zoning changes proposed in the City;

Michael Webb, Esq., City Attorney  
Cheryl Park, Esq., Assistant City Attorney  
February 15, 2019  
Page 3

(b) Ensure that the voters of Redondo Beach receive all necessary and accurate environmental information on proposals for *major changes in allowable land use*, so that they may intelligently vote on any such proposal;

(c) Ensure that City officials provide timely, accurate and unbiased environmental review of all proposals for *major changes in allowable land use*, so that they may minimize their adverse traffic and land use impacts and maximize neighborhood compatibility before the voters decide on any such change;

(d) Ensure that all elements of the *land use change* approved by the voters are implemented; and

(e) Protect the public health, safety and welfare, and the quality of life, for all citizens living or working in the City, and for all visitors to the City.”

To effectuate this purpose, Section 27.4(a) of the City Charter requires each “major change in allowable land use” to be “put to a vote of the People.” The key question, then, is whether the Healthy Living Campus Project would result in a “Major Change in Allowable Land Use” as defined by the City Charter.

## 2. Major Change in Allowable Land Use

Section 27.2(f) of the City Charter defines “Major Change in Allowable Land Use” as “any proposed amendment proposed amendment [sic], change, or replacement of the General Plan (including its local coastal element, as defined in Public Resources Code Section 30108.55), of the City’s zoning ordinance (as defined and contained in Title 10, Chapter 2 of the Redondo Beach Municipal Code) or of the zoning ordinance for the coastal zone (as defined and contained in Title 10, Chapter 5 of the Redondo Beach Municipal Code)” which meets one or more specified conditions.<sup>1</sup> Therefore, to determine whether the Healthy Living Campus Project uses

---

<sup>1</sup> There are no conditions actually listed under Section 27.2(f), but paragraphs (1), (2) and (3) following Section 27.2(g) each refers to a “proposed change in allowable land use” whereas subdivision (g) defines “Peak Hour Trips” and has no references to any paragraphs. In *Building a Better Redondo, Inc. v. City of Redondo Beach* (2012) 203 Cal. App. 4th 852, the court concluded that, from the context of the City Charter provisions and giving meaning to each provision, paragraphs (1), (2) and (3) appearing under subdivision (g) should be construed as properly a part of subdivision (f). Those conditions are: (1) the proposed change in allowable land use would significantly increase traffic, density or intensity of use above the as built condition in the neighborhood where the major change is proposed; (2) the proposed change in allowable land use would change a public use to a private use. [“A major change in allowable land use in this category shall include a change of use on ... (v) land allocated to the Beach Cities Health District... ”], and (3) the proposed change in allowable land use would change a nonresidential use to residential or a mixed use resulting in a density of a greater than 8.8 dwelling units per acre whether or not any such unit is used exclusively for residential purposes.

Michael Webb, Esq., City Attorney  
Cheryl Park, Esq., Assistant City Attorney  
February 15, 2019  
Page 4

would constitute a Major Change in Allowable Land Use the threshold question is whether any of the contemplated uses would necessitate an amendment, change or replacement of the General Plan and/or the applicable zoning ordinances (referred to herein collectively as the “Zoning Ordinance”). If the answer is no (as is the case with respect to the Healthy Living Campus Project), then, regardless of whether the additional conditions are otherwise triggered, there will be no Major Change in Allowance Land Use.

- a. Redondo Beach General Plan (the “General Plan”), Including its Local Coastal Element, as Defined in Public Resources Code Section 30108.55<sup>2</sup>

The Healthy Living Campus Project would not require a change to the current General Plan, but rather falls within the stated objectives and policies of the General Plan.

Objective 1.3 of the Land Use Element of the General Plan is to “[p]rovide for the continuation of existing and new development or recycling of commercial uses to meet the needs of the City's residents.” In furtherance of that objective, Policy 1.3.1 is to [a]llow for the development of community-oriented ... services... and other commercial uses which provide for the needs of existing and future residents as appropriate in areas classified as Commercial [C-2] on the Land Use Plan map.” Objective 1.5 of the Land Use Element of the General Plan is to “[p]rovide for the continuation of existing and development of new public service uses and facilities which meet the needs of the City's residents.” In furtherance of that objective, Policy 1.5.1 is to “[a]llow for the continuation of existing public recreational, cultural (libraries, museums, etc.), educational ... and health uses at their present location [areas classified as Public (“P”) on the Land Use Plan Map] and development of new uses where they complement and are compatible with adjacent land uses,” and Policy 1.5.2 is to allow for the development of private educational uses in areas classified as C-2, provided they are compatible with adjacent uses.”

Additionally, the section on “Public and Institutional Uses” within the Land Use Element of the General Plan notes that the Public and Institutional (“P”) designation includes a variety of uses with a variety of characteristics that “do not fit well under the typical standards for residential, commercial, or industrial uses” and therefore “no attempt has been made to establish specific development standards within the General Plan.” Instead, the General Plan states that the

---

<sup>2</sup> California Public Resources Code Section 30108.55 defines “Local coastal element” as “that portion of a general plan applicable to the coastal zone which may be prepared by local government pursuant to this division, or any additional elements of the local government's general plan prepared pursuant to Section 65303 of the Government Code, as the local government deems appropriate.” Based on our review of the City of Redondo Beach Coastal Land Use Plan Map for the Local Coastal Program (i.e. the City of Redondo Beach's Coastal Element), the subject property is not located in the coastal zone.



Michael Webb, Esq., City Attorney  
Cheryl Park, Esq., Assistant City Attorney  
February 15, 2019  
Page 5

City's Zoning Ordinance will "implement the Public/Institutional designation through multiple zoning districts more focused on the different classes of public/quasi-public uses" and that these particular zones, through the City's Zoning Ordinance, will contain more specific development standards." Objective 1.46 of the Land Use Element of the General Plan for "P" zoned lands (such as the Main Campus) is to "[p]rovide for the ... expansion of ... recreation... human service, cultural and educational... and other public land uses and facilities to support the existing and future population and development of the City." That objective is furthered by Policy 1.46.1 to accommodate permitted uses such as "parks and recreation," "public open space," "educational," "cultural" (e.g. libraries, museums), "human health," "human services," "public and private secondary uses" and "other public uses" within the "P" zone areas.

The redeveloped community health center with RCFE on the Main Campus, and the proposed child day care center on the Flagler Parcel (i.e. within a C-2 zone), further those stated objectives and comport with the stated policies.

More specifically as to the issue of senior housing, the Housing Element of the General Plan reflects the intent for senior housing "to be within walking distance of a wide range of commercial retail, professional, social and community services" (see pages 58-59) and requires that the City "identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels" (see page 50). The corresponding Table H-37 on page 51 of the Housing Element, which identifies the City's zoning provision for various types of housing, specifically references Residential Care Facilities (with a conditional use permit) for P-CF zoned areas.

We understand that there are currently limited options for the approximately 15,000 older adults in Beach Cities (94% of whom want to stay in the Beach Cities community), and the assisted (and independent) housing for older adults in Beach Cities is at or near capacity, with wait lists for assisted-living facilities up to 3 years. There is also a lack of housing that provides the continuum of care contemplated by the Healthy Living Campus Project. These facts clearly point to the need for additional senior housing within the area, such that the Healthy Living Campus Project aligns with the General Plan objectives and policies describe above.

With respect to the child day care center, we note that Goal 4A of Section 2.3 of the General Plan (i.e. the Senior Citizen Services/Child Care Services element) is for the City of Redondo Beach to "[c]ontribute ...to the future development... of successful child care programs within the community," and Policy 4.1.6, in furtherance of that goal, is to "[e]ncourage local public and private firms and businesses to examine the potential for establishing employer-sponsored or work-place located child day care services, and other employer-sponsored programs designed to ease family versus work demands." The child day care center on the Flagler Parcel supports this goal and related policy, by providing conveniently located child care for the many employees of BCHD (and the surrounding community). Locating the child day

Michael Webb, Esq., City Attorney  
Cheryl Park, Esq., Assistant City Attorney  
February 15, 2019  
Page 6

care center next door to the RCFE delivers the added benefit of strengthening intergenerational connections through joint activities between residents of the RCFE and children of the child day care center.

Each of the provisions of the General Plan described above support the development of Healthy Living Campus Project without any amendment to the General Plan necessary (we found no provisions within the General Plan that would prohibit that project). As such, it is necessary to look to the City's Zoning Ordinance next.

b. City's Zoning Ordinance<sup>3</sup>

The Healthy Living Campus Project will not require a change to the City's Zoning Ordinance. As noted above, the Main Campus is zoned P-CF and the Flagler Parcel is zoned C-2.

Pursuant to Section 10-2.1100 of Title 10, Chapter 2 of the Zoning Ordinance, among the specific purposes of the P Public and Institutional zones (which includes the P-CF zone) are to: “(a) Provide lands for park, recreation and open space areas, schools, civic center uses, cultural facilities, public safety facilities, and other public uses which are beneficial to the community.”

The P-CF specific permitted uses under Section 10-21110 of Title 10, Chapter 2 of the Zoning Ordinance expressly include community centers and ancillary uses/structures (subject to obtaining a conditional use permit). As defined in Section 10-2.402(a) of Title 10, Chapter 2 of the Zoning Ordinance:

(51) “**Community center**” means a building, buildings, or portions thereof used for recreational, social, educational, and cultural activities which buildings are owned and/or operated by a public, nonprofit, or public serving group or agency.”

(5) “**Accessory use**” shall mean a use incidental, related, appropriate, and clearly subordinate to the main use of the lot or building, which accessory use does not alter the principal use of the subject lot or affect other properties in the zone.

---

<sup>3</sup> The “Major Change in Allowable Land Use” definition references both the City's zoning ordinance as defined and contained in Title 10, Chapter 2 of the Redondo Beach Municipal Code, and the zoning ordinance for the coastal zone as defined and contained in Title 10, Chapter 5 of the Redondo Beach Municipal Code. The subject property does not fall within the Redondo Beach Coastal Land Use Plan Map area, so this analysis looks only to the general zoning ordinance under Title 10, Chapter 2. In contrast, the Kensington RCFE project was located in the Coastal Land Use Plan Map area and subject to the separate coastal zone ordinance which, at the time of the Measure K vote in 2016, did not allow for RCFEs in the applicable zone and therefore required voter approval.

Michael Webb, Esq., City Attorney  
Cheryl Park, Esq., Assistant City Attorney  
February 15, 2019  
Page 7

The various components of the overall community health center, including the fitness center, presentational hall, demonstration kitchen, flexible community meeting spaces, rooftop gathering spaces, learning/visitor center, Blue Zones café, administrative offices, and active green space, constitute community center recreational, social, educational and cultural activities, and related accessory uses.

State licensed residential care facilities such as the RCFE are similarly expressly permitted under Section 10-21110 of Title 10, Chapter 2 of the Zoning Ordinance (with a conditional use permit). Residential care facilities, as defined in Section 10-2.402(a)(145) of Title 10, Chapter 2 of the Zoning Ordinance, are residential facilities “providing twenty-four (24) hour nonmedical care for persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living” and include the sub-category of “residential care facilities for the elderly” (defined in subsection (c) as “a state-licensed housing arrangement chosen voluntarily by residents over sixty (60) years of age where varying levels and intensities of care and supervision, protective supervision, personal care or health-related services are provided, based upon residents' varying needs, as determined in order to be admitted and remain in the facility, as defined in Chapter 3.2 of the California Health and Safety Code, Section 1569 et seq.

We note also that P-CF permitted uses under Section 10-21110 of Title 10, Chapter 2 of the Zoning Ordinance include comparable qualifying uses, such as open space, recreational facilities, public gymnasiums, athletic clubs, and cultural institutions, further evidencing that the Healthy Living Campus Project uses on the Main Campus align directly with approved P-CF uses.

Pursuant to Section 10-2.620 of the Zoning Ordinance, C-2 permitted uses include “child day care centers” – as contemplated for the Flagler Parcel – with a conditional use permit.

Despite the conditional use permit requirement, a conditional use permit is separate and distinct from a general plan or zoning amendment, and therefore does not constitute a Major Change in Allowable Land Use. In fact, Article 12 (Procedures) of Chapter 2 of the Zoning Ordinance specifically differentiates between zoning amendments, general plan and specific plan amendments, conditional use permits and variances through separate and distinct sections of Title 10, Chapter 2 of the Zoning Ordinance (Sections 10-2.2504, 10-2.2505, 10-2.2506 and 10-2.2510, respectively).

Accordingly, the provisions of the Zoning Ordinance cited above support the development of the Healthy Living Campus Project without any amendment to the Zoning Ordinance necessary.

#### Conclusion

As noted above, both the provisions of the General Plan and the Zoning Ordinance support the Healthy Living Campus Project uses without any amendments necessary to either.

Michael Webb, Esq., City Attorney  
Cheryl Park, Esq., Assistant City Attorney  
February 15, 2019  
Page 8

As such, the Healthy Living Campus Project does not constitute a Major Change in Allowable Land Use and therefore does not require a public vote (notwithstanding the requirements to obtain a conditional use permits, as applicable). Preliminary trip generation reports obtained by BCHD reflect that the Healthy Living Campus Project is expected to reduce daily, morning, and evening peak hour trips compared with the existing site, thereby reducing traffic at this location – further supporting the goals of the City’s General Plan.

Clearly, the Healthy Living Campus Project will be of significant benefit to the residents of the City of Redondo Beach, allowing for BCHD to improve its community health center programs and services, create an intergenerational hub of well-being and grow a continuum of programs, services and facilities to help older adults age in their community. BCHD is eager to move forward with the project as soon as possible. Therefore, BCHD would like to meet with you to discuss next steps related to the Healthy Living Campus Project. BCHD’s primary contact for purposes of continued discussion on this matter is Mr. Tom Bakaly, and he may be reached by email at [Tom.Bakaly@bchd.org](mailto:Tom.Bakaly@bchd.org), or by phone at (310) 374-3426.

Respectfully,



Sandi Krul

SK

cc: Mr. Tom Bakaly, CEO (via email)  
Robert W. Lundy, Esq. (via email)

**From:** [Catherine Bem](#)  
**To:** [Charlie Velasquez](#)  
**Subject:** FW: Public Comment to LALAFCO for MSR and Grand Jury Investigation on BCHD Re: CPRA - Loaded hourly cost of all FTEs  
**Date:** Tuesday, February 22, 2022 10:35:51 AM

---

**From:** Mark Nelson (Home Gmail) [REDACTED]  
**Sent:** Friday, February 18, 2022 12:52 PM  
**To:** Paul Novak <[pnovak@lalafco.org](mailto:pnovak@lalafco.org)>  
**Cc:** Communications <[Communications@bchd.org](mailto:Communications@bchd.org)>  
**Subject:** Public Comment to LALAFCO for MSR and Grand Jury Investigation on BCHD Re: CPRA - Loaded hourly cost of all FTEs

BCHD continues to lack common controls. Since inception in 1993, BCHD has failed to have controls at the program level, thereby having NO DATA on what programs were or were not cost effective. BCHD also has no loaded labor rates for its employees, also demonstrating a lack of controls and inability to adequately manage taxpayer funds.

As a 40 year executive and expert witness, I am available to provide expert testimony on these fiduciary failings of BCHD.

On Thu, Feb 17, 2022 at 4:40 PM PRR <[PRR@bchd.org](mailto:PRR@bchd.org)> wrote:

Hi Mark,

Please see below (in red) for the District's response to your public records request received 1/27/22 that reads:

For each permanent FTE employee, provide the fully loaded hourly cost including direct costs, benefits and overheads.

Please visit the CA Controllers website at <https://publicpay.ca.gov/Reports/SpecialDistricts/SpecialDistrict.aspx?fiscalyear=2016&entityid=1550&&year=2020> (which is linked on our site here: <https://www.bchd.org/transparency>) to see salary and direct benefits information.

Please note that "overhead" is not allocated by FTE. The Priority Based Budget methodology does it by "Program."

If you believe we have not correctly interpreted your request, please resubmit your request with a description of the identifiable record or records that you are seeking.

Thank you.

---

**From:** Mark Nelson (Home Gmail) [REDACTED]  
**Sent:** Wednesday, January 26, 2022 5:53 PM  
**To:** PRR <[PRR@bchd.org](mailto:PRR@bchd.org)>  
**Subject:** CPRA - Loaded hourly cost of all FTEs

For each permanent FTE employee, provide the fully loaded hourly cost including direct costs, benefits and overheads.

**From:** [Catherine Bem](#)  
**To:** [Charlie Velasquez](#)  
**Subject:** FW: CPRA - Web cookies  
**Date:** Tuesday, February 22, 2022 10:36:29 AM

---

**From:** Mark Nelson (Home Gmail) [REDACTED]  
**Sent:** Thursday, February 17, 2022 5:09 PM  
**To:** Communications <Communications@bchd.org>  
**Subject:** Re: CPRA - Web cookies

COMMENT FOR THE WRITTEN RECORD ONLY

How again are residents supposed to get information from BCHD website, when they are required to accept undisclosed tracking cookies placed on their computers? This denial of service is unacceptable.

On Thu, Feb 17, 2022 at 4:35 PM PRR <[PRR@bchd.org](mailto:PRR@bchd.org)> wrote:

Hi Mark,

Please see below (in red) for the District's response to your public records request received 2/7/22 that reads:

BCHD as a public agency denies access to its website for anyone that refuses to allow BCHD to use cookies. Yet, BCHD provides no opt out, nor does BCHD provide any information delineating its specific use of cookies to track visitors.

"This site uses cookies to provide you with a great user experience. By using [www.bchd.org](http://www.bchd.org), you accept our use of cookies."

Provide documentation of all cookies, user device identification, 3rd parties, and tracking conducted by BCHD in its denial of web services to any resident or other party that refuses to allow the unknown cookies that BCHD forces use of.

The District has identified possible documents responsive to your request but requires additional time to gather, review and respond to the request. The District has determined that the 10-day time limit to determine whether your request seeks disclosable public records in the possession of the District is hereby extended by 14 days to (March 3) for the following reason: The need for consultation with other organizations having substantial interest in the determination of the request and/or among two or more components of our agency having substantial subject matter interest therein.

Covid-19 disclaimer:

Please also note that the District is operating under certain emergency protocols, which require reallocation of resources to meet the critical needs of the community at this time. As a result, the District's responses to certain public records requests may require more time than normal. We

apologize for the inconvenience and are committed to working with the public to provide all requested information as soon as reasonably possible.

If you believe we have not correctly interpreted your request, please resubmit your request with a description of the identifiable record or records that you are seeking.

Thank you.

---

**From:** Mark Nelson (Home Gmail) [REDACTED]  
**Sent:** Monday, February 7, 2022 12:11 PM  
**To:** PRR <[PRR@bchd.org](mailto:PRR@bchd.org)>  
**Subject:** CPRA - Web cookies

BCHD as a public agency denies access to its website for anyone that refuses to allow BCHD to use cookies. Yet, BCHD provides no opt out, nor does BCHD provide any information delineating its specific use of cookies to track visitors.

"This site uses cookies to provide you with a great user experience. By using [www.bchd.org](http://www.bchd.org), you accept our use of cookies."

Provide documentation of all cookies, user device identification, 3rd parties and tracking conducted by BCHD in its denial of web services to any resident or other party that refuses to allow the unknown cookies that BCHD forces use of.



**From:** [Catherine Bem](#)  
**To:** [Charlie Velasquez](#)  
**Subject:** FW: PUBLIC COMMENT Fwd: PUBLIC COMMENT - BCHD Development and Lack of Public Disclosure  
**Date:** Wednesday, February 23, 2022 10:11:02 AM  
**Attachments:** [Slide2.PNG](#)  
[Slide3.PNG](#)  
[Slide4.PNG](#)  
[Slide5.PNG](#)  
[Slide6.PNG](#)  
[Slide7.PNG](#)  
[Slide8.PNG](#)  
[Slide9.PNG](#)  
[Slide1.PNG](#)  
[Transparent Views of BCHD Neighborhood Incompatibility.pdf](#)

---

**From:** BCHD DEIR [REDACTED]  
**Sent:** Wednesday, February 23, 2022 12:16 AM  
**To:** Communications <Communications@bchd.org>  
**Subject:** PUBLIC COMMENT Fwd: PUBLIC COMMENT - BCHD Development and Lack of Public Disclosure

The following documents opposition to BCHD continuing to operate against the stated opinions of over 1,200 surrounding residents that oppose a 100-foot tall, 800,000 sqft Staples Center-sized development in the center of a 30-foot height limited residential area. The document provides objections to secret, non-disclosed negotiations between BCHD and government agencies. The documents provides objections to the use of the California Public Records Act as a shield for BCHD to operate in the shadows against residents. No where in the CPRA are entities REQUIRED to withhold building plans, especially when the proponent/applicant (BCHD) is withholding them from its own taxpayer-owners in Manhattan, Hermosa and Redondo Beach.

We urge the City of Redondo Beach to step up and make all documents available and avoid another secret negotiation where the documents we withheld 18 months by BCHD. Please see the letter for more detail.

This communication also provides transparent simulations to demonstrate the inconsistency of this proposed excessive project to surrounding neighborhood character.

February 7, 2022

PUBLIC COMMENT REGARDING BCHD COMMERCIAL DEVELOPMENT

- Secret negotiations are unacceptable
- BCHD compound is wholly inconsistent with neighborhood character protection
- BCHD is refusing to share its design or process with the public

Mayor and City Council of Redondo Beach Mayor and City Council of Torrance  
Planning Commission and Directors of Redondo Beach and Torrance Electeds, LALAFCO

In late 2018 and early 2019, BCHD engaged in non-disclosed negotiations with the City of Redondo Beach regarding its Staples Center-sized project in the midst of residential neighborhoods. BCHD issued a memo to the City in February 2019 and withheld that memo from the BCHD Community Working Group and public until July 2020, AFTER BCHD HAD ALREADY APPROVED THE PROJECT in its June 2020 Board meeting.

As part of the Conditional Use Permit process where BCHD is using its public agency status to gain permits for a commercial third party to build on our Publicly Owned and Zoned P-CF land, BCHD is again working in the shadows against the interests of surrounding neighborhoods.

Both BCHD and the City of Redondo Beach are refusing to disclose BCHD's secret plans for a neighborhood character destroying compound.

The BCHD assisted living is \$12,500 per month rent and being built for 80% NON-RESIDENTS of the three Beach Cities that own and fund BCHD. Further, the assisted living will be for over 90% NONRESIDENTS of Redondo Beach.

The BCHD adult daycare (aka PACE) facility is being constructed for 400 participants, even though using national averages only 16 will be from the three Beach Cities and even by 2030, only 32 are projected to be from the three Beach Cities. Further, the three Beach Cities are already served by state-licensed LA Coast PACE, so the project is duplicative.

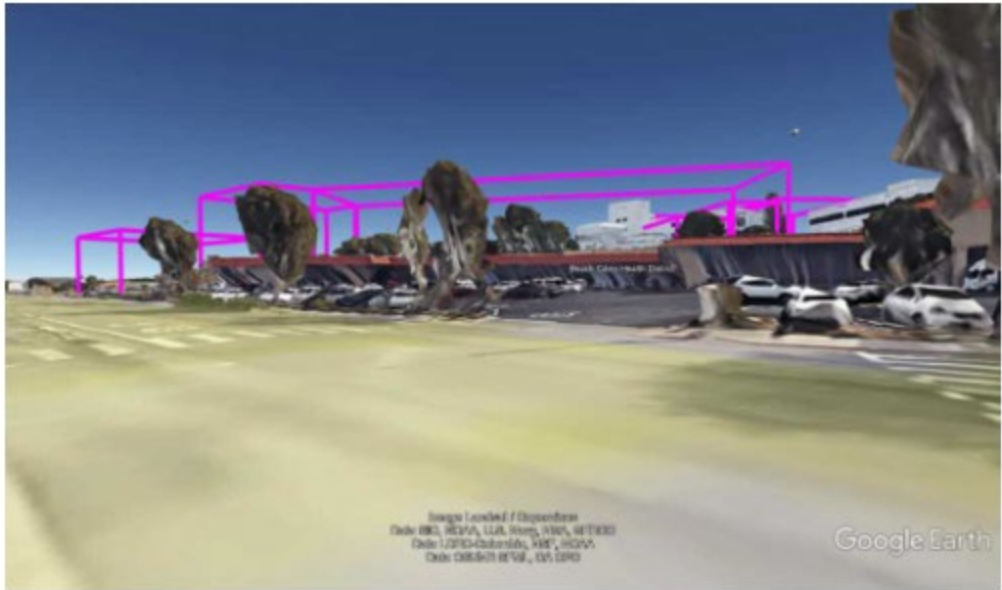
Neither BCHD nor the City is REQUIRED to HIDE the BCHD permitting process from the public. Both appear to be CHOOSING TO HIDE IT.

The surrounding neighborhoods will be blindsided by a process of secret negotiations between the City and BCHD.

BCHD has increased the height of its project from 60-feet, to 75-feet, to 103-feet behind closed doors.

BCHD has removed 160,000 square feet of underground parking and added an 8-10 story parking ramp adjacent to homes, along with a 4,000 volt electric substation on the busy corner of Diamond and Prospect. This was all done in the shadows. We need public disclosure, and we need it now.

Mark Nelson Redondo Beach  
3+ Year Volunteer, BCHD Community Working Group



Beryl & Harkness Visual Obstruction Simulation



Beryl & Flagler



Towers & Flagler



North Tomlee Culdesac Visual Obstruction Simulation



Tomlee & Towers Visual Obstruction Simulation



Mildred & Tomlee Visual Obstruction Simulation



Tomlee Turn Visual Obstruction Simulation



Tomlee & Norton Visual Obstruction Simulation



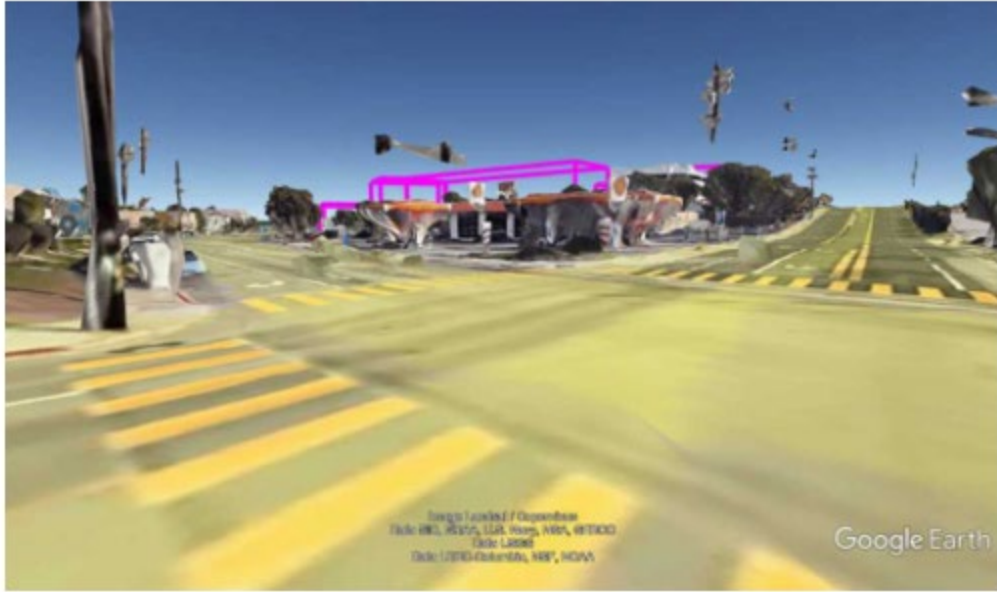
Redbeam & Towers Visual Obstruction Simulation



Diamond Culesac Visual Obstruction Simulation

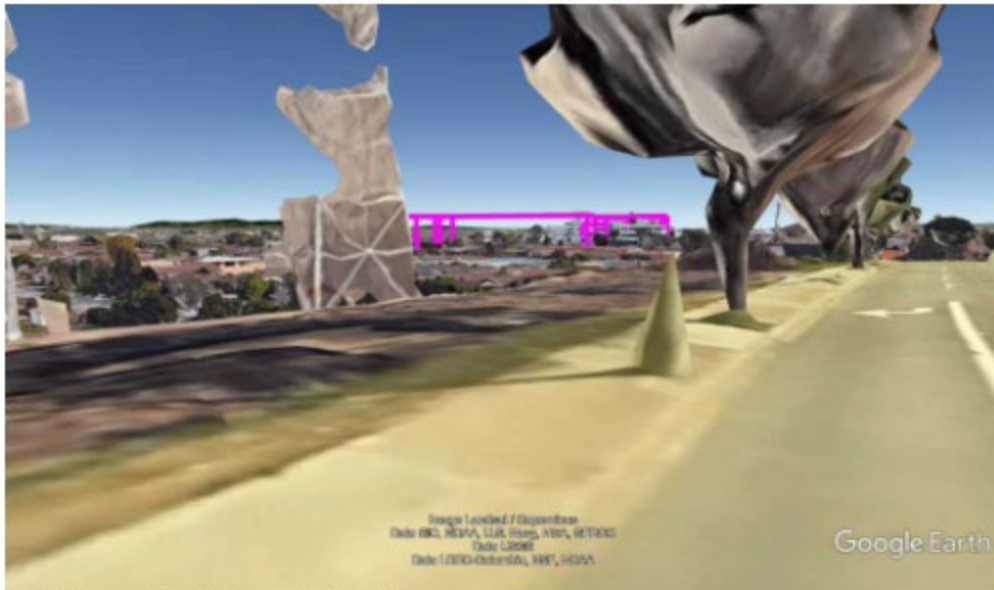


Prospect Entrance Visual Obstruction Simulation



Prospect and Beryl Visual Obstruction Simulation





190\* & Prospect Visual Obstruction Simulation



190\* & Hazkess Visual Obstruction Simulation



goal is to protect the neighborhood character, health/safety, and property values from BCHD's excessive commercial development. BCHD's plan is to build luxury, unaffordable for most, \$12,500 per month senior housing for 80%+ non-residents of the three beach cities that formed, own and tax fund BCHD. BCHD also plans to build a 400 patient PACE (adult daycare) facility that is expected to serve only 16 local seniors - with the other 96% of PACE patients being transported in and out of the city daily via bus service.

--

BCHD DEIR is a group of local residents surrounding the former South Bay Hospital site. Our primary goal is to protect the neighborhood character, health/safety, and property values from BCHD's excessive commercial development. BCHD's plan is to build luxury, unaffordable for most, \$12,500 per month senior housing for 80%+ non-residents of the three beach cities that formed, own and tax fund BCHD. BCHD also plans to build a 400 patient PACE (adult daycare) facility that is expected to serve only 16 local seniors - with the other 96% of PACE patients being transported in and out of the city daily via bus service.

February 7, 2022

**PUBLIC COMMENT REGARDING BCHD COMMERCIAL DEVELOPMENT**

- Secret negotiations are unacceptable
- BCHD compound is wholly inconsistent with neighborhood character protection
- BCHD is refusing to share its design or process with the public

Mayor and City Council of Redondo Beach  
Mayor and City Council of Torrance  
Planning Commission and Directors of Redondo Beach and Torrance  
Electeds, LALAFCO

In late 2018 and early 2019, BCHD engaged in non-disclosed negotiations with the City of Redondo Beach regarding its Staples Center-sized project in the midst of residential neighborhoods. BCHD issued a memo to the City in February 2019 and withheld that memo from the BCHD Community Working Group and public until July 2020, AFTER BCHD HAD ALREADY APPROVED THE PROJECT in its June 2020 Board meeting.

As part of the Conditional Use Permit process where BCHD is using its public agency status to gain permits for a commercial third party to build on our Publicly Owned and Zoned P-CF land, BCHD is again working in the shadows against the interests of surrounding neighborhoods.

Both BCHD and the City of Redondo Beach are refusing to disclose BCHDs secret plans for a neighborhood character destroying compound.

The BCHD assisted living is \$12,500 per month rent and being built for 80% NON-RESIDENTS of the three Beach Cities that own and fund BCHD. Further, the assisted living will be for over 90% NON-RESIDENTS of Redondo Beach.

The BCHD adult daycare (aka PACE) facility is being constructed for 400 participants, even though using national averages only 16 will be from the three Beach Cities and even by 2030, only 32 are projected to be from the three Beach Cities. Further, the three Beach Cities are already served by state-licensed LA Coast PACE, so the project is duplicative.

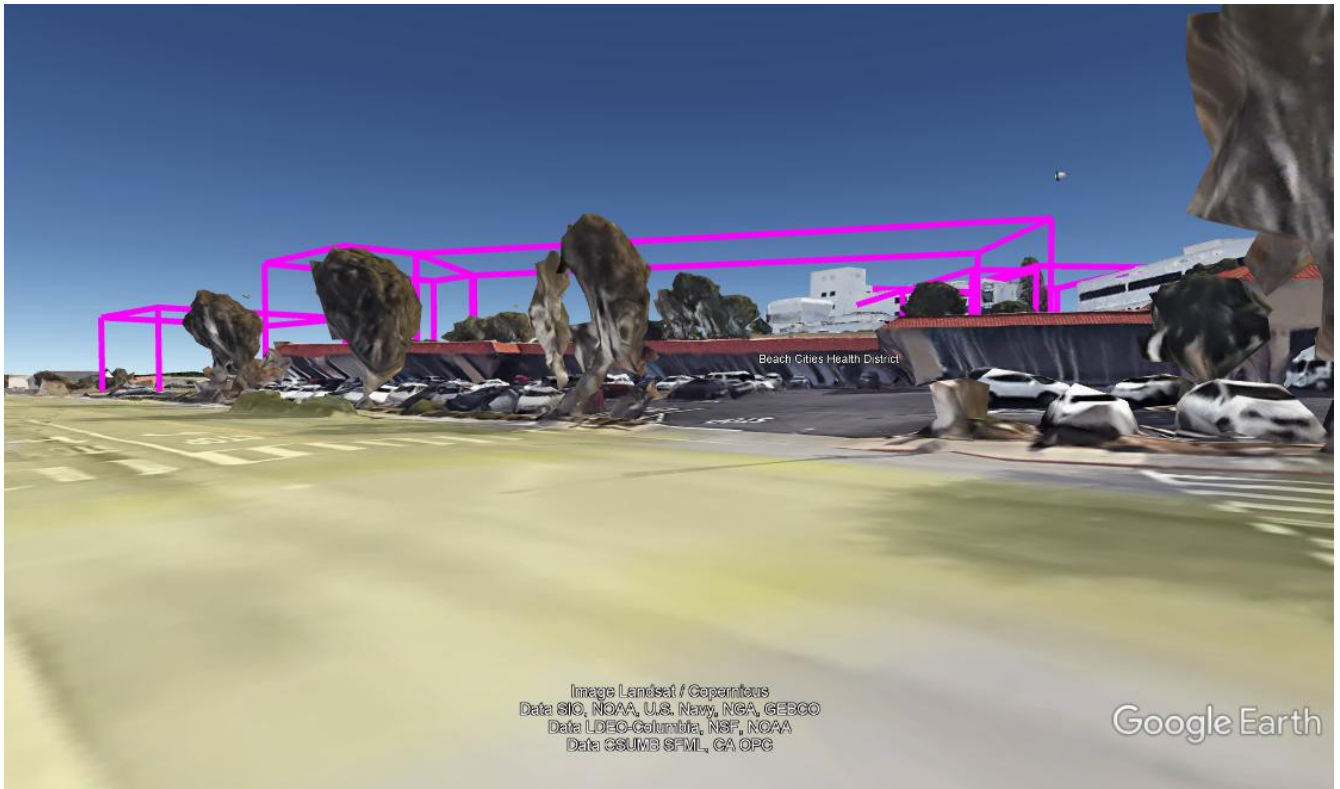
Neither BCHD nor the City is REQUIRED to HIDE the BCHD permitting process from the public. Both appear to be CHOOSING TO HIDE IT.

The surrounding neighborhoods will be blindsided by a process of secret negotiations between the City and BCHD.

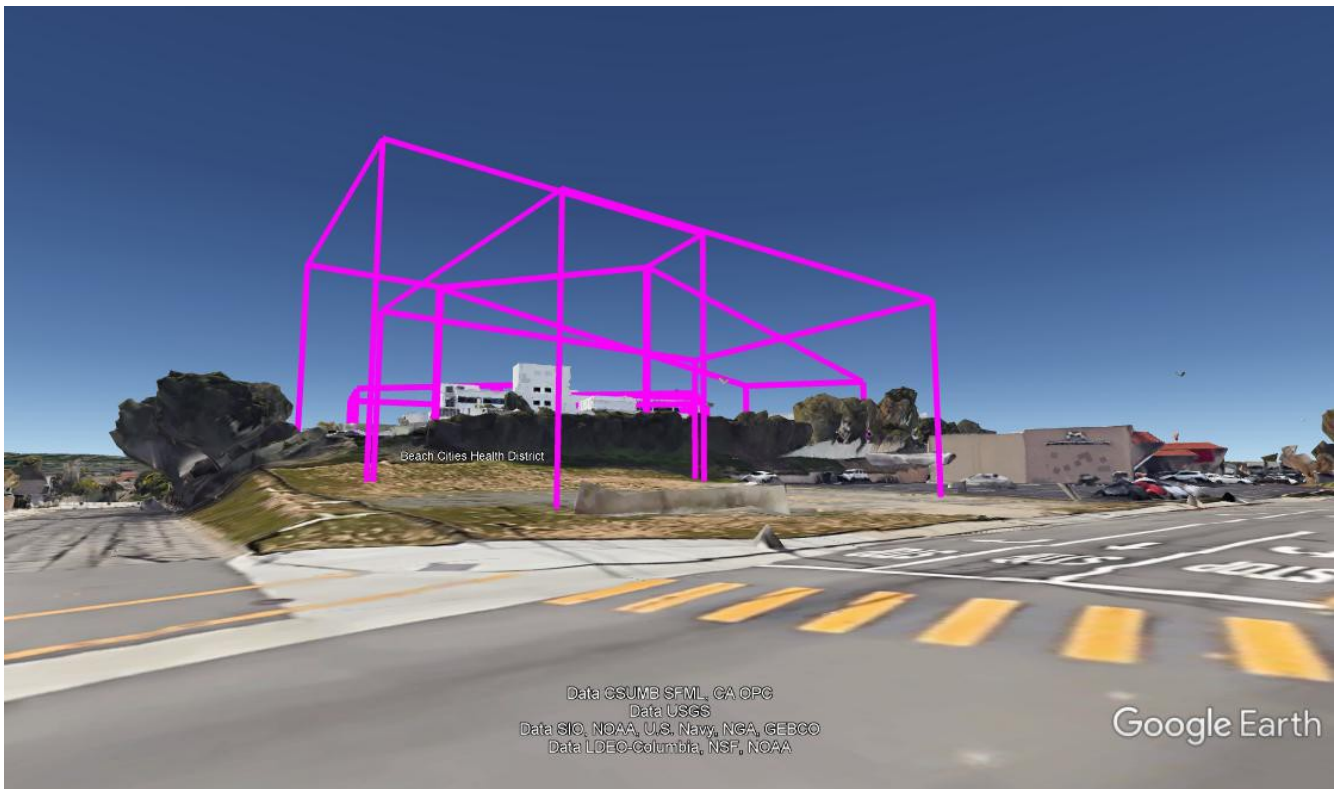
BCHD has increased the height of its project from 60-feet, to 75-feet, to 103-feet behind closed doors.

BCHD has removed 160,000 square feet of underground parking and added an 8-10 story parking ramp adjacent to homes, along with a 4,000 volt electric substation on the busy corner of Diamond and Prospect. This was all done in the shadows. We need public disclosure, and we need it now.

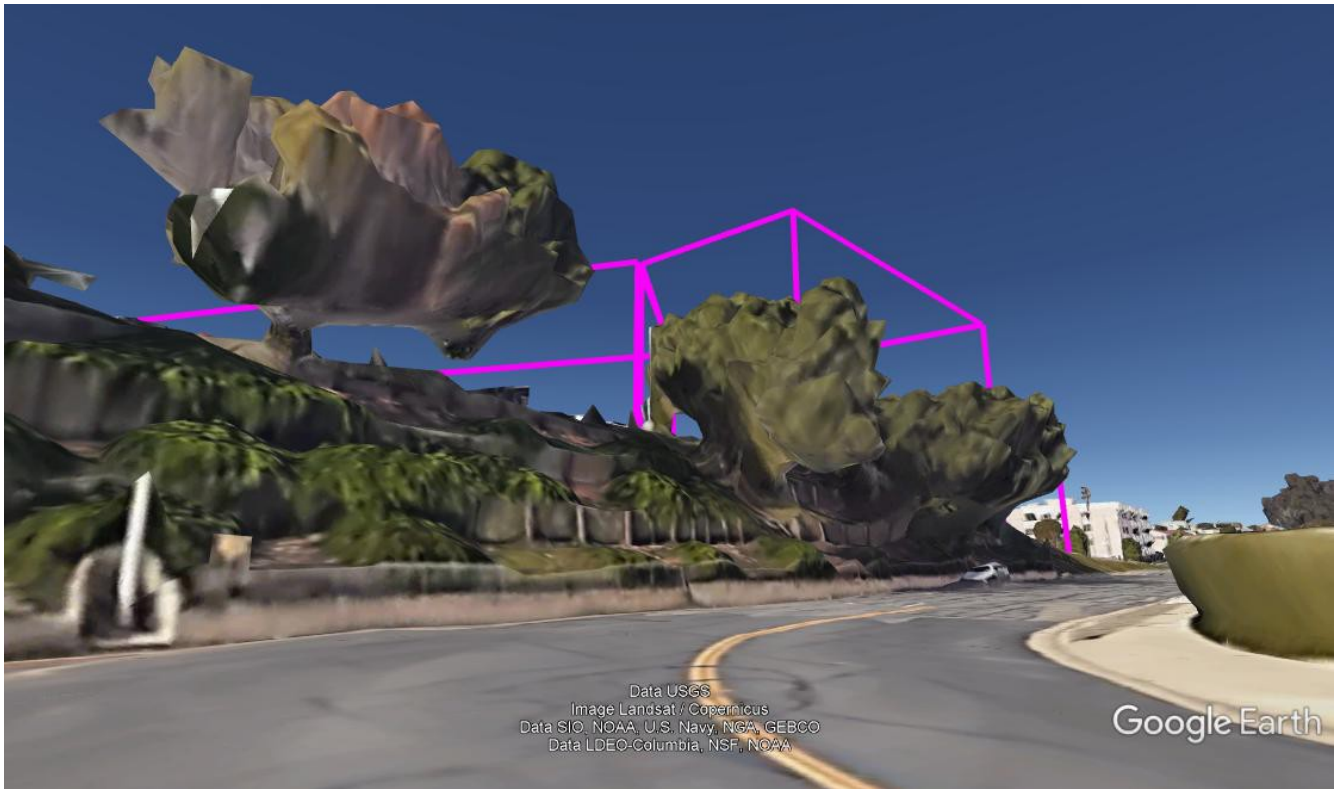
Mark Nelson  
Redondo Beach  
3+ Year Volunteer, BCHD Community Working Group



Beryl & Harkness Visual Obstruction Simulation



Beryl & Flagler



Towers & Flagler



North Tomlee Culdesac Visual Obstruction Simulation



Tomlee & Towers Visual Obstruction Simulation



Mildred & Tomlee Visual Obstruction Simulation



Tomlee Turn Visual Obstruction Simulation



Tomlee & Norton Visual Obstruction Simulation





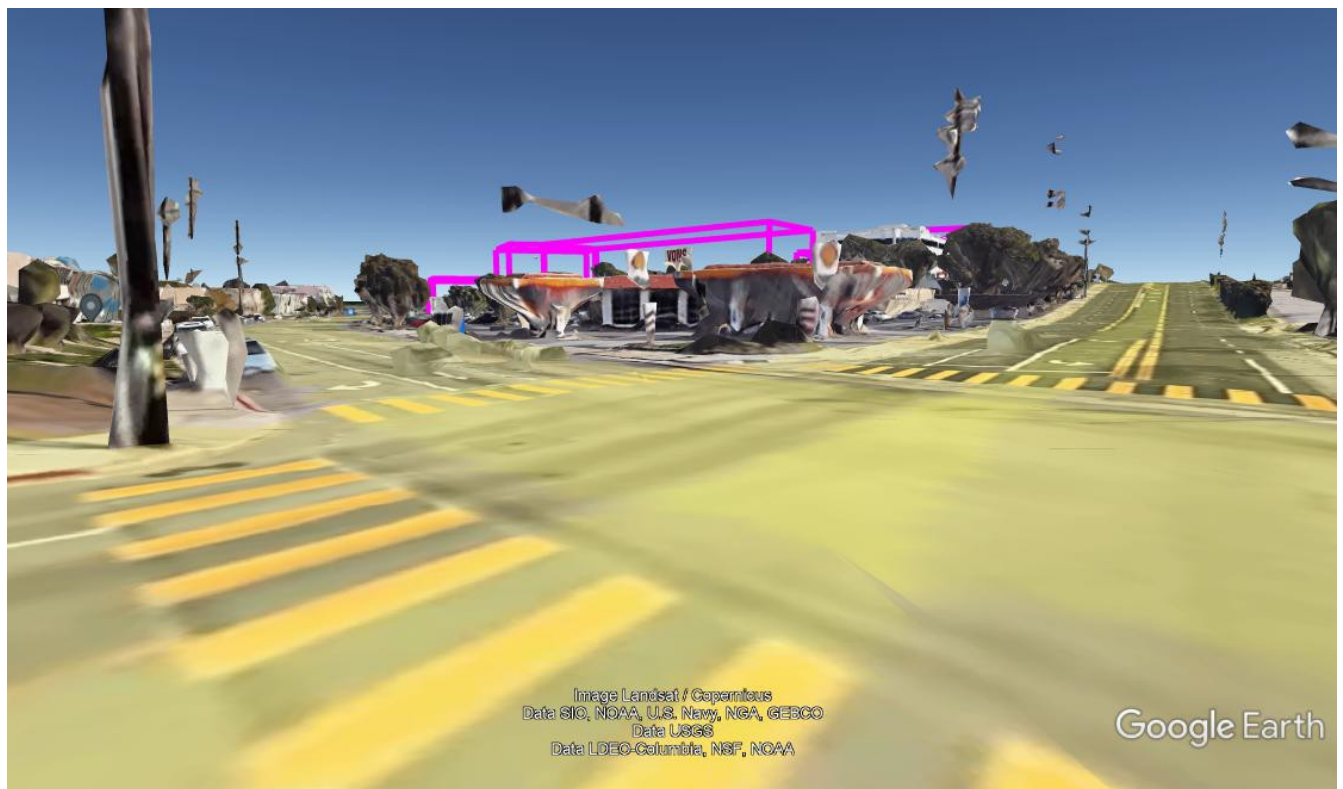
Redbeam & Towers Visual Obstruction Simulation



Diamond Culdesac Visual Obstruction Simulation



Prospect Entrance Visual Obstruction Simulation



Prospect and Beryl Visual Obstruction Simulation



190<sup>th</sup> & Prospect Visual Obstruction Simulation



190<sup>th</sup> & Harkness Visual Obstruction Simulation



190<sup>th</sup> & Flagler Visual Obstruction Simulation



Towers Fields Visual Obstruction Simulation

**From:** [Catherine Bem](#)  
**To:** [Charlie Velasquez](#)  
**Subject:** FW: PUBLIC COMMUNICATION - The case for a Civil Grand Jury Investigation of BCHD  
**Date:** Wednesday, February 23, 2022 2:35:44 PM

---

**From:** Mark Nelson [REDACTED]  
**Sent:** Wednesday, February 23, 2022 2:17 PM  
**To:** Communications <Communications@bchd.org>  
**Cc:** Al.Muratsuchi@asm.ca.gov; Ben.Allen@sen.ca.gov; Paul Novak <pnovak@lalafco.org>; HollyJMitchell@bos.lacounty.gov; info@achd.org; Eleanor Manzano <cityclerk@redondo.org>; citycouncil@hermosabeach.gov; cityclerk@citymb.info; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; CityClerk <CityClerk@torranceca.gov>; PublicLands@HCD <publiclands@hcd.ca.gov>; Martin, Thomas G@HCD <Thomas.G.Martin@hcd.ca.gov>; McDougall, Paul@HCD <Paul.McDougall@hcd.ca.gov>; Metcalf, Ben@HCD <ben.metcalf@hcd.ca.gov>; Nickless, Greg@HCD <Greg.Nickless@hcd.ca.gov>; Noel Chun <Noel.Chun@bchd.org>; Vanessa I. Poster <Vanessa.Poster@bchd.org>; Martha Koo <Martha.Koo@bchd.org>; Jane Diehl <Jane.Diehl@bchd.org>; Michelle Bholat <Michelle.Bholat@bchd.org>; info@sdlf.org; Jean.Rousseau@staff.csmfo.org; info@da.lacounty.gov  
**Subject:** PUBLIC COMMUNICATION - The case for a Civil Grand Jury Investigation of BCHD

**A California Public Communication to Parties Above, Including but not Limited to:**

**Mayor & City Councils - Hermosa Beach, Manhattan Beach, Redondo Beach, Torrance**  
**LA County Attorney**  
**LALAFCO**  
**CA HCD**  
**Various Electeds**

Beach Cities Health District (BCHD) states that it has adequate resources to move ahead with \$16M in pre-development spending on a neighborhood character destroying 100-foot tall, 800,000 sqft development project, yet, BCHD claims it has insufficient resources to promptly reply to California Public Records Act Requests regarding the same project.

The lack of transparency and willful misconduct to actively prevent timely information disclosure prior to BCHD decision making is highly unethical, potentially illegal, and requires a Civil Grand Jury investigation and potential removal of the CEO and Board.

**1. A CLEAR CASE OF BCHD DENYING THE PUBLIC ACCESS - 3 BUSINESS DAYS FOR PUBLIC REVIEW/ANALYSIS/COMMENT BEFORE A MAJOR BOARD DECISION**

On Friday June 12th, 2020 at approximately 6PM after the close of business, BCHD did a "weekend dump" of a never before seen \$400M development plan to the public and the BCHD Community Working Group (CWG), of which I was a 3+ year volunteer member. BCHDs intent was to approve the plan on June 17th, 2020 at a Board meeting. This allowed the general public and the CWG only 3 business days to read, analyze and create public comments. When the CWG members and public

asked for an extension of time, Dr. Noel Chun made a statement against allowing the public to be fully informed, and clearly implied that if the Board did delay a week, that **the outcome would be the same**. Clearly, this reeks of Brown Act violation. BCHD materials for the project exceed 1,000 pages.

The June 12, 2020 development design was materially different from the prior design that was provided in the June 2019 CEQA documents. The June 2020 plan was **TALLER - 76-feet vs 60-feet** and **LARGER 793,000 sqft vs 729,000** sqft of surface buildings as BCHD added an 8-10 story parking ramp in place of 160,000 sqft of subterranean parking.

Clearly, under perfect conditions, the experienced public had no reasonable expectation of being able to read, analyze, and meaningfully comment. A three day notice on a \$400M materially changed project by a public agency is a willful act to deny access.

**The public was deliberately denied due process and transparency by BCHD.**

In addition to providing a mere 3 day window, BCHD also provided defective documents. The documents were provided to the public and CWG with such low resolution that no meaningful analysis was possible. From a practical perspective, architectural sized 24x36" pages were reduced to PDF letter size. **Only an investigation will determine if this was a deliberate act.**

## **2. BCHD CONTINUING ACTS TO DENY PROMPT CPRA RESPONSES**

BCHD has been up to 1 year in arrears on fulfillment of CPRA responses. BCHD is still significantly in arrears on fulfillment, as BCHD indicates it plans to hire a development company for the 100-foot tall, 800,000 sqft \$400M development in the next 60 days. Clearly, BCHD is denying the public its right to information as BCHD refuses to fulfill records act requests prior to a decision, and, BCHD has previously refused to delay the decision.

Only intervention by LALAFCO, a Civil Grand Jury or the LA County Attorney can bring BCHD into a modicum of compliance and afford the public its right to information regarding a \$400M commercial development project, primarily built for non-residents of the BCHD, and on public owned and zoned land that was condemned for exclusive use as a public hospital.

Mark Nelson  
3+ Year BCHD Volunteer  
Redondo Beach  
Retired Development Executive, Expert Witness

Note: A potential Brown Act violation was revealed in a message from a BCHD Board member, and I will be providing the email along with my formal written request for investigation later today.