



Request for Expression of Interest

Former South Bay Hospital Redevelopment

2nd RESPONSE TO
REQUEST FOR EXPRESSION OF INTEREST
September 24, 2025



Mar
Ventures,
Inc.



CONTINENTAL
DEVELOPMENT
CORPORATION

TABLE OF CONTENTS

01 Qualifications and Experience	Pg. 3-16
02 Financial Approach	Pg. 17-18
03 Impact on Existing EIR & Entitlements	Pg. 19-22
04 Community Benefits	Pg. 23-26
05 Intended Project Schedule	Pg. 27-29
06 Parking & Circulation	Pg. 30-32
07 Allcove Plan	Pg. 33-34
08 Construction Feasibility	Pg. 35-40
09 Blue Zone Incorporation	Pg. 41-43
Contact	Pg. 44

01

Qualifications/Experience

ABOUT CONTINENTAL DEVELOPMENT



Richard C. Lundquist
Chief Executive Officer
rlundquist@continentaldevelopment.com

Robert E. Tarnofsky
President – Real Estate
btarnofsky@continentaldevelopment.com

Alex J. Rose
President, Development
arose@continentaldevelopment.com

The mission of Continental Development Corporation is to develop and build projects of the highest quality and to actively support measures which contribute to the quality of life in the communities in which we do business.

From Continental Park to Skypark to the Intercontinental San Francisco, Continental's projects continue to be models for how business and surrounding communities mutually benefit from superior real estate development.

As part of its ongoing commitment to provide the highest quality business and community environments achievable, Continental Development Corporation has a long history of active leadership and participation in a variety of industry and community organizations.

CONTINENTAL DEVELOPMENT KEY PERSONNEL



Richard C. Lundquist | Chief Executive Officer

Richard Lundquist is a lifelong Southern Californian and President/CEO of Continental Development Corporation, which he joined in 1972 and eventually acquired entirely by the mid-1990s. He has led the company in developing over 5 million square feet of commercial space, with approximately 4 million square feet currently owned. Notable assets include Continental Park, the largest mixed-use office park in L.A. County, and Skypark in South Torrance, now a leading medical office complex.

In 2016, Lundquist founded the nonprofit South Bay Sports, Health and Recreation (SBSHR) to support youth recreational facilities, beginning with a \$6M contribution toward the \$13.8M El Segundo Aquatics Center.

A dedicated philanthropist, Lundquist and his wife Melanie co-founded the Partnership for Los Angeles Schools in 2007 with an initial \$50M commitment and an additional \$35M in 2023. The program has significantly improved student performance across 16,000+ students in LAUSD schools.

They also support a wide range of educational and health institutions, such as the California Science Center, Torrance Memorial, LA BioMed, and Inner-City Arts. Their philanthropy has earned them recognition on The Philanthropy 50 list three times.

Lundquist serves on multiple boards and advisory councils, including the El Segundo Education Foundation, LA BioMed, and the City of El Segundo Economic Development Advisory Council.

CONTINENTAL DEVELOPMENT KEY PERSONNEL

Bob Tarnofsky | President – Real Estate

Bob Tarnofsky has over 40 years of experience in institutional-grade commercial real estate. As co-founder of Goldleaf Partners in West Los Angeles, he developed over 1.25 million square feet of Class A office and retail space with institutional partners.

At Continental Development Corporation, he has overseen the development and repositioning of 4.5 million square feet in L.A.'s South Bay. Key projects include the 380,000-square-foot Plaza El Segundo, a \$300 million Los Angeles Chargers headquarters, a cinema-anchored retail corridor, and Deloitte's regional HQ redevelopment.

Other notable projects include a 90,000-square-foot County of Los Angeles office tower, the 250-unit Raincross Seniors Village in Riverside, and a charter high school leased to the Hawthorne School District.

Tarnofsky holds a bachelor's degree from USC and an MBA from the University of Colorado. He teaches at USC's Marshall School of Business and serves on the Board of Governors of the Klump Real Estate Center.

Alex Rose | President – Development

Alex J. Rose is President of Development at Continental Development Corporation in El Segundo, CA, overseeing nearly 5 million square feet of office, medical, and R&D projects across Southern California and San Francisco.

With over 30 years of experience, Rose has led nearly \$3 billion in projects, including 4 million square feet of new development and 3 million in redeveloped properties. His expertise includes construction, project management, budgeting, and asset management. A licensed California attorney, he also has experience in civil litigation and title insurance.

A Trustee and Foundation Governor of the Urban Land Institute (ULI), he has held leadership roles and contributed to 40+ ULI Advisory Services assignments focused on urban redevelopment and mixed-use strategies. He serves on boards including the California Science Center Foundation, AltaSea, The Bay Club, and Tideline Partners, and mentors students through ULI, UCLA, and USC.

Rose holds an MBA from USC, a JD from Southwestern Law School, and a BA in Political Science from UCLA.

ABOUT MAR VENTURES

Mar Ventures, Inc. is an integrated real estate firm based in El Segundo, California, specializing in the acquisition, development, and management of real estate assets.



Lionel Uhry
Chief Executive Officer
Lionel.Uhry@marventures.com
310-781-8261

Jake Douglas
Acquisitions & Development
Jake.Douglas@marvenutres.com
310-787-4733

MVI leverages deep market knowledge and product expertise to manage all phases of the development process efficiently and cost-effectively.

Since 1991, Mar Ventures, Inc. (MVI) has been a leading developer in the Los Angeles South Bay, securing entitlements for over 6.7 million square feet of office, industrial, retail, and residential space across 480 acres of urban infill land. MVI has also developed and marketed approximately 2.6 million square feet across various asset types.

Recently, MVI & Continental Development entitled Pacific Coast Commons, a mixed-use project in El Segundo, CA. The development will include two apartment buildings with a total of 263 rental units and ground-floor retail along Pacific Coast Highway.

As a fully integrated real estate company, MVI is committed to responsible development and long-term partnerships. We maintain a hands-on approach and deliver results that meet the goals of our clients and stakeholders.

Mar Ventures currently manages approximately 175,000 square feet of medical space on behalf of Cedars-Sinai and Torrance Memorial hospitals in the South Bay.

MAR VENTURES KEY PERSONNEL



Allan W. Mackenzie | President

Allan Mackenzie is the President and sole shareholder of MVI. As President, he oversees the day-to-day activities of the company and directs MVI's long term business strategy. A particular feature of his leadership is a determination to preserve an intense hands-on management of the company's projects, to best serve the needs of MVI's public and private customers.

Allan holds a master's degree in Land Economy from Cambridge University in the UK. He is active in project related community development and has played a leadership role in numerous community and industry organizations. Allan is a licensed General Contractor in the State of California.



Lionel Uhry | Chief Executive Officer

Lionel Uhry joined MVI in 2006 and is now its Chief Executive Officer. Lionel oversees and directs the origination, underwriting, financing, and closing activities of acquisitions and dispositions aimed at maximizing returns for MVI and its investors.

Lionel earned a master's degree in real estate development from the University of Southern California. He also holds a Professional Certification in Construction Management from the University of California, Los Angeles in addition to being a licensed Real Estate Broker in the State of California and is a certified LEED AP.

MAR VENTURES KEY PERSONNEL



Gary Lyter | Chief Financial Officer

Gary joined Mar Ventures in 2019 and is now its Chief Financial Officer, overseeing accounting, financial reporting, tax compliance, banking relationships, and administrative operations for the company and its affiliated entities.

Before Mar Ventures, Gary partnered with WestCal Property Group for seven years to acquire, entitle, and develop infill residential projects in Southern California, including a 28-unit apartment site in La Mirada. He also served as CFO at Arenda Capital Management, handling accounting, tax, and investor reporting for the Beverly Hills-based family office.

Earlier, Gary spent 24 years as CFO at Comstock Crosser & Associates (Comstock Homes), focusing on infill residential developments across Southern California. Notable projects included the 500+ unit Villages at Heritage Springs in Santa Fe Springs and The Bluffs, a 38-home luxury community in Goleta. Gary holds a BS in Accounting from Juniata College and a (nonactive) CPA license in Texas.



Jake Douglas | Manager, Acquisitions & Development

Jake joined Mar Ventures in 2019 and is a key member of the Acquisitions & Development team. He is responsible for underwriting both existing projects and new acquisition opportunities across a diverse range of asset classes, including multifamily, office, retail, and industrial properties. Jake also plays an active role in managing development projects—overseeing design and construction consultants and working closely with local municipalities to secure building permits and entitlements. Jake holds a BA from the University of Washington and a master's degree in real estate development from the University of Southern California.

Design Team



HBARCHITECTS.COM

Hochhauser Blatter Associates has extensive expertise in senior housing, continuing care retirement communities, assisted living, memory care, and skilled nursing facilities. Their proven track record in these specialized areas makes them an exceptional candidate to lead the redevelopment and optimization of the Beach Cities Health District site in Redondo Beach. Hochhauser Blatter Architecture and Planning is a multi-disciplinary architecture, planning, and development consulting firm based in Santa Barbara, California. Principals Jan Hochhauser and Jay Blatter have extensive experience in land planning, pre-development analysis, land use and entitlement work, and innovative architectural design.



GENSLER.COM

At Gensler, the value of our work stems from its positive impact on the human experience. We are a dynamic and collaborative design firm uniting creativity, research, and innovation to create impactful, cutting-edge solutions for our clients. Together, we are reimagining the cities, places, and experiences that impact people's everyday lives. Founded in 1965, Gensler has built a team of 6,000 professionals who partner with clients in over 100 countries each year on projects that act as catalysts for growth. Everything we do is guided by our mission: to create a better world through the power of design.

HOCHHAUSER BLATTER ASSOCIATES

KEY PERSONNEL



JAN R. HOCHHAUSER, AIA, LEED AP | Principal Architect

Jan R. Hochhauser has been practicing architecture in Santa Barbara since 1977 and founded Hochhauser Blatter Architecture and Planning in 1990. Mr. Hochhauser has been a Principal Architect and Lead Designer on a variety of municipal, institutional and residential projects in his more than 30 years of practice.

Mr. Hochhauser's work has received acclaim for its design innovation and contextual responsiveness to the site and community. The careful attention to detail is evident in his complete body of work.



JAY I. BLATTER, AIA, LEED AP | Principal Architect

As a founding principal of Hochhauser Blatter, Mr. Blatter's focus has been the integrative approach toward planning and architecture. Mr. Blatter has over 16 years of extensive experience in the planning, design and construction of senior housing and health care projects, mixed-use, master-planned communities, commercial and residential projects.

Mr. Blatter is a member of the Aging Services of California and has been a presenter at the Californian and National chapters of the Association of Homes and Services for the Aging.

GENSLER KEY PERSONNEL



Kelly Farrell, AIA, LEED AP BD+C | Managing Director, Principal

An established thought leader in the industry and a trusted advisor to development teams worldwide, Kelly carries a reputation for working closely with her clients to generate strategies and solutions that are innovative, resilient, and pragmatic across a diverse range of projects.

She is exceptionally passionate about design and its impact on the world, the environment, and, most importantly, the community.

Kelly is a global leader of Gensler's Residential practice. She is a sought-after speaker and commentator for various industry organizations including the Los Angeles Headquarters Association (LAHQ), Design Intelligence, the American Institute of Architects (AIA), and the Urban Land Institute (ULI) in addition to industry events.



John Adams, AIA, LEED AP | Regional Managing Principal

As Managing Principal for Gensler's Southwest Region, John brings more than three decades of experience as an architect and real estate strategist on complex mixed-use projects for institutional, civic, residential, and commercial clients. As a recognized thought leader in building design and development, he is an advocate for high-performance buildings, repositioning, and sustainable urban development.

John serves on the boards of the L.A. Headquarters Association, the Los Angeles Economic Development Corporation, Junior Achievement of Southern California, and the Urban Land Institute. He holds a Master of Architectural Design from Harvard University's Graduate School of Design and a Bachelor of Arts in Architecture from California State Polytechnic University at Pomona.

GENSLER KEY PERSONNEL



James Crispino, FAIA, NCARB | Global Health Sector Leader, Principal

Jim has focused his entire career on design and planning innovation for health, education, and research. His work investigates and synthesizes new technologies, patterns of human behavior, and spatial models. Jim applies this approach in developing new projects globally for health systems, academic medical centers, and clients in technology and research. He founded the Healthcare Committee of the New York Building Congress and is a Co-Chair of the AIA NYC Healthcare Committee.

Jim's work has been published in Architect, Architectural Record, Contract, and Interior Design, among numerous other industry journals. His teams have won awards from the AIA, AHA, IIDA, state, local, and commercial organizations internationally. He is a frequent speaker at conferences and forums, including ACHE, ASHE, HCD, Tradelines, HFS, EHD, The Cleveland Clinic, and CHoP.



David Herjeczki, AIA, NCARB, LEED AP | Design Director, Principal

David approaches design with a deep commitment to innovation and enrichment of the human experience through thoughtfully crafted, inspiring architecture. He is widely recognized for his ability to insightfully understand the mission and values of institutional, nonprofit, mixed use, and commercial clients and translate them into architectural form.

Committed to a process that focuses on the client and community, David brings a hands-on presence to architectural and interior design. His projects have been published widely and have received multiple awards from various industry organizations and publications. David's relevant experience includes mission-driven, wellness-focused facilities such as Da Vinci Connect High School in El Segundo, Waterfront Education in Redondo Beach, and the Friendship Foundation Center in Redondo Beach.

GENSLER - RECENT YOUTH PROJECTS



Friendship Foundation Center
Redondo Beach, CA



Da Vinci High School
El Segundo, CA



Wallis Annenberg Youth Center
Whittier, CA

TORRANCE MEMORIAL MEDICAL CENTER

Torrance Memorial Medical Center Serves the South Bay, Peninsula, and Harbor communities with a broad continuum of care.



Keith Hobbs
President/ CEO
Keith.Hobbs@tmmc.com
310-517-4612

Heidi Assigal
Senior Vice President
heidi.assigal@tmmc.com
310-784-8795

Torrance Memorial, a world-class regional medical center, includes an extensive integrated system of physicians and comprehensive medical services to provide coordinated communication and a continuum of care. Torrance Memorial is a Cedars-Sinai affiliate under the umbrella of Cedars-Sinai Health System.

Under the governance of a community-based Board of Trustees, Torrance Memorial serves the public interest by:

- Improving the community health within the scope and expertise of its resources
- Offering the most current and effective medical technologies rendered in a compassionate, caring manner
- Maintaining long-term stability in order to assure its strength and viability for the benefit of the community

Torrance Memorial has impressively improved their rankings and is now ranked 8th in overall hospital quality in California and 3rd in the Los Angeles/Orange County region. The hospital rated “high performing” in seven specialties and achieved national ranking in Orthopedics (#35), OB/GYN (#42) and Geriatrics (#50). Additionally, it ranked “high performing” in 18 common adult procedures and conditions.

Consultants, Contractors & Partners

For each CDC/Mar joint venture, we carefully select the construction and consultant teams based on the specific needs of the project. As such, the full team will not be finalized at this early stage. We value a collaborative relationship with the Beach Cities Health District, and as the project evolves through ongoing dialogue, the development scope—and the composition of the consultant team—may also adapt accordingly.

Consultants:

Architecture - Assisted Living & Independent Living:
Hochhauser Blatter Associates



Architecture – Site Planning and Medical Office: **Gensler**

Civil, Structural, MEP Engineering: To Be Determined

General Contractor: To Be Determined

Soils & Environmental: To Be Determined



02

Financial Approach

Financing Strategy

&

Revenue-Sharing

Allcove Development

- The Allcove youth wellness center will be structured as a standalone project on its own dedicated parcel.
- The grant funding can be used for all or a portion of project costs/

Financing Beach Cities Health District Redevelopment

- For the portion of the Beach Cities Health District (BCHD) site designated for medical office and senior housing—including independent living, assisted living and memory care (AIN# 7502-017-904), the redevelopment will be funded through a blend of private equity and traditional debt.

Ground Lease Payments

- We envision a long-term ground lease under which BCHD would receive compensation in exchange for granting us the ability to redevelop and manage the site that BCHD has identified for potential redevelopment.
- We are committed to building a collaborative and mutually beneficial partnership with the District. As the conceptual plan continues to evolve, the details of specific payments will be determined at a later stage.
- The anticipated annual ground lease payments are projected to be in excess of **\$1,200,000**. Final ground lease payment amount will be determined upon refinement of the final approved design and development program.

03

Impact on Existing EIR & Entitlements

No Additional EIR Required

Proposed Project Exempt from EIR Per AB 130

Overview of AB 130

AB 130 created a statutory exemption from CEQA for “housing-rich infill housing development projects.” The law allows qualifying projects to bypass full CEQA review if they meet objective criteria, such as site size, location, and residential use percentages. Mixed-use projects are covered if at least two-thirds ($\approx 67\%$) of the total square footage is residential. The exemption is designed to accelerate infill housing and reduce delays tied to environmental litigation.

Qualifying Project

- Senior living—whether assisted living or independent living—is treated as a form of permanent housing, not transient lodging (which is excluded under AB 130).
- 100 assisted living units + 250 independent living units + 30,000 SF medical office would satisfy the $\geq 2/3$ residential square footage requirement, since the housing portion significantly outweighs the medical office component.
- If located on an existing urbanized site (like BCHD’s campus), the project aligns with the law’s “infill” requirement.
- If these conditions are met, the senior living development would be eligible for the AB 130 exemption and therefore not subject to CEQA review.

Consistent with Existing EIR

The Environmental Impact Report (EIR) for the Healthy Living Campus Master Plan evaluated the proposed uses of residential care for the elderly, independent living, and medical office facilities within the BCHD site. The EIR determined that these uses are consistent with the site’s Public/Institutional (P) land use designation and Community Facility (P-CF) zoning, provided they undergo conditional use permit review and design oversight by the Redondo Beach Planning Commission.

Our project components—approximately 100 assisted living/memory support units, 250 independent living units, and a 30,000 SF medical office building totaling 465,000 Square Feet of totaled occupied building area which falls within the development envelope 484,900 square feet studied in the existing EIR. The Existing EIR also analyzed new Residential Care for the Elderly (RCFE) facilities and updated medical office space.

The EIR also confirmed that while the project would alter the visual character of the site, it would not substantially degrade aesthetics, and that residential care facilities are expressly permitted in P-CF zones with a CUP. Further, the EIR emphasized that the project would continue BCHD’s model of senior care and community health services, ensuring consistency with the District’s long-standing mission. Therefore, our development concept is a use that has been environmentally cleared under the Master Plan EIR.

Proposed Development Permitted

Independent & Assisted Living - Consistent with Existing Zoning

Our proposed redevelopment of the Former South Bay Hospital site is conceived as a comprehensive, lifespan-focused wellness campus that seamlessly integrates medical services, residential care, youth support, and community health programming. Grounded in the principles of continuum-of-care and preventative wellness, the project aligns fully with the allowable uses and the authorized activities of a California healthcare district as defined in Health and Safety Code §32000.

P-CF Zoning:

The primary site is zoned **P-CF (Public – Community Facilities)**. In the P-CF zone, for properties over 1 acre, “Residential care facilities for the elderly” (RCFE) is a permitted use subject to a **conditional use permit** in Redondo Beach.

RCFE Definition: Residential care facility for the elderly shall mean a State-licensed housing arrangement chosen voluntarily by residents over 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. A residential care facility for the elderly serving six or fewer persons shall be considered a "residential care facility, limited" for all zoning purposes.

Each component of our program is explicitly authorized within the framework of the Local Health Care District Law, which empowers districts to:

- Develop and operate retirement housing and care programs
- Establish and manage community health clinics and wellness services
- Deliver mental and behavioral health support
- Provide outpatient, preventative, and chronic care
- Offer health education, medical transportation, and wellness programming
- Promote public health and well-being across the lifespan

Our campus not only meets these criteria, but it also integrates them into a single, mission-aligned environment that promotes holistic health and longevity.

Proposed Development Permitted

Allcove Youth Center Parcel - Consistent with Existing Zoning

Stand-Alone Project by BCHD

We understand that the alcove building will be a separate project by BCHD and are including our plans for reference only.

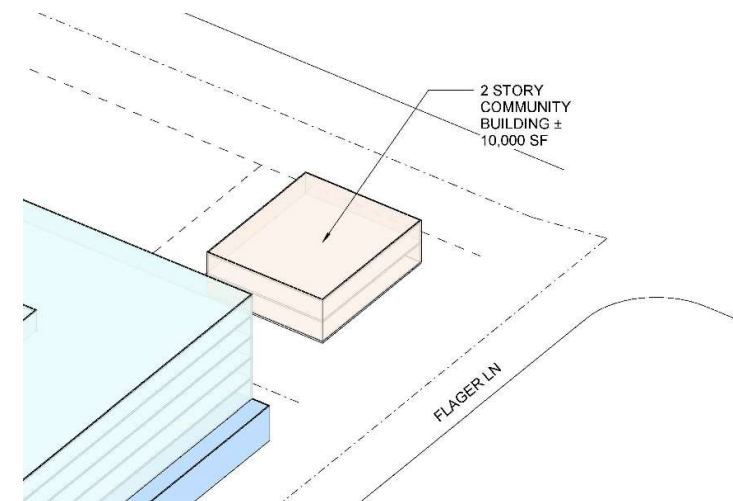
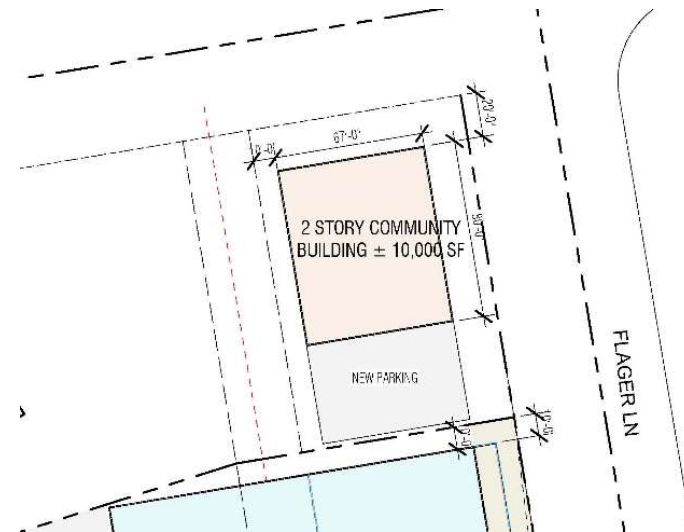
Zoning:

The allcove Youth Center is already an allowable use on this parcel. Separating it from the other developments and positioning it with clear visibility and easy access from Beryl Street would provide a significant benefit to the program and aligns well with the overall redevelopment plan.

The parcel on Beryl Street & Flagger lane (APN 7502-017-902) is zoned **C-2 (Commercial)**. In the C-2 zone, the main controls on FAR, height, setbacks which includes the following:

- | | |
|---------------------------|-----------------|
| • Floor Area Ratio (FAR) | Maximum of 0.5. |
| • Maximum Building Height | 30 feet |
| • Maximum Stories | Two stories |

allcove



04

Community Benefits

Community Benefits & Engagement

Health and Wellness Services

A new medical office building will expand access to outpatient care, specialty clinics, and preventive services—all in a convenient neighborhood location. The Center for Health & Fitness (existing) will be complemented by new health facilities, encouraging active lifestyles and long-term well-being.

Youth Mental Health Support

A modern Allcove Beach Cities youth center will provide critical services for ages 12–25, including mental health counseling, substance use support, and peer/family programming—all in a stigma-free environment.

Senior & Assisted Living

New assisted living and independent senior living facilities will allow older adults to age in place, close to their families and healthcare providers. Programs will focus on quality of life, safety, and social connection for seniors.

Improved Access and Infrastructure

Upgraded parking, walkways, and access roads will ease circulation for residents, staff, and visitors. Pedestrian-friendly design and public open spaces will make the site more accessible and welcoming.

Community-Oriented Design with Public Recreational Amenities

The project is shaped by feedback from residents and designed to preserve neighborhood character. Public amenities like Shakespeare by the Sea, an art gallery, community garden, walking path, farmers market can serve residents and neighbors alike.

Project Vision

An Ecosystem of Wellness



Independent
Senior Living



Assisted Living



Memory Support



Medical Office



Allcove
Youth Center



A Lifespan-Focused Community for Health, Connection, and Longevity

We envision a lifespan-focused wellness community — a vibrant, inclusive environment where individuals of all ages can live, heal, connect, and thrive. Rooted in Blue Zone and continuum-of-care principals, our vision brings together senior living, medical services, youth mental health support, and public wellness amenities into a single, synergistic campus.

From early-intervention mental health services at the Allcove Youth Wellness Center, to active, independent senior housing, to compassionate assisted living and memory support, each element is intentionally designed to promote well-being at multiple stages of life — supporting a community that prioritizes prevention, dignity, and connection.

The project serves as a new model for what a healthcare district campus can be — not simply a collection of facilities, but a vibrant ecosystem of wellness



Community Amenities

Engaging in regular activities like coffee meetups, yoga, and pickleball plays a vital role in promoting seniors' physical health, cognitive function, and emotional well-being. These social and physical interactions help reduce isolation, boost mood, and contribute significantly to greater longevity and life satisfaction.

Amenities

- Shakespeare by the sea
- Dining
- Art Gallery
- Putting green
- Beach bus
- Pickle ball
- Bocce Ball
- Yoga deck
- Community Garden
- Walking Path
- Card/ Game Room
- Outdoor Gathering Space
- Coffee shop
- Farmers Market



05

Intended Project Schedule

Existing vs. Proposed Campus Program

EXISTING PROGRAM

Building Address	Building Name / Use	Year Built	Floor Area (sq ft)	Height		Land Area	Est. FAR	Parking Stalls
510 North Prospect Avenue	Beach Cities Advanced Imaging Building (Medical Office - Surgical)	2004	52,000 SF	3 stories				
512 North Prospect Avenue	Parking Structure	2004	52,000 SF	3 stories				212 Stalls
* 514 North Prospect Avenue	Beach Cities Health Center (Community Wellness and Memory Care)	1958	158,000 SF	5 stories		201,200 SF	4.62 Ac	0.80
	Maintenance Building	1960	3,200 SF	1 story				
	Existing Surface Parking across the site							126 Stalls
520 North Prospect Avenue	Providence Little Company of Mary Medical Institute Building (Medical Office - Family Medical)	2001	47,700 SF	3 stories				310 Stalls
* Vacant Beryl Lot	Vacant Beryl Lot		00 SF			18,645 SF	0.43 Ac	
Totals			312,900 SF			9.78 Ac		648 Stalls

* Indicates the Potential Development Lots

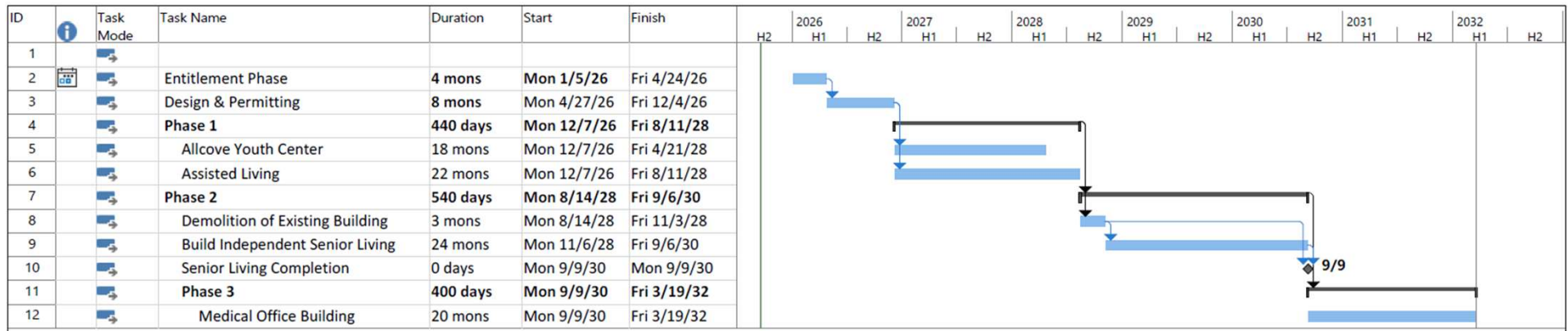
PROPOSED PROGRAM

Building Address	Building Name / Use	Year Built	Floor Area (sq ft)	Height	Units	Land Area	Est. FAR	Parking Stalls
510 North Prospect Avenue	Beach Cities Wellness/ Fitness Center &	2004	52,000 SF	3 Stories				212 Stalls
512 North Prospect Avenue	Parking Structure	2004	52,000 SF	3 Stories				
* 514 North Prospect Avenue	1. Independent Living	New	200,000 GSF	4-5 stories	250	201,200 SF	4.62 Ac	1.52
	2. Assisted Living/Memory Care	New	75,000 GSF	4-5 stories	100			
	New Medical Office Development (UCLA, etc.)	New	30,000 SF	2 Stories				150 Stalls
520 North Prospect Avenue	Providence Little Company of Mary Medical Institute Building (Medical Office - Family Medical)	2001	47,700 SF	3 Stories				310 Stalls
* Vacant Beryl Lot	New Allcove Building		9,000 SF	2 Stories		18,645 SF	0.43 Ac	0.48
Totals			465,700 SF		350	9.78 Ac	1.09	1,058 Stalls

* Indicates the Potential Development Lots

Project Schedule

The project is planned in three major phases spanning from early 2026 through early 2032. The entitlement and permitting stages occur in 2026, followed by Phase 1 (2026–2028) which delivers the Allcove Youth Center and Assisted Living. Phase 2 (2028–2030) includes demolition and construction of Independent Senior Living, and Phase 3 (2030–2032) completes the Medical Office Building, with overall project completion targeted for March 2032



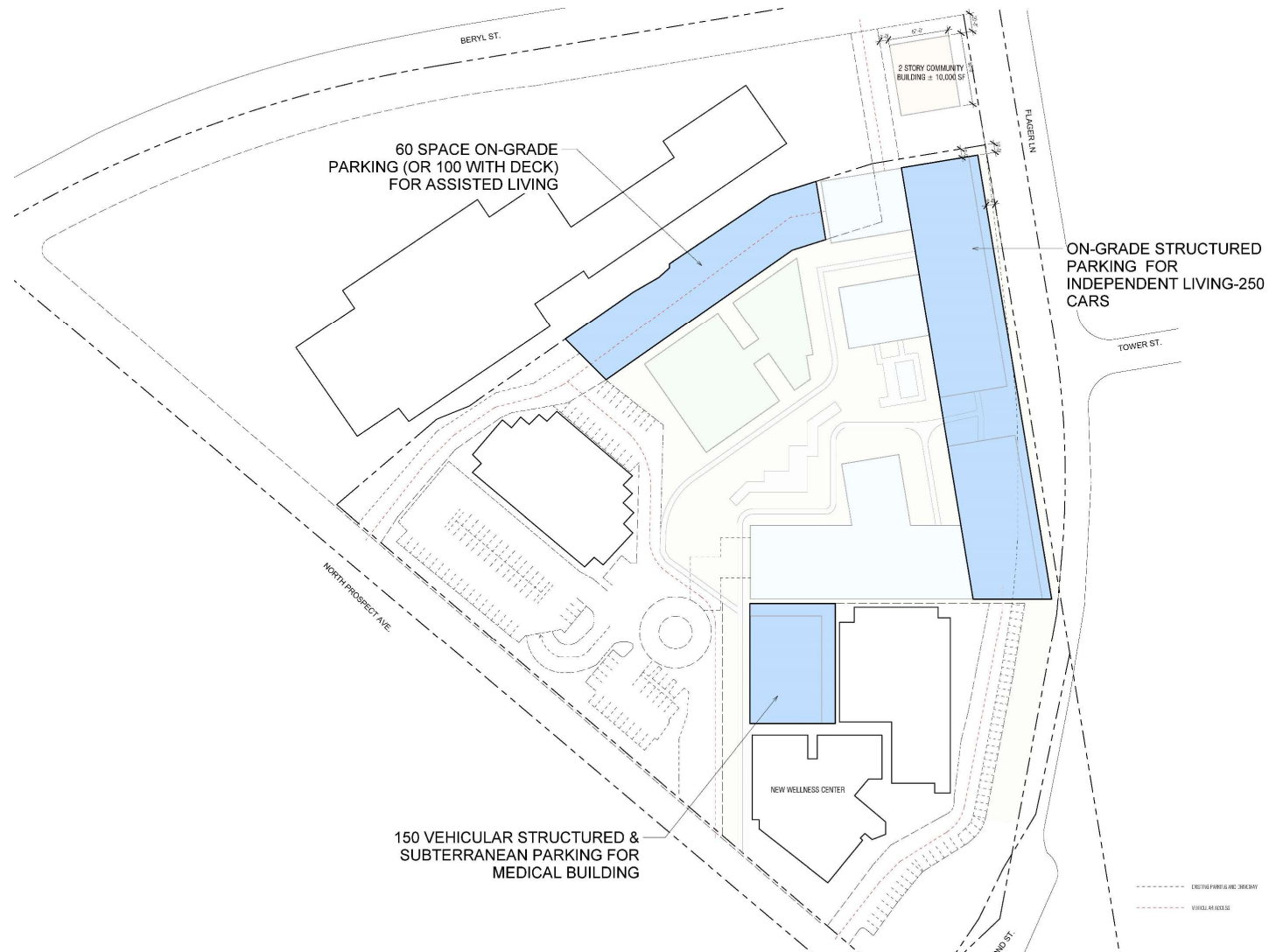
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Parking & Circulation

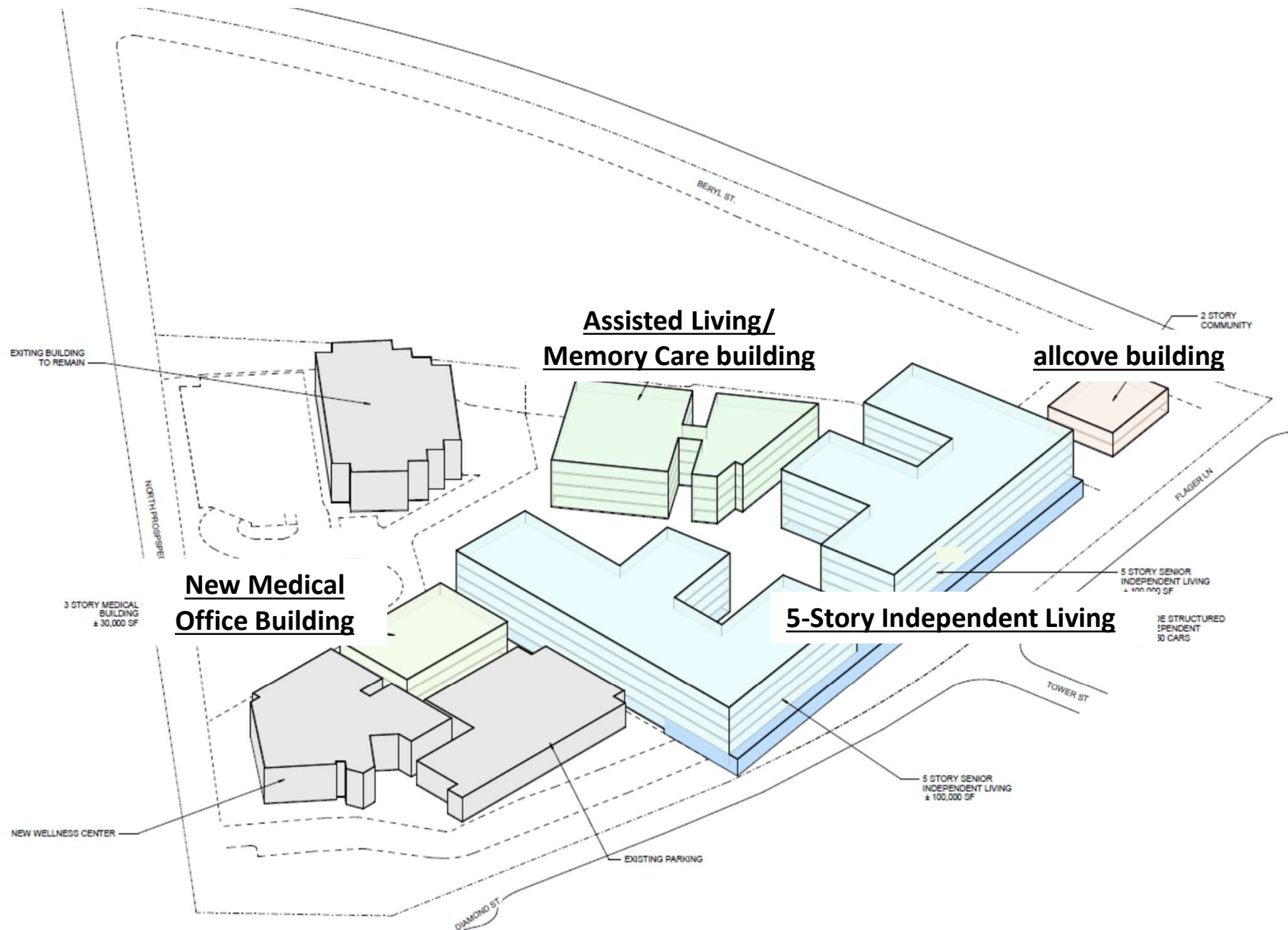
PARKING PLAN

Parking is Subject to City Approval

- Current Parking Design
 - Independent/Assisted Living: 1.0 space per unit
 - Medical Office: 5 spaces per 1,000 sq. ft.



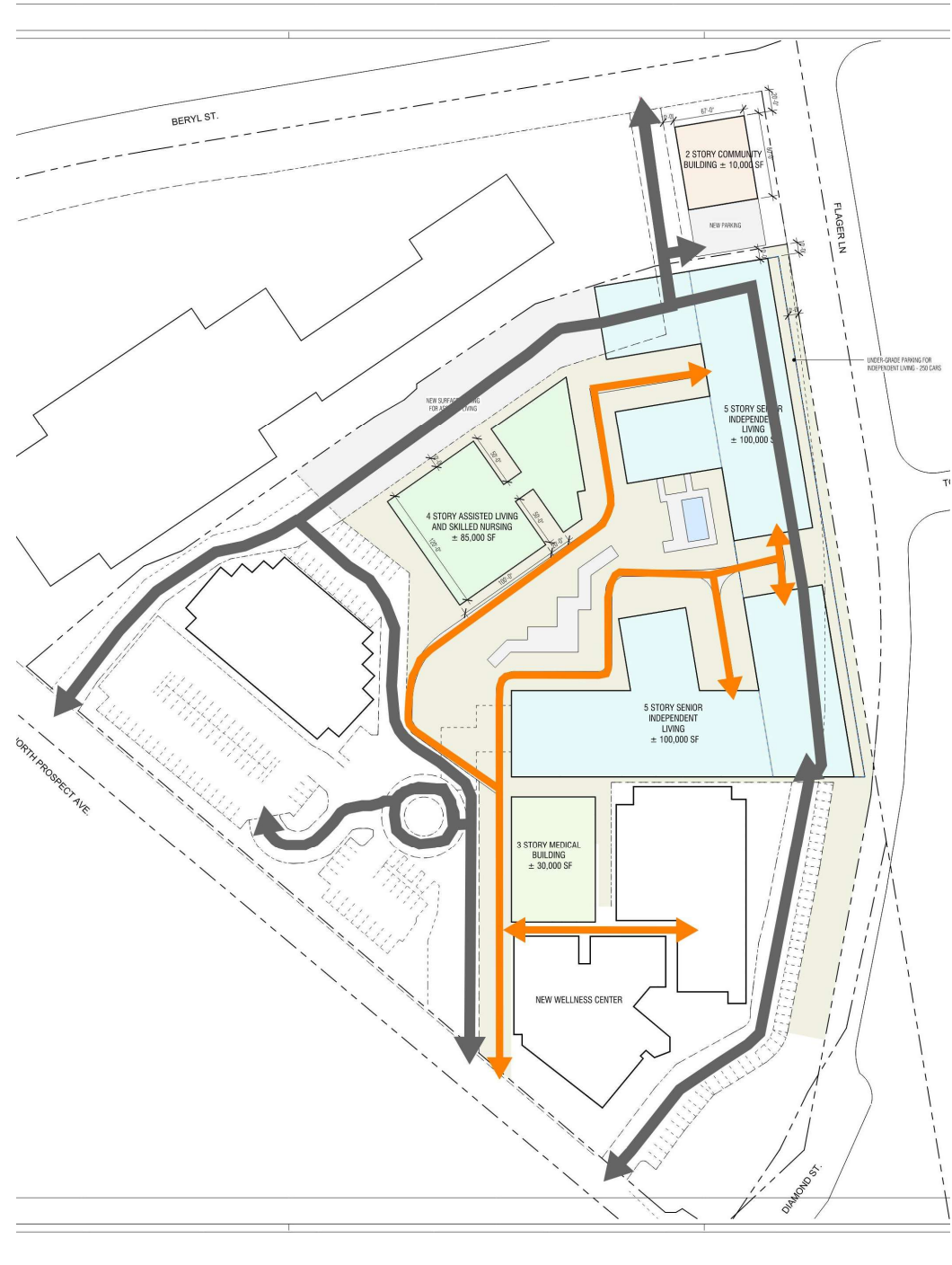
BUILDING PLAN



Circulation

The pedestrian circulation on the site is designed for ease, safety, and connectivity. Wide, accessible walkways link all major buildings—residential, medical, wellness, and community—encouraging walkability and daily interaction. The central open space is framed by these paths, creating a vibrant, people-focused hub. Key entry points like Beryl Street offer inviting, ground-level access, especially for youth and seniors.

Vehicular circulation is routed around the perimeter via a loop road with access from Beryl Street, Flagler Lane, and North Prospect Avenue. Drop-off zones are located near building entrances, and parking is distributed in both surface lots and a structured garage. This keeps vehicle traffic away from the central pedestrian core, ensuring a calm, walkable campus while maintaining accessibility.



07

Allcove Plan

allcove

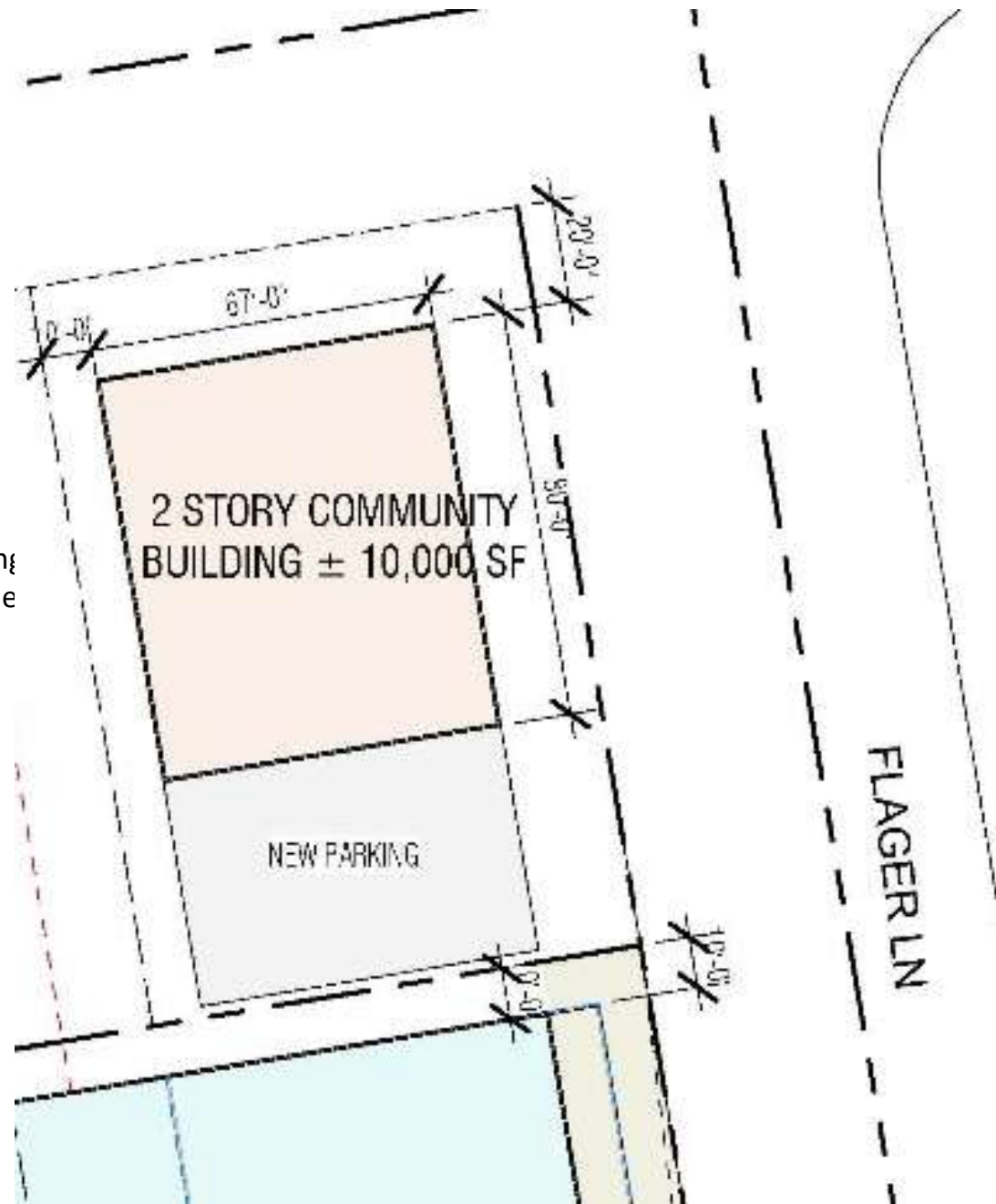
Stand-Alone Project by BCHD

We understand that the alcove building will be a separate project by BCHD and are including our plans for reference only.

2-story Allcove Youth Center Building

- 10,000 SF
- Youth-designed, inclusive space that reflects Allcove's mission to create a community offering accessible, integrated services that promote the health and well-being of young people.
- Easy non-intimidating access for youth
- Stand-alone building

Allcove is planned for construction in the first phase of the Beach Cities Health District's site redevelopment, ensuring that Allcove can transition into its new space smoothly and without interruption.



08

Construction Feasibility

Phased Activation

Phase the Project to Prioritize Allcove and Assisted Living Teens and Seniors Should Not Wait for Construction

Teens and seniors shouldn't be left waiting for construction delays. The Allcove facility on Beryl Street and the assisted living portion of the redevelopment should be prioritized to ensure a seamless transition for both the youth programs and senior residents.

Phase 1: Allcove Youth Center + Assisted Living

- Construct new facilities for the Allcove Beach Cities youth center and assisted living/memory care support on open portions of the site (e.g., Beryl lot and adjacent areas).
- **These programs are currently housed in the existing hospital and would be relocated before demolition.**

Phase 2: Demolition of Existing Building and Build Independent Senior Living

- Once Phase 1 is complete, demolish the seismically-deficient former hospital.
- Construct new independent senior living facilities

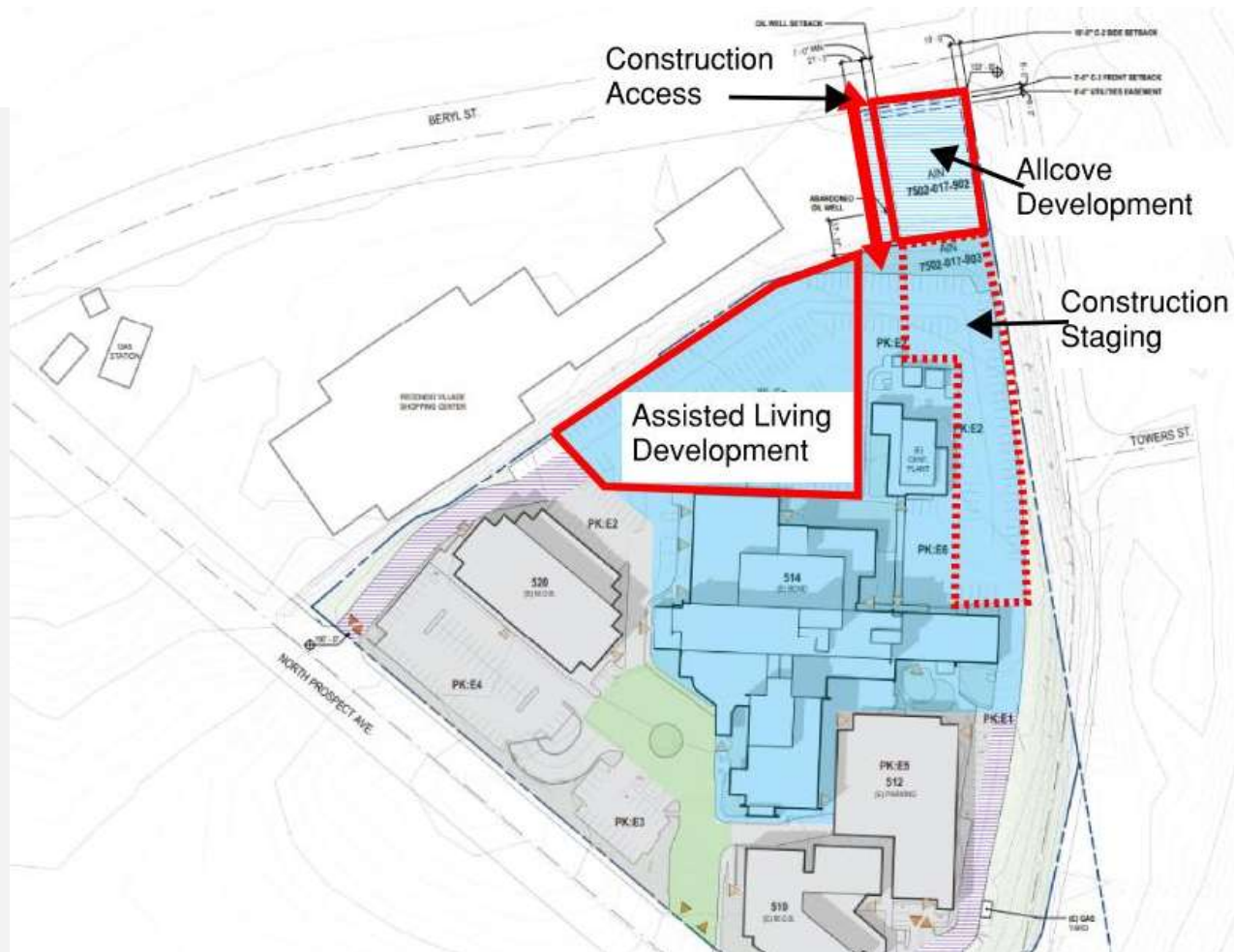
Phase 3: Medical Office Building (Parallel or Sequential)

- Build a 3-story medical office building (~30,000 SF).
- May be constructed in parallel with Phase 2 if site logistics allow.



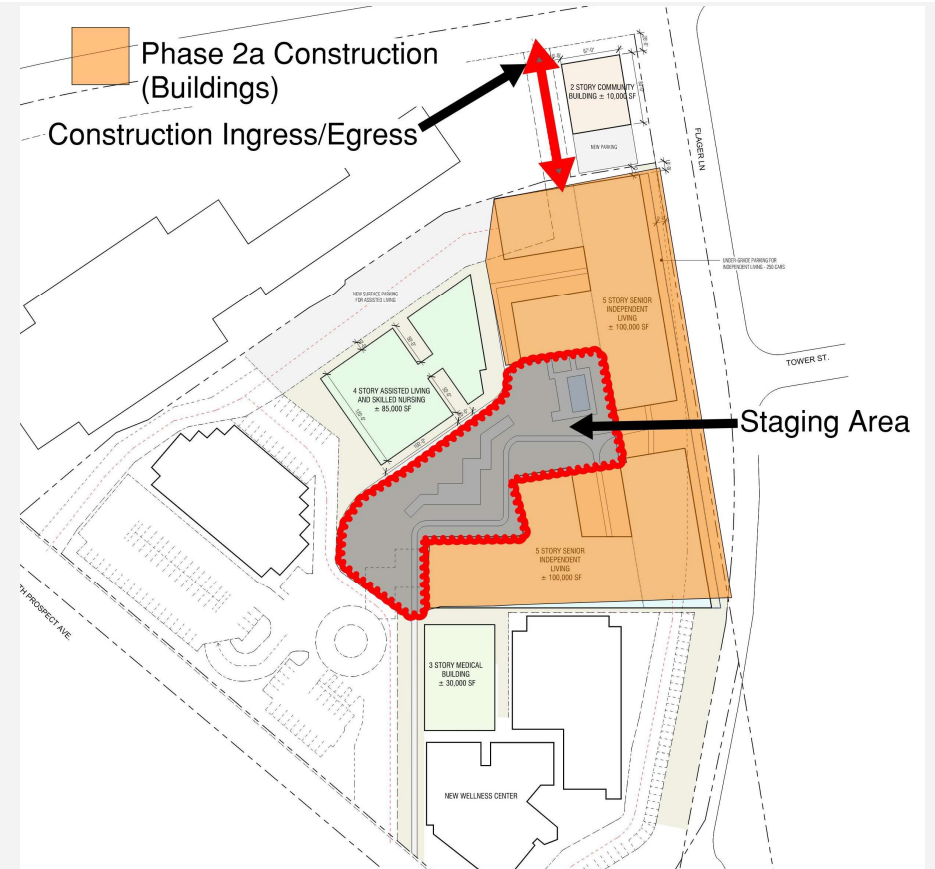
Phased Activation

Phase 1



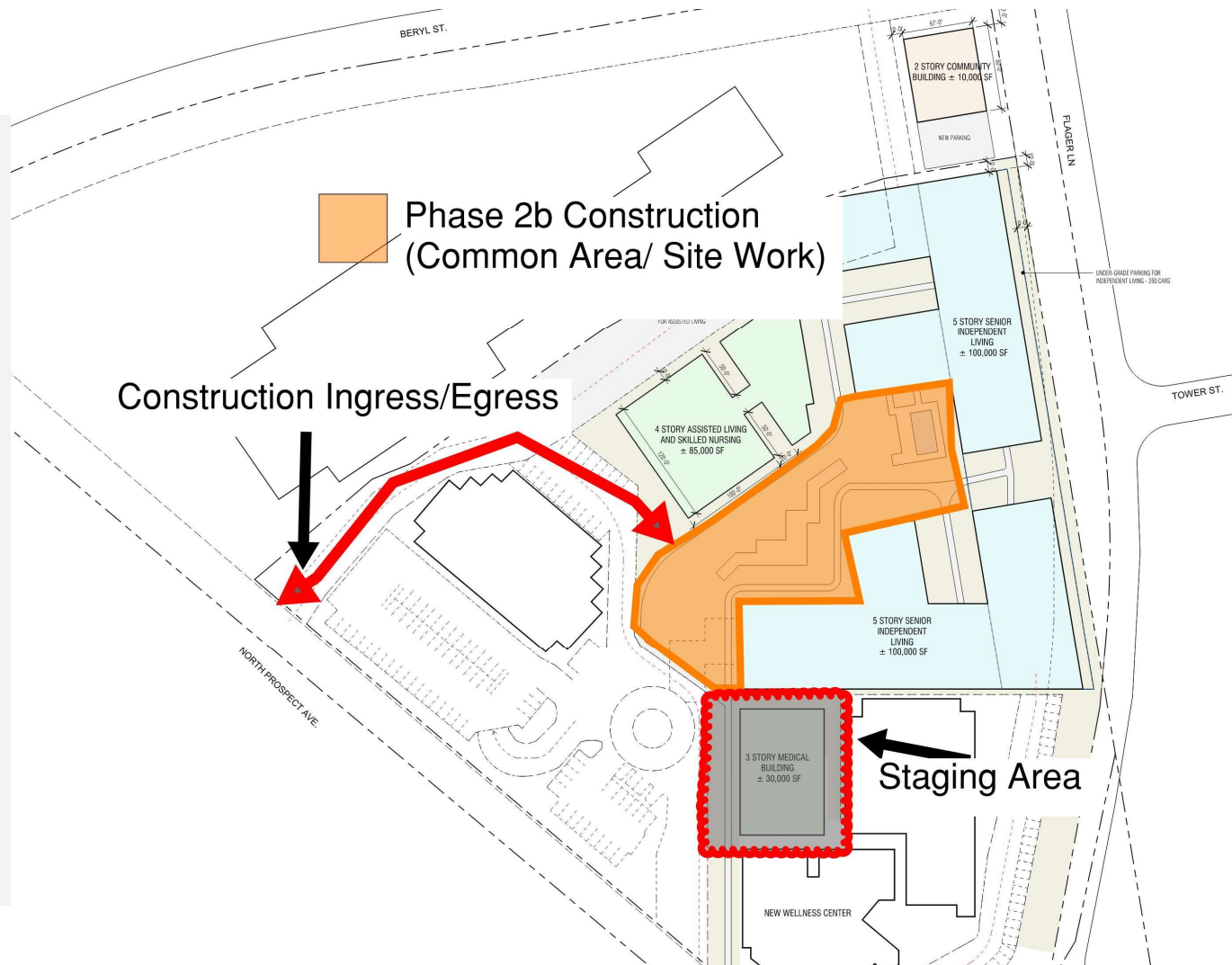
Phased Activation

Phase 2a



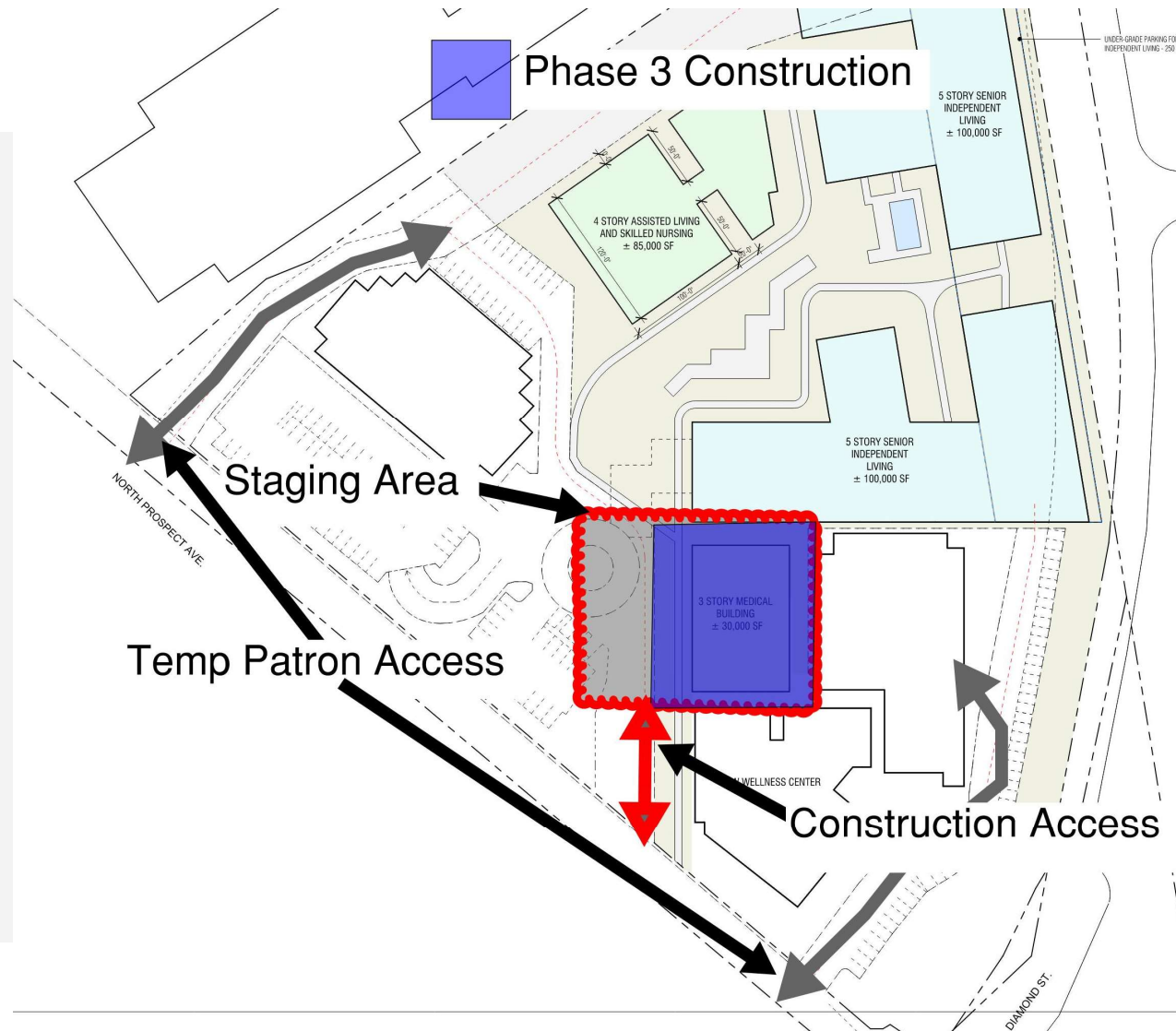
Phased Activation

Phase 2b



Phased Activation

Phase 3



09

Blue Zone Incorporation

Blue Zones Project

Creating a Built Environment That Extends Health and Lifespan

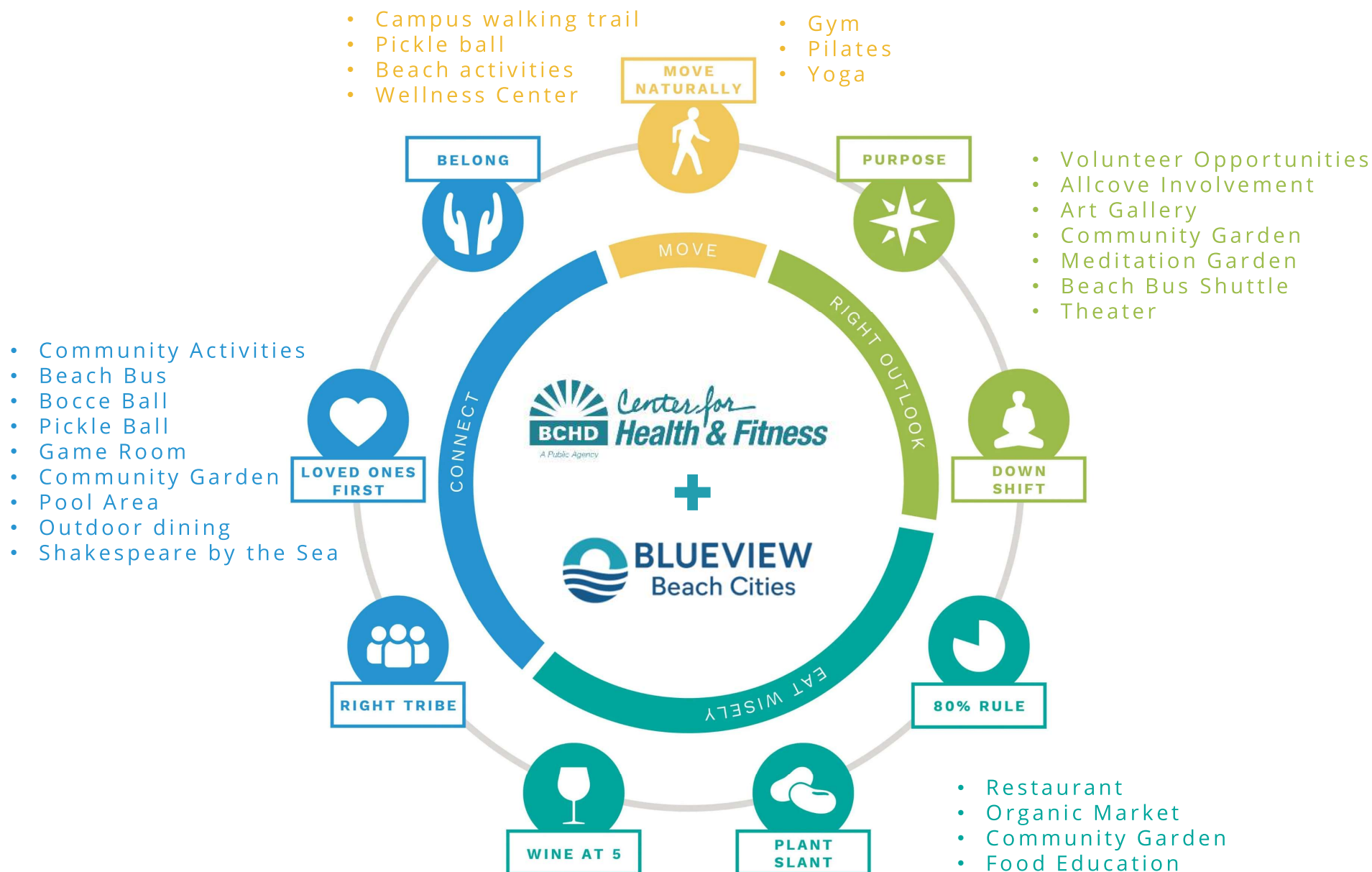
Our proposed redevelopment is deeply aligned with the Blue Zones Project ideas and BCHD's commitment to being a Blue Zones Community. The foundational idea of Blue Zones, that lifestyle, environment, and community design can extend both lifespan and healthspan, is directly reflected in our site plan, programmatic uses, and architectural approach.

The development is infused with the core tenets of the Blue Zones Project, emphasizing design that encourages natural movement, purpose-driven living, social connectivity, and plant-forward nutrition. Our walkable site layout, intergenerational engagement zones, and wellness-focused programming will integrate to be a national model of what a Blue Zones Community could be.

We are not simply building housing and health facilities. We are designing a longevity-focused community where every element encourages residents and visitors to move more, connect more deeply, eat wisely, and live with purpose.

If selected, we envision a collaboration with Blue Zones, LLC as a strategic advisor and integrator. Their role would be to ensure that the new community reflects Beach Cities Health District's (BCHD's) mission of advancing health, well-being, and prevention.

Let's Create an Amenity-Rich Blue Zone Wellness Campus Together



CONTACT



Continental Development Corporation
2041 Rosecrans Ave., Suite 200
El Segundo, CA 90245
(310) 640-1520
ContinentalDevelopment.com

Bob Tarnofsky
President-Real Estate
Continental Development Corporation
310-640-1520
btarnofsky@continentaldevelopment.com

Lionel Uhry
Chief Executive Officer
Mar Ventures, Inc.
310-781-8261
Lionel.Uhry@marventures.com



Mar Ventures
721 N. Douglas Street
El Segundo, CA 90245
310-782-2525
www.marventures.com