

# TORRANCE REDONDO AGAINST OVERDEVELOPMENT OPPOSE THE BCHD HLC



## It's a DEIR! It's a Marketing Tool! It's A Nightmare!

It's what we've come to expect from the BCHD.

For this project, the District is both the lead agency and the applicant in the California Environmental Quality Act (CEQA) process. They are a self-certifying agency, meaning the BCHD BoD decides if the Draft Environmental Impact Report complies with the legal requirements of CEQA.

The purpose of the DEIR is to flesh out all environmental concerns with the construction, operation and design of the project. Providing effective comments is one of the most important ways to change the project. You have the right to comment on the entire document. If you don't comment, you give up many of your rights to address inadequacies in the future.

### Read the DEIR here.

<https://www.facebook.com/bigbadbchd/>

The "Wall of BCHD PR" and media blitz started *in force* with the release of the DEIR on March 10. While they are banking on idyllic renderings and "reader's digest" highlights being all folks read, it glosses over many important parts – the devil is in the details. Do not assume BCHD and Wood Environmental know everything about your neighborhood. Point out any problems or issues in the document. Comments are due June 10.

**Urge decision-makers and the public to look behind the curtain.** Informing the decision-makers and elected officials during the 90-day period is critical. The BCHD is required to respond adequately to substantive issues raised prior to the final certification of the final EIR.

## IMPORTANT: UPCOMING MEETINGS

Mark your calendars.  
Now is the time for  
action!

Send comments, ask  
questions.

### BCHD Board of Directors Meeting-

⇒ Wed. March 24 – 6:30  
p.m.

Wood Environmental LLC will  
make a DEIR presentation.

Send your public  
comments to

[communications@bchd.org](mailto:communications@bchd.org)  
by 5:00 p.m.

### DEIR Public Meetings

⇒ Tues., April 13 from 6:30  
– 8 p.m.

⇒ Sat. April 17 from Noon  
– 1:30 p.m.

Everyone should attend. This  
impacts all surrounding  
neighbors and anyone with  
kids at Towers, West High,  
RUHS, Beryl Heights, etc.

## GET INFORMED!

Torrance Redondo Against  
Overdevelopment

TRAOnews.org

BCHD Over-Development

## DEIR – First-look example – Aesthetics

1. **TALLER** - The proposed 6-story+ structure, now 103 ft. tall, will be the 3rd tallest building in the Beach Cities. However, the property site already sits 30.5 ft. high above homes in all directions - making it 133.5 ft. above street level. (Ref. p. 231 of DEIR pdf, Sec. 3-1, Aesthetics, p. 3.1-33).
2. **TRANSPARENT?** - The six key viewing locations (KVLs) provided are insufficient and more should be studied. All conclusions that they have made must be based on evidence. Ask that they study additional KVLs. For example, in the DEIR, the RCFE height now rises ~20 ft. higher than in the June 2020 plan (103 ft. vs. ~83 ft.). Wood suggests that an alternative, reducing the height by ~ 20 ft. would take it's rating from the highest potentially "significant" impact to a "less than significant" impact from this vantage point (see below). Isn't that like a store marking up prices by 20% just before advertising a 20% sale? (Ref. p. 233 of DEIR pdf, Sec. 3.1, ~Aesthetics, p. 3.1 -36).
3. **SKEWED VIEWS** - One of the six key viewing locations (KVLs) provided is from 190th and Flagler. The views chosen are public views from the more innocuous locations. From this elevation and distance (below), the RCFE looks lower than street level though it is raised on a 30 ft. hill.



Before - View from 190<sup>th</sup> and Flagler



After – Imagine ground-level views blocked from all directions



View from Corner of Flagler and Beryl (above)

View from corner of Flagler and Towers Street (below)



Also completely missing KVLs are views from of the massive parking structure for Phase 2, since they went to a "programmatic" design.

Are there views that you want to see?

?



## Calling All Hands to Help! 3 easy ways to help now!

**1 - Support the DEIR review effort**  
We need researchers, writers, & editors to review and comment on the EIR. All concerned are welcome.

**2 – Contact and send letters to local officials.** Call your councilmembers and point out errors and conclusions not based on facts. Alert the TUSD and RBUSD. Contact any businesses and groups that may be impacted by this massive development.

**3- Alert the Public/Press** - A steady stream of letters helps to counter the BCHD narrative. Add your comments online. It's been shown that news stories matter. Politicians do take note, feeling the pulse of the community on issues impacting their lives. Act on recent articles below:

- Beach Reporter - [Beach Cities Health District to unveils environmental study for redevelopment project](#)
- Easy Reader - [Healthy Living Campus in Redondo Beach releases Draft EIR](#)
- Daily Breeze - [Beach Cities Health District starts reviewing potential impacts of Healthy Living Campus](#)

**SPREAD THE WORD!** Get the word out to neighbors, friends and family. Many folks are still unaware of what is coming and how it will impact their families, neighborhood, and schools. Flyer distribution coming soon!



**Click [here](#) to volunteer or simply reply “I can help” to this email.**

## HERE’S TO A BRIGHT FUTURE!

### Redondo Beach Election Results

**Congratulations!**

**Bill Brand – RB Mayor**  
**Nils Nehrenheim – District 1**  
**Todd Lowenstein – District 2**  
**Zein Obagi, Jr. - District 4**

***RB residents have spoken.  
Protecting our quality-of-  
life matters.***

**Ask that the elected  
officials hold BCHD  
accountable. Get started  
now.**

**Torrance City Council**

**Redondo Beach City Council**

**TUSD Board**

**RBUSD Board**

**Congressman Ted Lieu, 33<sup>rd</sup>  
District**

**CA Assemblyman Al  
Muratsuchi, District 66**

**CA Senator Ben Allen, 26<sup>th</sup>  
District**

**4th District LA County  
Supervisor Janice Hahn**

Note: Based on information and our understanding as of 3/17/21 To “unsubscribe” to this newsletter send an email to [trao90503@gmail.com](mailto:trao90503@gmail.com)