



BEACH CITIES HEALTH DISTRICT
REQUEST FOR EXPRESSION OF INTEREST (RFEOI)
FORMER SOUTH BAY HOSPITAL REDEVELOPMENT

Issue Date: June 30, 2025

Expression of Interest Due Date: **August 7, 2025**

Expression of Interest Directed To: Beach Cities Health District

Expression of Interest Contact: Monica Suua Monica.Suua@bchd.org

Number of Expression of Interest Copies: 1 electronic copy

Complete the section below and include with submission documents. By signature hereto, the Respondent certifies that all representations and certifications contained in its response are complete and accurate as required.

Respondent:

Name of Respondent Firm: Related California Residential, LLC

Name of Authorized Representative:  William Witte

Signature:  _____

Title: Chairman

Date: 8/7/2025

Phone #: 949 660 7272

Federal Emp. ID# 47-1896648

Fax #: N/A

E-mail address: WWitte@Related.Com



South Bay Hospital Redevelopment





August 7th, 2025

Monica Suua
Beach Cities Health District
514 Norh Prospect Avenue
Redondo Beach, CA 90277

Re: RFEOI for Former South Bay Hospital Redevelopment

Dear Monica:

The Related Companies of California (“Related”) is pleased to submit this response to the Request for Expression of Interest (“RFEOI”) for the redevelopment of the Former South Bay Hospital in Redondo Beach, CA (“Property” or “Site”). Related has extensive experience in redeveloping and developing properties in the Assisted and Independent Living space, including late-stage Memory Care (“Senior Living”). Related proposes redeveloping the Property into one of our branded senior residences – a Coterie or an Ellore – in partnership with a sophisticated Senior Living Operator.

Specifically, Related boasts a track record of partnerships with successful operators and of developing high-end Senior Living properties in New York and California. The current portfolio is comprised of: The Coterie Cathedral Hill in San Francisco, CA managed by Atria Senior Living, the Coterie Hudson Yards in New York City, NY managed by Atria Senior Living and the Ellore in Santa Clara, CA managed by Oakmont Senior Living. In addition, Related controls two future projects that will include two new Senior Living assets – the Ellore in Cupertino, CA and the Ellore in the South Coast Metropolitan Area in Orange County, CA. Please see the following pages for renderings and programs of the existing Related Senior Living portfolio and future pipeline.

Pursuant to Section 2.2 of the RFEOI, the Senior Living use is allowed under existing zoning. The Coterie and the Ellore are both premium Senior Living brands offering a luxury experience. Given the high-quality coastal location of the Site, Related believes that the Property is uniquely positioned to succeed as either brand. Furthermore, the size of the Site will enable Related to bring its suite of ancillary medical uses, including medical office and medical retail, to the Project. The Related partnership with Sollis Health, which provides concierge-level services for urgent care, is a primary example of an additional use that will provide synergies to maximize the offering the of the future development. Related envisions the Property as a full-service Senior Living campus.

In short, Related proposes either a Coterie or an Ellore providing approximately 125 Independent Living units, 70 Assisted Living units and 40 Memory Care units in a high-rise structure capturing the view corridors enabled by the topography of the Property. Given the size of the Site, Related anticipates developing the Project into a full-service Senior Living campus, which will offer ample outdoor and indoor communal space, town home floor plan options and important ancillary medical uses. This plan will maximize both the ground lease payment to BCHD and the overall use of the Property for the benefit of the community. We look forward to continuing in this process and providing a detailed program in the future.

Sincerely,

William Witte 
 1J7XW933-4ZZ5J8Y9

Chairman, Related California Residential

COTERIE CATHEDRAL HILL, SAN FRANCISCO, CA



Key Property Information	
Manager	Atria Senior Living
Unit Count and Mix	208 Total Units, 175 Assisted Living and 33 Memory Care
Opening Date / Percent Leased	2022, 87% leased, 181 units
Gross Square Footage	253,000
Amenity Square Footage	45,000

COTERIE HUDSON YARDS, NEW YORK, NY



Key Property Information	
Manager	Atria Senior Living
Unit Count and Mix	126 Total Units (100 Assisted Living and 26 Memory Care)
Opening Date / Percent Leased	2023, 85% leased, 107 units
Gross Square Footage	130,000
Amenity Square Footage	17,000

THE ELLORE, SANTA CLARA, CA



Key Property Information	
Manager	Oakmont Senior Living
Unit Count and Mix	176 Total Units (141 Assisted Living, 35 Memor Care)
Opening Date / Percent Leased	2025, 15% leased, 26 units
Gross Square Footage	245,000
Amenity Square Footage	35,000

FUTURE PROJECT – ELLORE, CUPERTINO, CA



Key Property Information	
Manager	Oakmont Senior Living
Unit Count and Mix	180 Total Units (145 Assisted Living, 35 Memory Care)
Opening Date / Percent Leased	Projected Construction Start in 2026
Gross Square Footage	200,000
Amenity Square Footage	40,000

FUTURE PROJECT – ELLORE, SOUTH COAST PLAZA METRO, ORANGE COUNTY, CA



Key Property Information	
Manager	Oakmont Senior Living
Unit Count and Mix	Maximum of 200 units, TBD
Opening Date / Percent Leased	Projected Construction Start in 2027
Gross Square Footage	TBD
Amenity Square Footage	TBD

 RELATED



Related California

For 36 years, Related California
has created visionary developments
that strengthen communities and
transform urban life.

RELATED CALIFORNIA



As California's largest mixed-income developer, Related California has developed more than **21,000** housing units in California.



RELATED CALIFORNIA

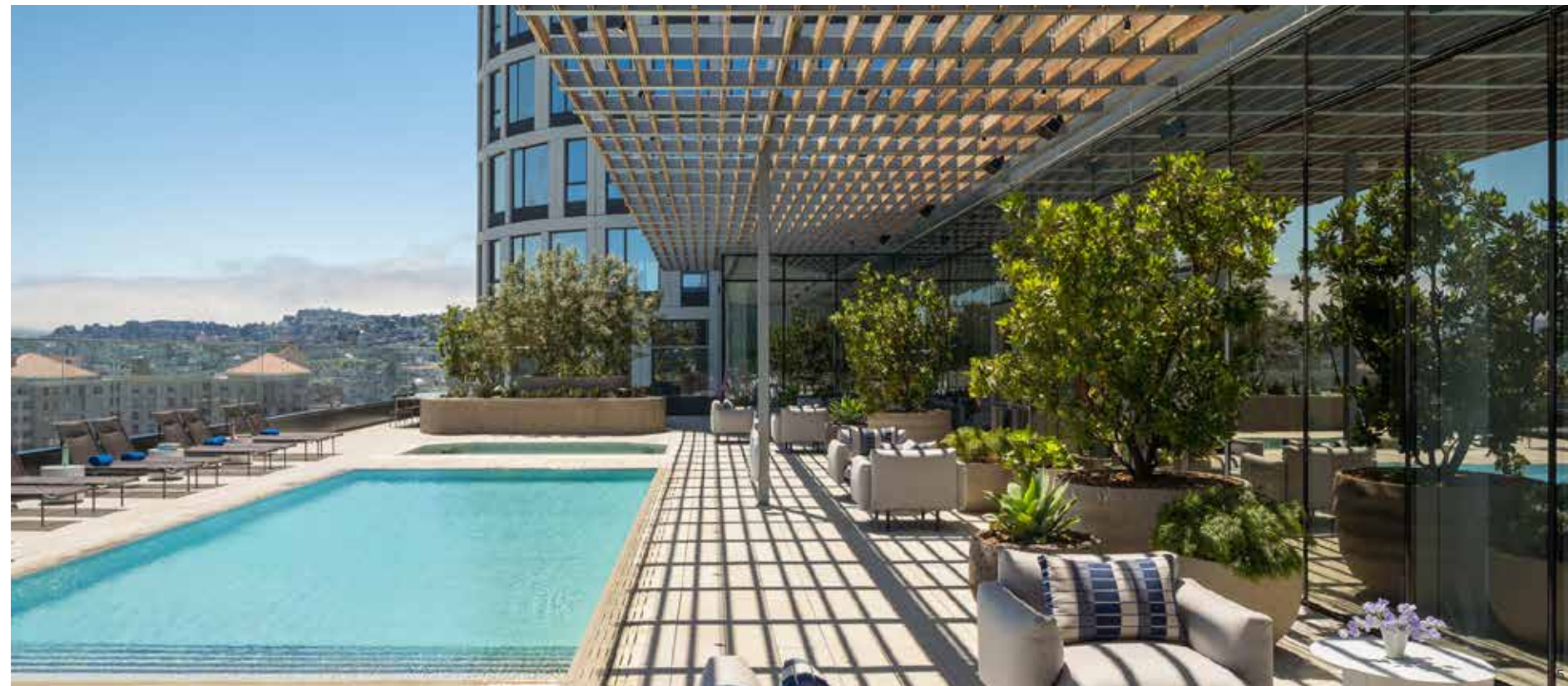


Related California has partnered
with more than **30** community
non-profits and **40** municipalities
to deliver transformative
developments throughout California.



RELATED CALIFORNIA

Related California's development pipeline includes over **14,700** market-rate, mixed-income, and affordable units in pre-development.



SENIOR LEADERSHIP



WILLIAM A. WITTE
Chairman & CEO
Related California



GINO A. CANORI
President
Related California



NICHOLAS D. VANDERBOOM
Chief Operating Officer
Related California



KATHY VENEZIA
Chief Financial Officer
Related California



JEFF LUCAS
Executive Vice President,
Construction
Related California



PHOEBE YEE
Executive Vice President, Design
Related California



KALEY PICKETT
Senior Vice President,
Marketing & Communications
Related California



MATTHEW WITTE
Executive Vice President,
Acquisitions & Development
Related California

WHAT SETS US APART

Talent & Culture

Financial Strength to
Deliver

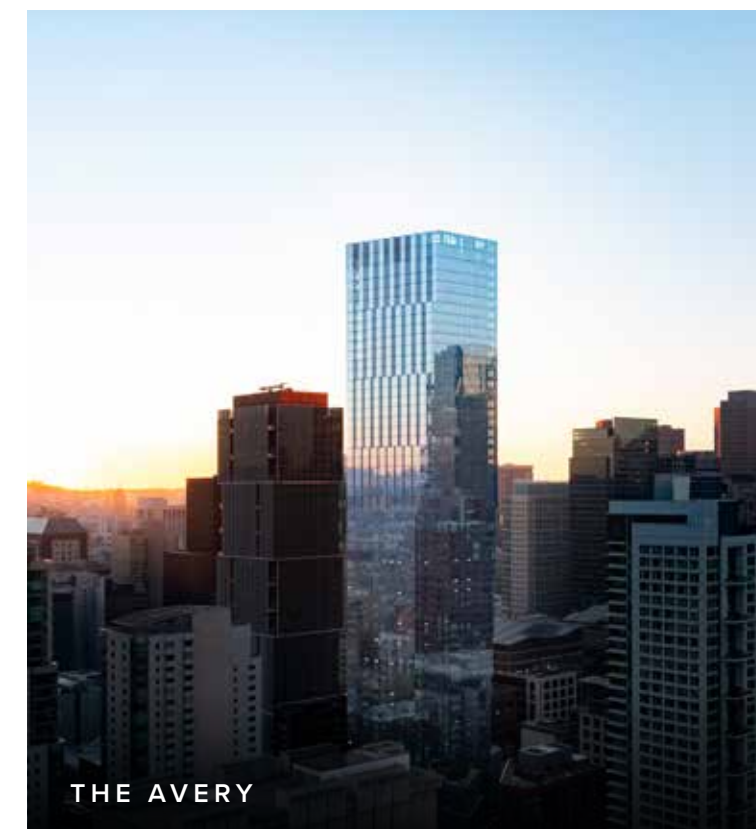
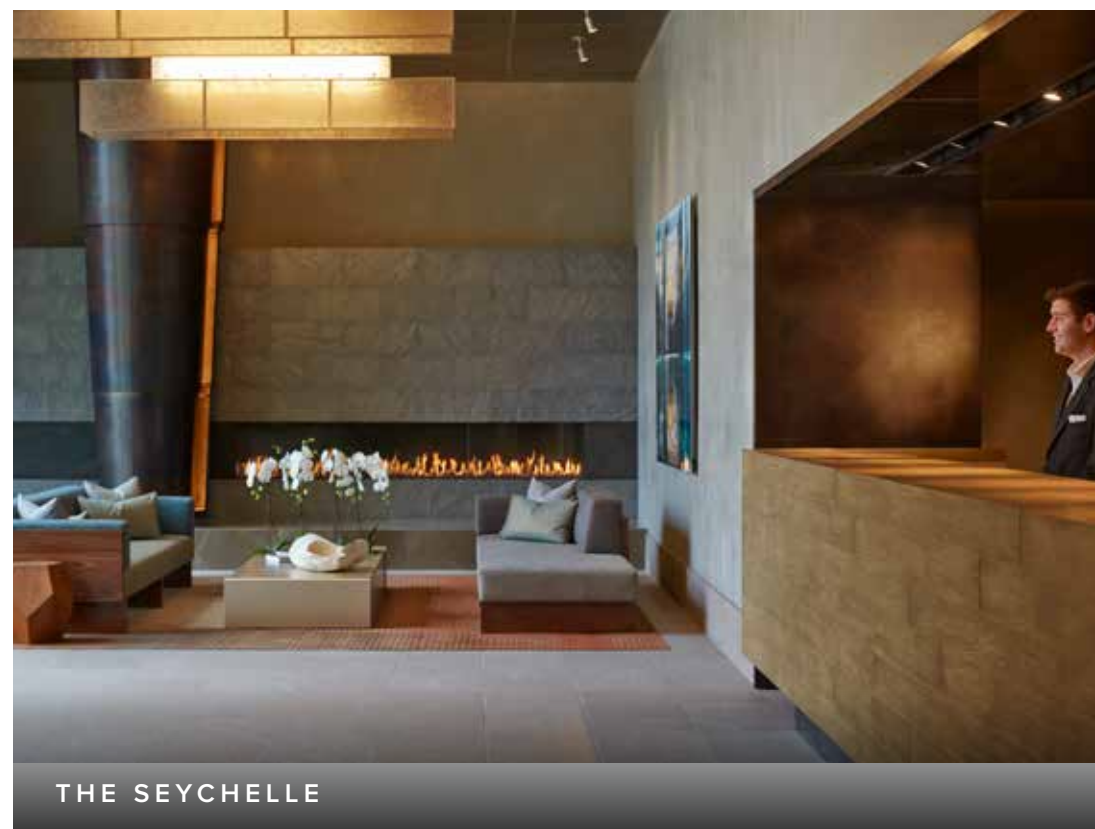
Community Partnerships

Commitment to
Sustainability

Long-Term Operator

Vertically-Integrated
Company

Luxury & Mixed-Income Housing





Mixed-Use /
Destination





SOLAIRA AT PAVILION PARK



BELMAR APARTMENTS

Affordable &
Workforce
Housing



FIVE 88



MAYFIELD PLACE



LUXAIRA



California Developments

Executive Summary

Related California is currently managing **17 active projects** that are recently completed, under construction, or in pre-development.

10 projects recently completed: **3,011 Units, 560,000 SF Office, 170,000 SF Retail**

Argyle House	Hollywood	118 units
The Avery	San Francisco	548 units
Mason on Mariposa	San Francisco	299 units
Fifteen Fifty	San Francisco	550 units
49 S. Van Ness	San Francisco	560,000 SF office
Coterie Cathedral Hill	San Francisco	208 units
The Grand	Los Angeles	436 units / 305 keys / 170,000 SF Retail
The Clara	Santa Clara	508 units
Ellore	Santa Clara	176 units
Felix	Santa Rosa	168 units

1 project under construction: **280 Units**

700 Broadway	Santa Monica	280 units / 60,000 SF Grocer / 40,000 SF Equinox
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Total cost for projects recently completed/ under construction is **\$3.8 billion**

Executive Summary

Related California is currently managing **18 active projects** that are recently completed, under construction, or in pre-development.

7 projects in pre-development: **Over 6,800 Units, and Over 1 Million SF Commercial**

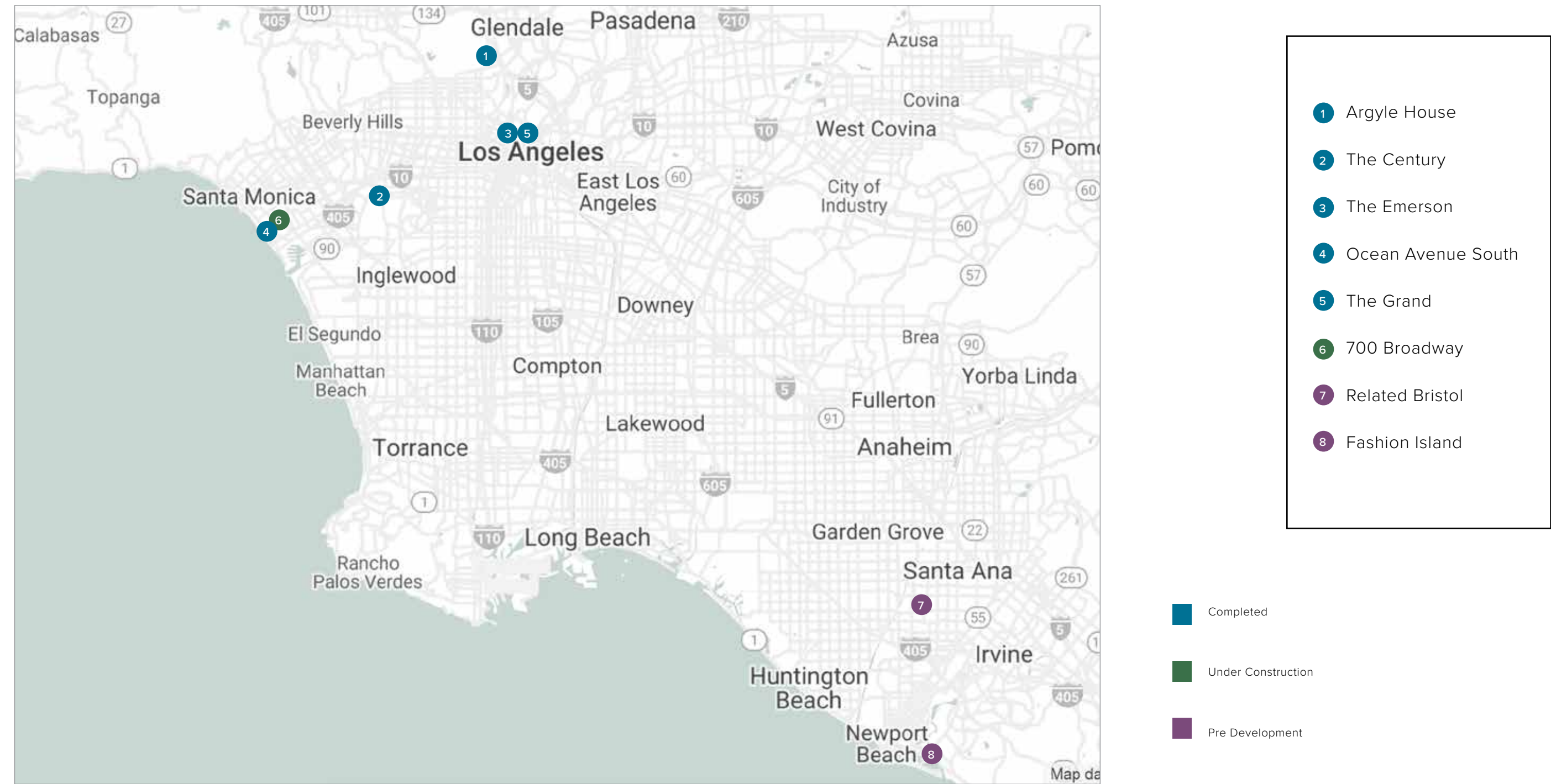
Bishop Ranch	San Ramon	383 units
Coterie Cupertino	Cupertino	160 units
Related Bristol	Santa Ana	3,750 units / 200 senior / 250 keys
Fashion Island	Newport Beach	150 units
Related Santa Clara	Santa Clara	1,680 units
530 Sansome	San Francisco	200 keys / 250 units
98 Franklin	San Francisco	365 units

Total cost for projects controlled is estimated at over **\$10 billion**

Geographic Presence – Northern California



Geographic Presence – Southern California





The Paramount

SAN FRANCISCO, CA

PROPERTY TYPE

Luxury Rental

Affordable Rental

COMPLETION DATE

2001

USES

Residential - 495 Units

AMENITIES / FEATURES

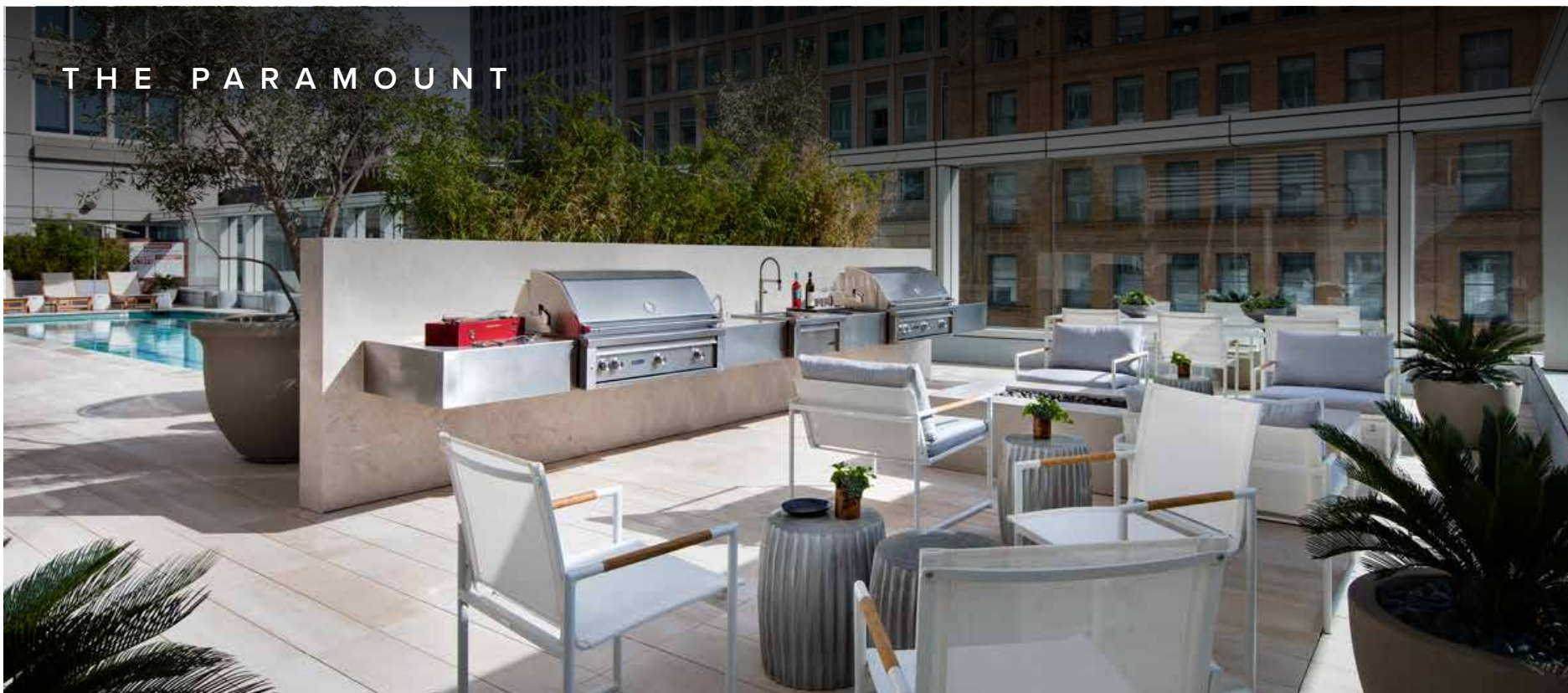
Landscaped Sun Terrace, Outdoor Swimming Area with BBQs, Entertainment Lounges, Business Center, Dog Terrace, Health and Fitness Center, Sky Lounge

ARCHITECTS

Elkus Manfredi Architects

Kwan Henmi

THE PARAMOUNT





The Century

L O S A N G E L E S , C A

PROPERTY TYPE

Luxury Condominiums
Retail

COMPLETION DATE

2010

USES

Residential - 140 Units

AMENITIES / FEATURES

Four Acres of Landscaped Gardens, Resort-style Pool with Cabanas, Outdoor Dining Rooms with Fireplaces, Assouline Culture Lounge, Screening Room, Equinox® Fitness Center, Business Center, Children’s Playroom, Private Wine Storage, Valet Parking, Landscaped Roof Terrace

ARCHITECTS

Robert A.M. Stern Architects
HKS Inc.

THE CENTURY





Ocean Avenue South

SANTA MONICA, CA

PROPERTY TYPE

Luxury Condominiums
Affordable Rental
Retail

COMPLETION DATE

2016

USES

158 Luxury Condominiums
150 Affordable Rentals
20,000 SF Retail

AMENITIES / FEATURES

24-Hour Attended Lobby, Rooftop Terrace with Swimming Pool and Cabanas, Entertainment Lounge, Outdoor Kitchen and BBQ Grills, Fitness Center with Yoga Studio, Pet Spa, Business Conference Room, Garage Parking and Electric Car Charging Station

ARCHITECTS

Moore Ruble Yudell
Koning Eizenberg Architecture
LARGE Architecture

OCEAN AVENUE SOUTH





The Emerson

L O S A N G E L E S , C A

PROPERTY TYPE

Luxury Rental
Affordable Rental

COMPLETION DATE

2017

USES

Residential - 271 Units

AMENITIES / FEATURES

24-Hour Attended Lobby, Outdoor Kitchen, Penthouse Lounge with Catering Kitchen, Entertainment Lounge, Fitness Center with Yoga Studio and Steam Rooms, Library, Media Lounge, Landscaped Rooftop, Sun Terrace, Garage Parking and Electric Car Charging Stations, Pet Spa, Swimming Pool, Tech Lounge

ARCHITECTS

Arquitectonica
LARGE Architecture

THE EMERSON





Argyle House

H O L L Y W O O D , C A

PROPERTY TYPE

Luxury Rental

COMPLETION DATE

2018

USES

Residential - 114 Units

AMENITIES / FEATURES

Landscaped Terrace with Outdoor Salt/Chlorine Pool, Bar, Catering Kitchen, Game Room, Barbecue Grills, Picnic Lawn, Dog Run, Fitness Center, Library, Lounge, 24-Hour Attended Lobby with Concierge, Bicycle Storage, Parking Garage, Hot Tub

ARCHITECT

LARGE Architects

ARGYLE HOUSE





The Avery

SAN FRANCISCO, CA

PROPERTY TYPE

Luxury Condominium

Luxury Rental

Affordable Rental

Retail

COMPLETION DATE

2019

USES

Residential - 548 Units

Retail - 17,000 SF

AMENITIES / FEATURES

60-Foot Indoor Lap Pool, Media/Game Room with Billiards Table and Bar, Fireside Lounge, Formal Dining Room with Catering Kitchen, Treatment Room

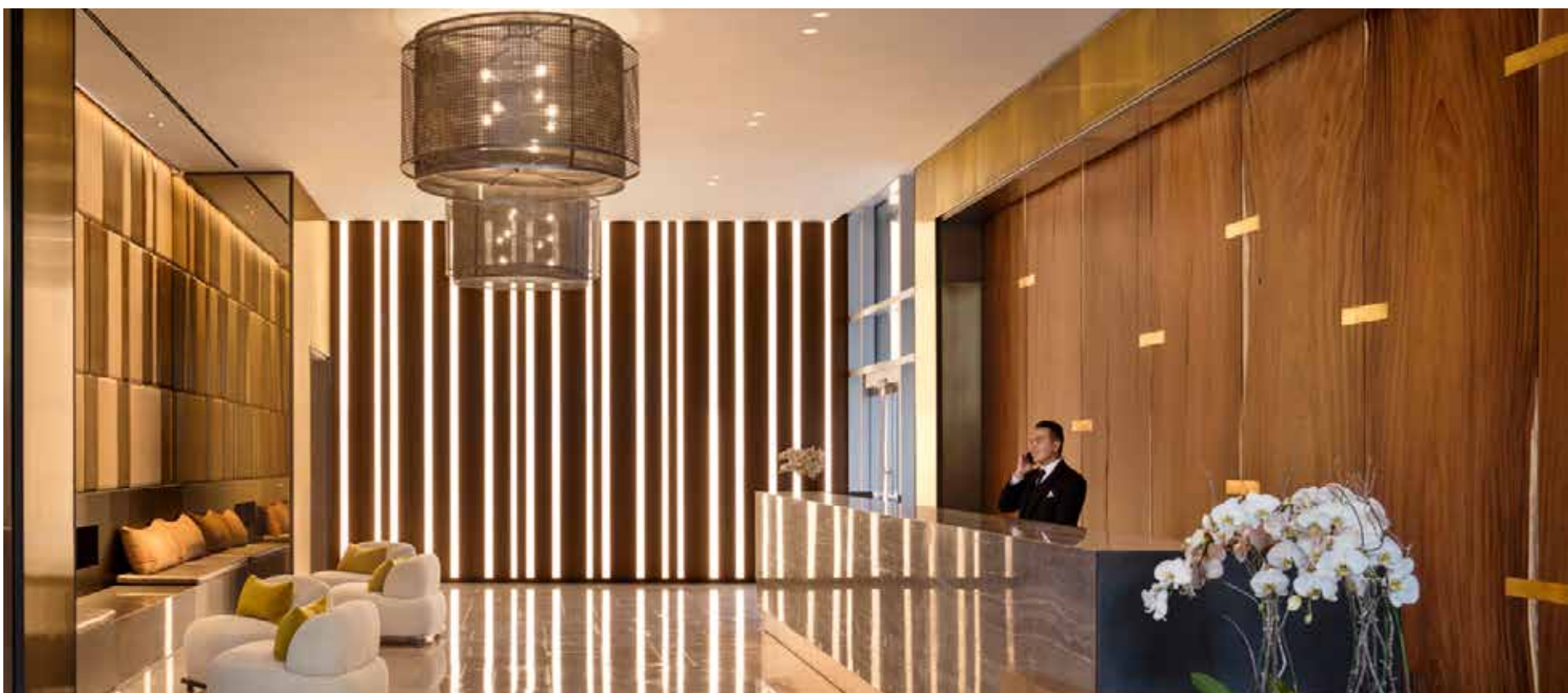
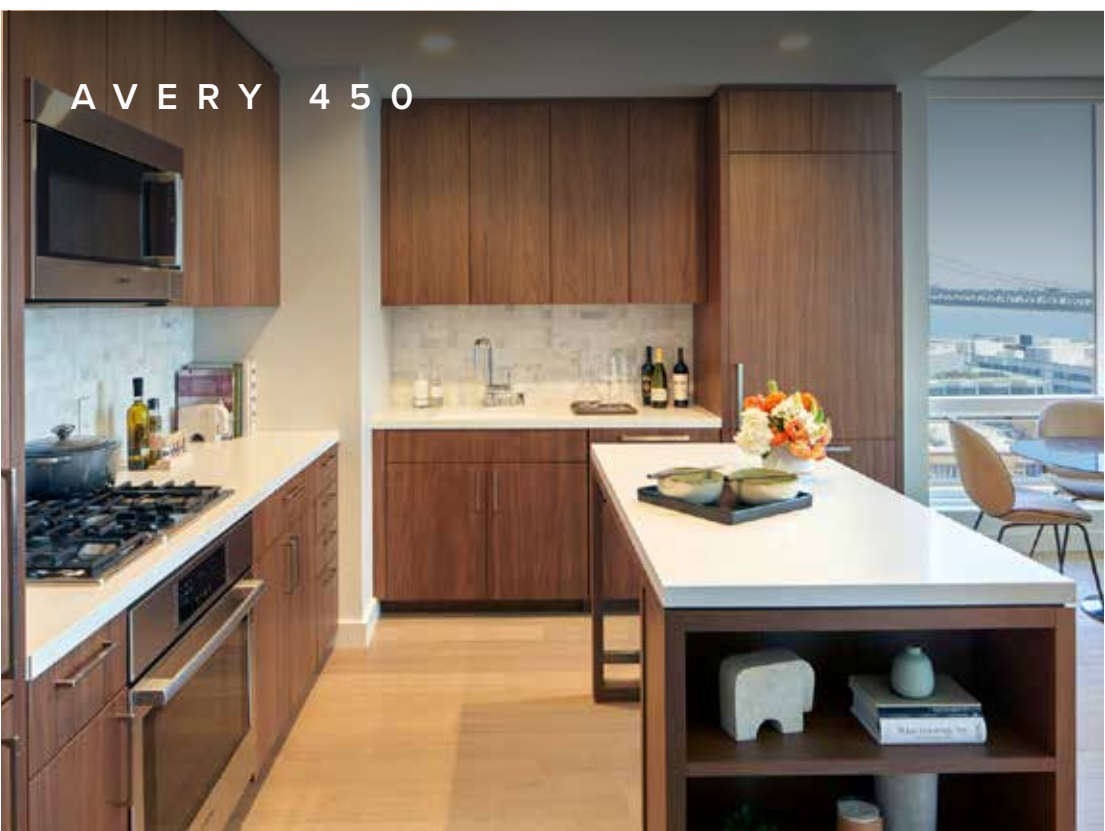
ARCHITECTS

OMA

YA Studio

THE AVERY







Mason on Mariposa

SAN FRANCISCO, CA

PROPERTY TYPE

Luxury Rental
Affordable Rental
Retail

COMPLETION DATE

2020

USES

Residential - 299 Units
Retail - 10,000 SF

AMENITIES / FEATURES

Attended Lobby, State-of-the-Art Fitness Center, Resident Sky Lounge, Co-working Space, Outdoor Courtyards and Gardens, Rooftop Terrace with Outdoor Kitchen, Demonstration Kitchen, Game Room, Children's Playroom, Pet Spa and Parking Garage with EV Charging Stations

ARCHITECTS

David Baker + Partners
BAR

MASON ON MARIPOSA



MASON ON MARIPOSA





Fifteen Fifty

S A N F R A N C I S C O , C A

PROPERTY TYPE

- Luxury Rental
- Affordable Rental
- Retail

COMPLETION DATE

2020

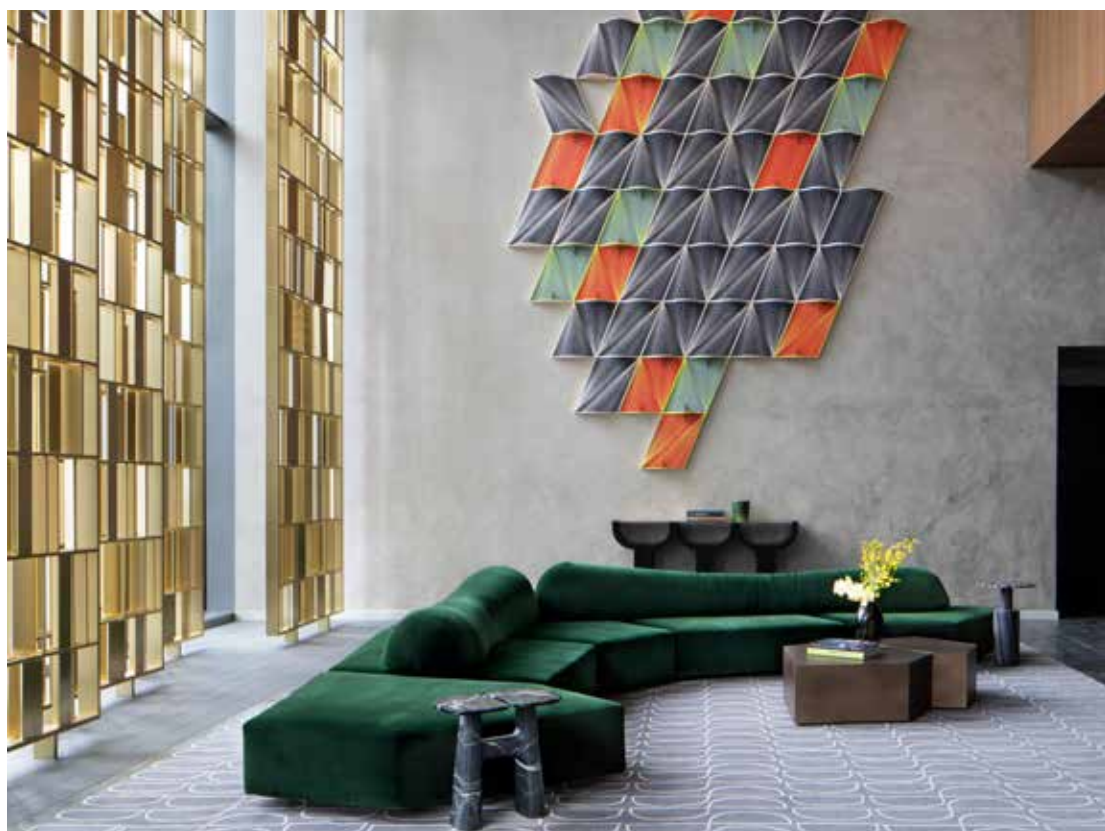
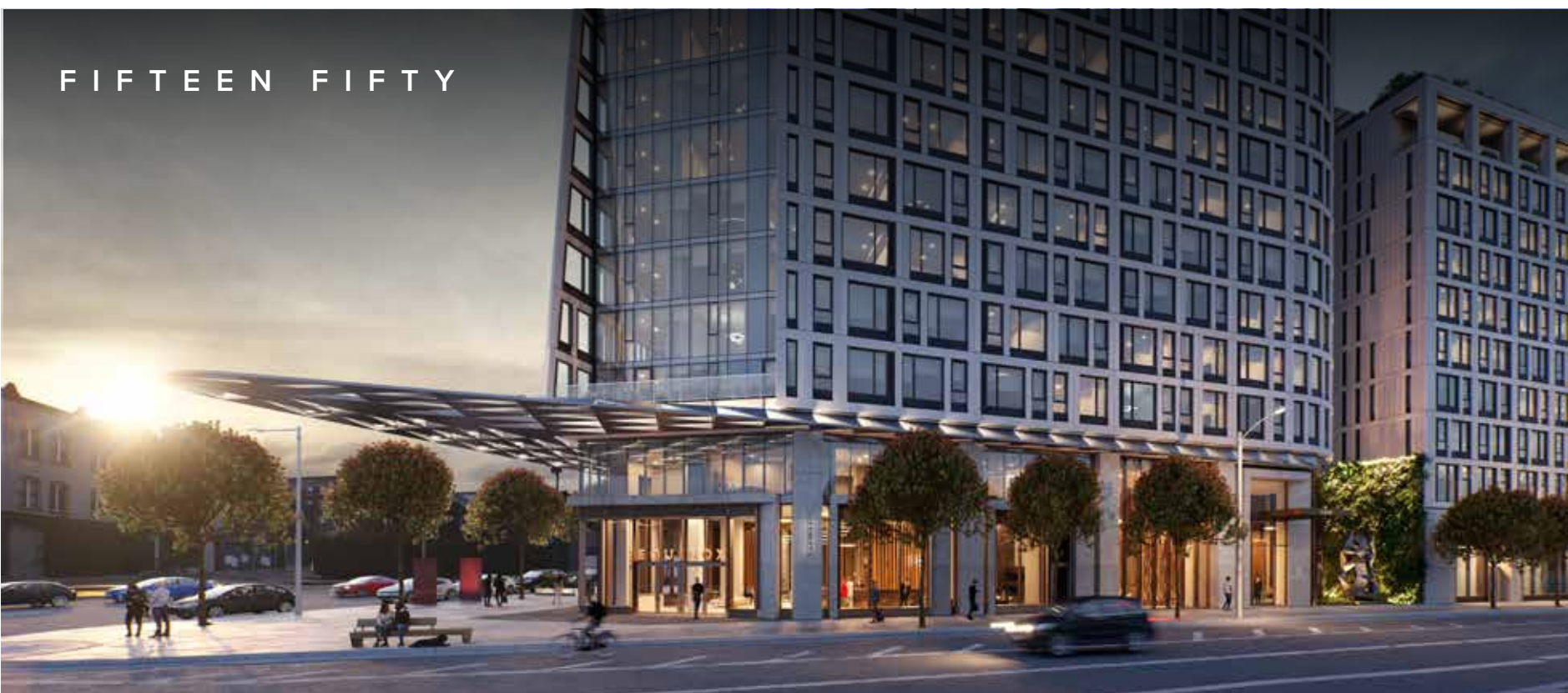
USES

- Residential - 550 Units
- Retail - 50,000 SF

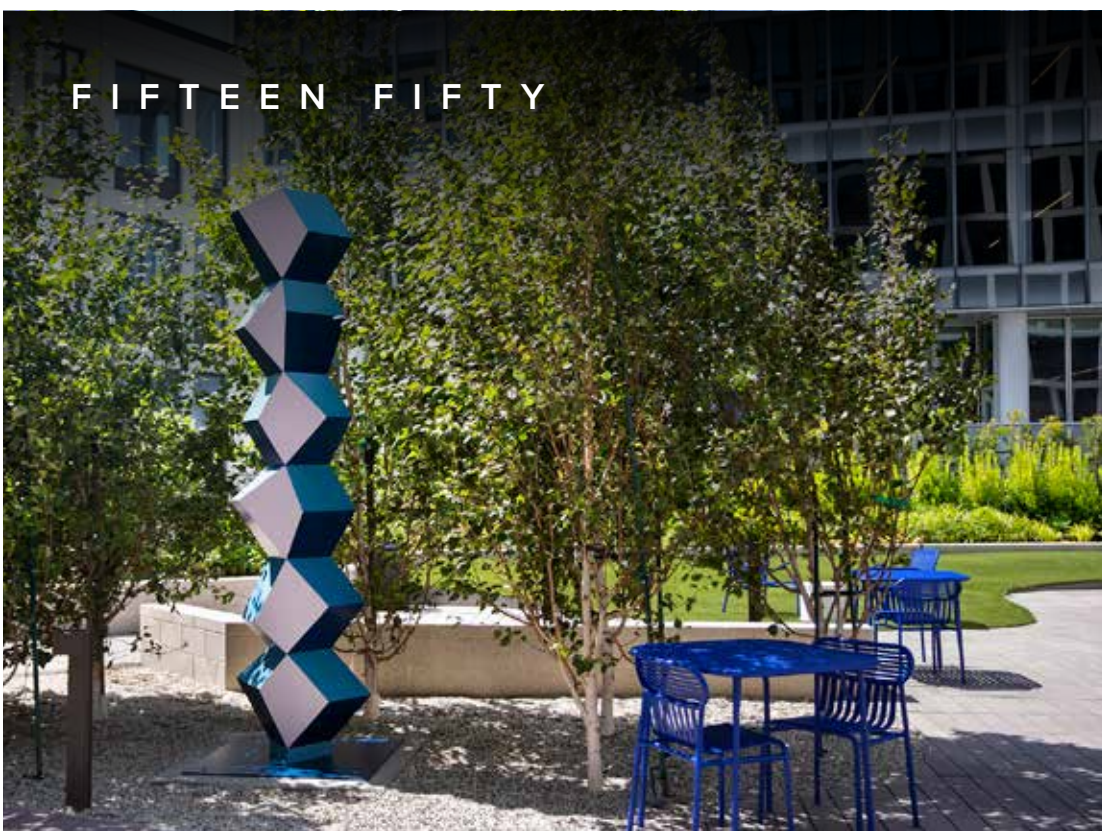
ARCHITECT

Skidmore Owings & Merrill

FIFTEEN FIFTY



FIFTEEN FIFTY





49 South Van Ness

SAN FRANCISCO, CA

PROPERTY TYPE

Build-to-Suit Office

COMPLETION DATE

2020

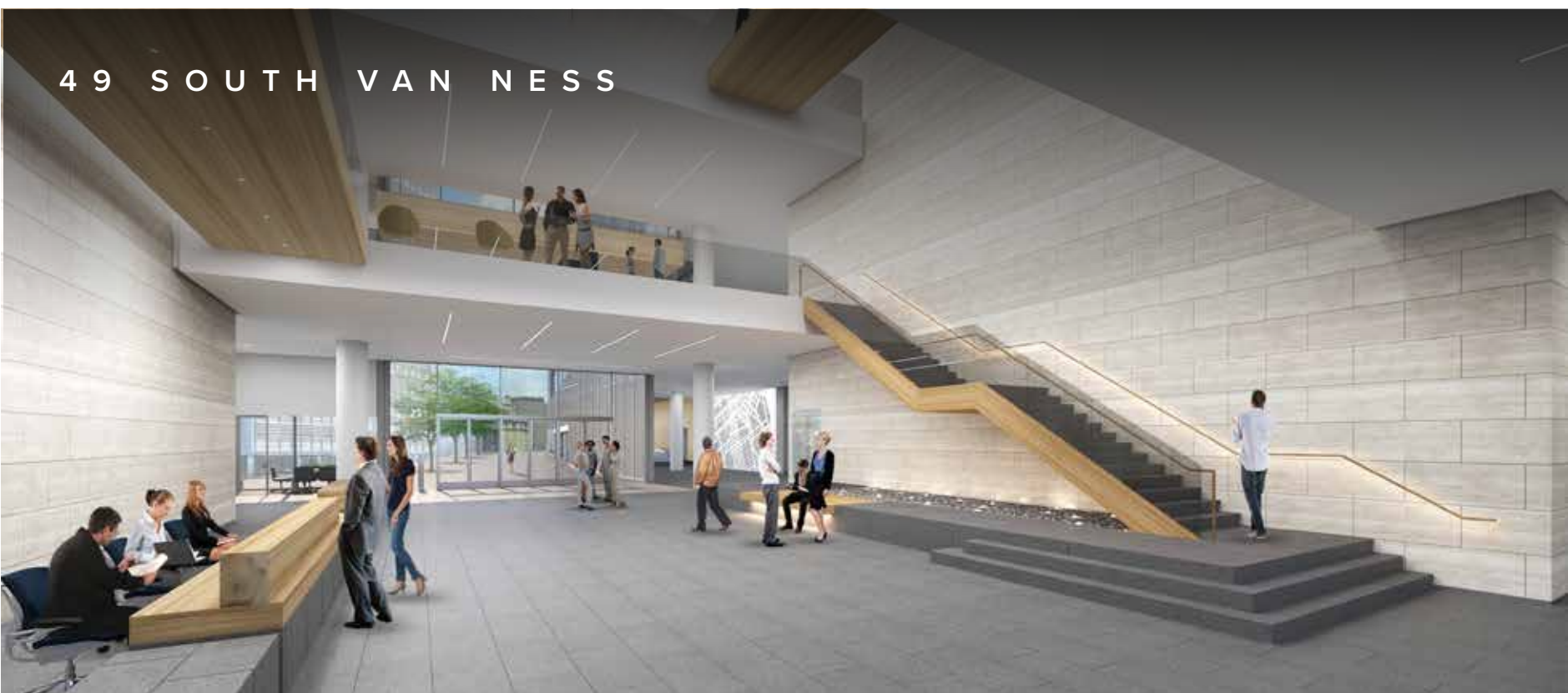
PROPERTY SIZE

560,000 SF Office

ARCHITECT

Skidmore Owings & Merrill

49 SOUTH VAN NESS





Coterie Cathedral Hill

SAN FRANCISCO, CA

PROPERTY TYPE

Senior Living

COMPLETION DATE

2022

USES

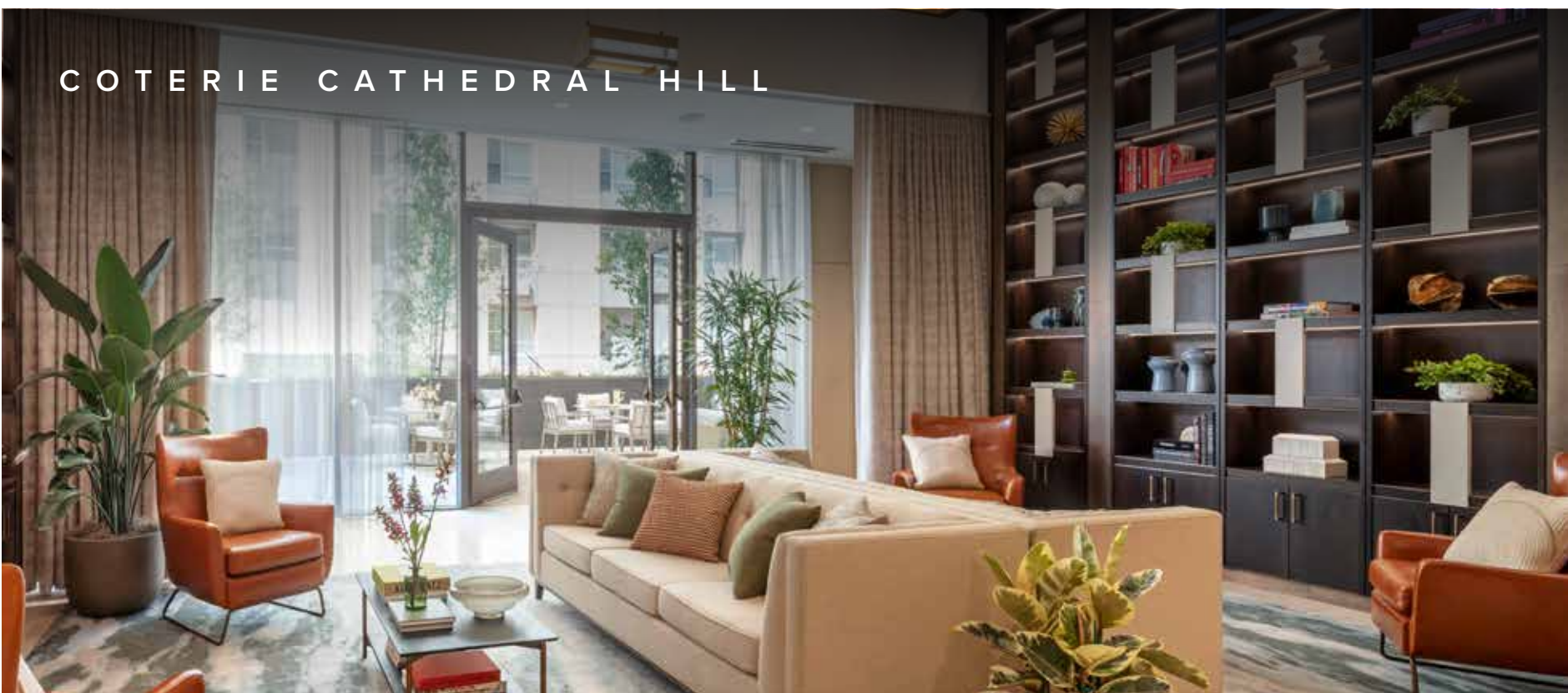
Senior Living - 208 Units

Retail - 8,269 SF

ARCHITECT

Handel Architects

COTERIE CATHEDRAL HILL





The Grand

LOS ANGELES, CA

PROPERTY TYPE

Mixed-Use

COMPLETION DATE

2022

PROPERTY SIZE

1.2 million SF

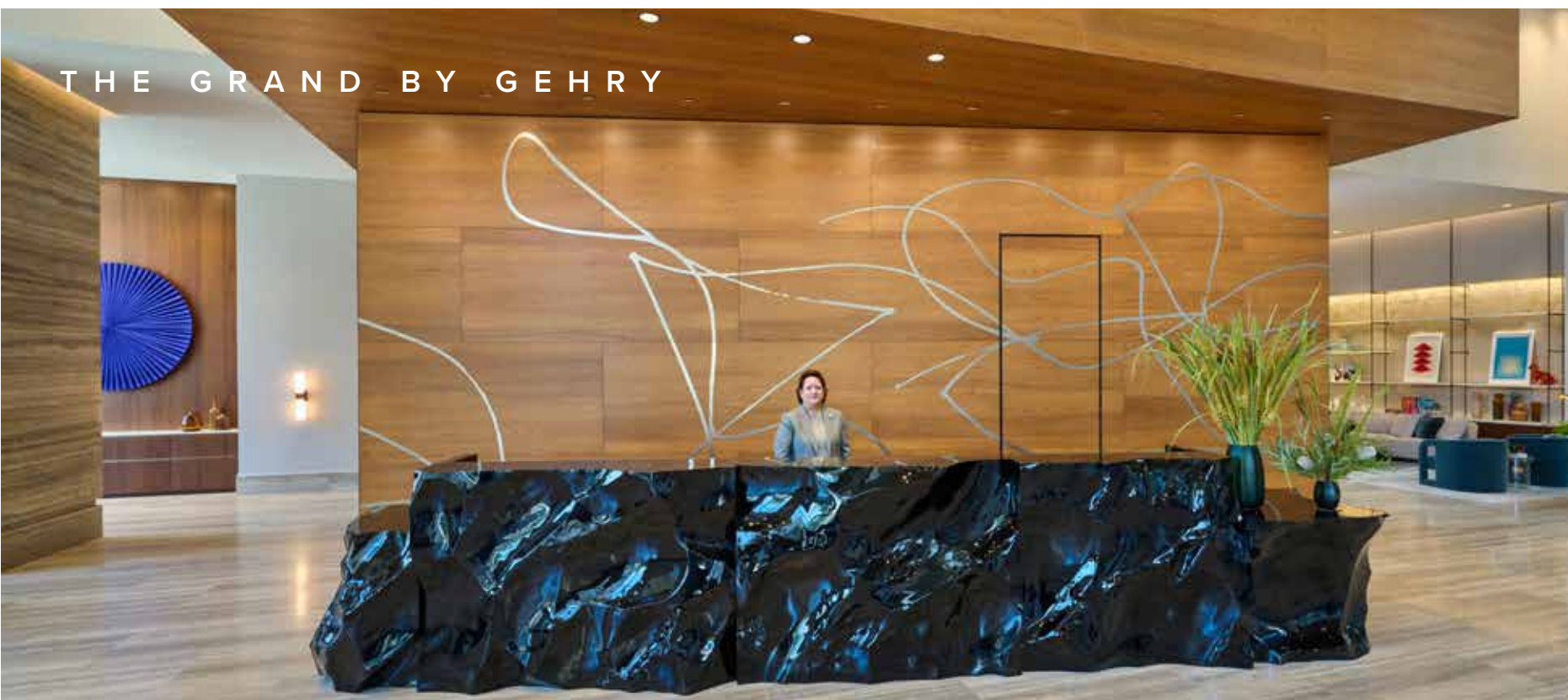
USES

- Residential - 436 Units
- Hotel – 309 Keys
- Retail – 176,000 SF
- Parking – 1,063 Spaces Including Valet

ARCHITECT

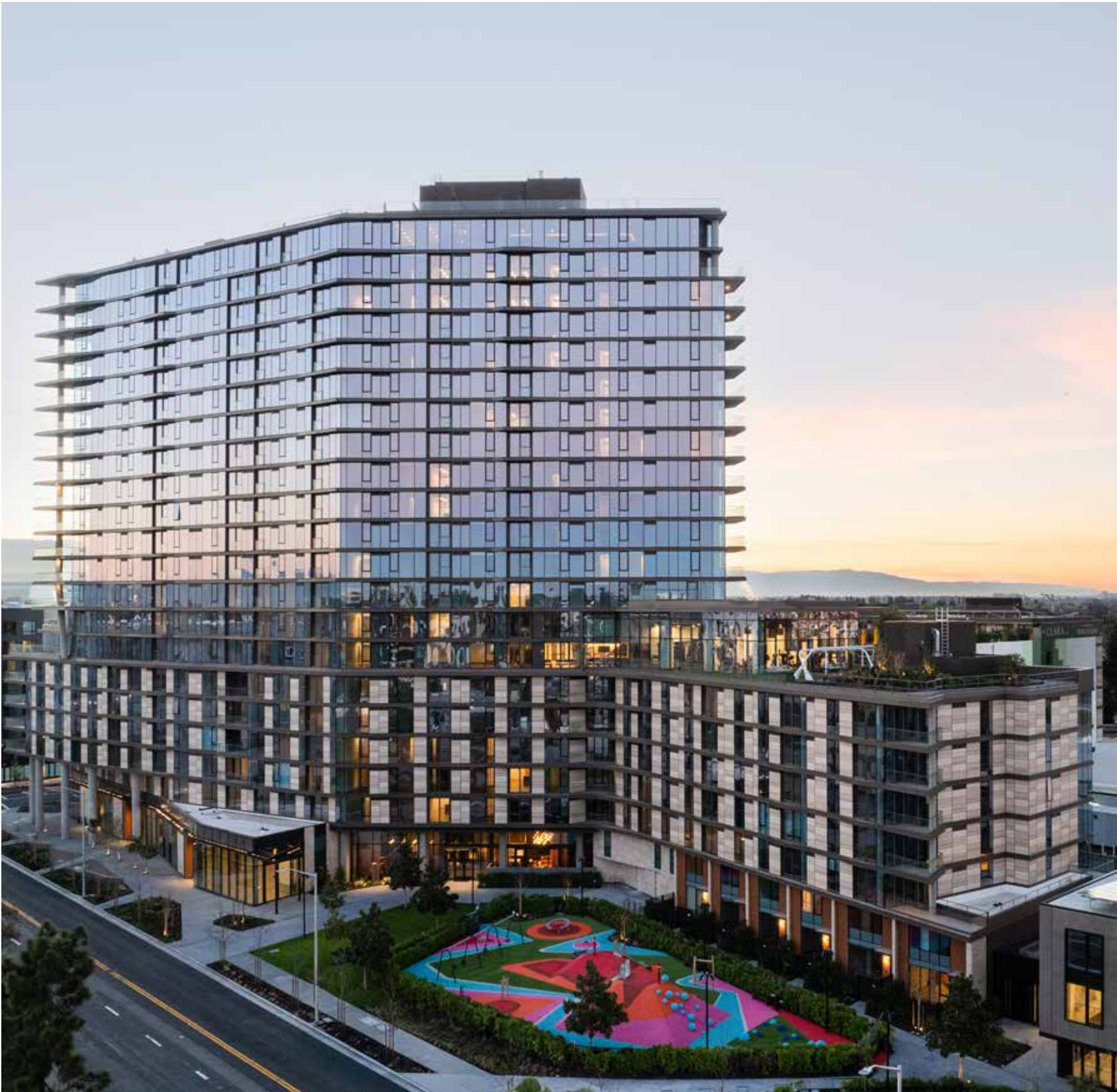
Gehry Partners

THE GRAND BY GEHRY



CONRAD LOS ANGELES





The Clara

SANTA CLARA, CA

PROPERTY TYPE

Luxury Rental
Retail

COMPLETION DATE

2025

USES

Residential - 508 Units
Retail - 17,000 SF

ARCHITECTS

Bohlin Cywinski Jackson
Steinberg Hart

THE CLARA





Ellore

SANTA CLARA, CA

PROPERTY TYPE

Senior Living

COMPLETION DATE

2025

USES

Senior Living - 176 Units

Office - 18,000 SF

ARCHITECT

Steinberg Hart





Felix

SANTA ROSA, CA

PROPERTY TYPE

Luxury Rental
Retail

COMPLETION DATE

2025

USES

Residential - 168 Units
Retail - 2,300 SF

ARCHITECT

David Baker Architects



700 Broadway

SANTA MONICA, CA

PROPERTY TYPE

Luxury Rental
Affordable Rental
Retail

COMPLETION DATE

2025

USES

Residential - 280 Units
Urban Grocer - 60,000 SF
Equinox - 40,000 SF

ARCHITECT

LARGE Architecture



Bishop Ranch

SAN RAMON, CA

PROPERTY TYPE

Luxury Rental

COMPLETION DATE

2028

USES

Residential - 383 Units

ARCHITECT

MVE





Coterie Cupertino

C U P E R T I N O , C A

PROPERTY TYPE

Senior Living
Retail

COMPLETION DATE

2028

USES

Senior Living - 160 Units
Retail - 17,000 SF

ARCHITECT

Steinberg Hart



Residences
-3750 Units

Retail & Dining
-350,000 SF

Senior Living
-200 Units

Hotel
-250 Keys

Open Space
-13 Acres



Related Bristol

SANTA ANA, CALIFORNIA

PROPERTY TYPE

Luxury Rental

Hotel

Senior Living

Retail

COMPLETION DATE

TBD

USES

Residential - 3,750 units

Senior Living - 200 units

Hotel - 250 keys

Retail - 350,000 SF

ARCHITECTS

Robert A.M. Stern Architects

Elkus Manfredi

Gehl

RIOS

RELATED BRISTOL





Fashion Island

NEWPORT BEACH, CALIFORNIA

PROPERTY TYPE

Luxury Condominiums

COMPLETION DATE

2030

USES

Residential - 150 units

ARCHITECT

Robert A.M. Stern Architects

Steinberg Hart



Related Santa Clara

SANTA CLARA, CA

PROPERTY TYPE

Mixed-Use

COMPLETION DATE

TBD

PROPERTY SIZE

240 Acres

USES

Industrial/Advanced Manufacturing/Data Center - 1.6 million SF

Office - 4.5 million SF

Retail / F&B / Entertainment - 800,000 SF

Residential - 1,680 Units

Hotel - 700 Keys

ARCHITECTS

Foster & Partners

Gensler

Marmol Radziner



530 Sansome

SAN FRANCISCO, CA

PROPERTY TYPE

Office
Hotel

COMPLETION DATE

2030

USES

Office - 390,000 SF
Hotel - 150 Keys

ARCHITECT

Skidmore Owings & Merrill



98 Franklin

SAN FRANCISCO, CA

PROPERTY TYPE

- Luxury Rental
- Affordable Rental
- Retail

COMPLETION DATE

TBD

USES

- Residential - 365 Units
- Retail - 3,000 SF

ARCHITECT

Skidmore Owings & Merrill



About Related Companies

Over \$70 Billion Real Estate Portfolio

owned, and/or managed, and under construction

100,000+ Residential Units

6,500+ luxury condominiums
30,000+ luxury rental apartments
63,000+ affordable and workforce apartments

Focus on Gateway Cities

New York, Chicago, Los Angeles, Boston, San Francisco, Washington DC, South Florida, Austin, Abu Dhabi and London

Innovator in Mixed-Use Development

Hudson Yards, Deutsche Bank Center (f.k.a. Time Warner Center), The Grand Los Angeles, The 78, Brent Cross Town, Al Maryah Central, and Related Santa Clara

Nearly 44 Million SF of Commercial Space

including retail, office and hotel

Developer of Hudson Yards, New York

the largest private real estate development in US history, 28 acres, including 20 million SF of development

1970s



Founded in 1972 by Stephen M. Ross



Became a leading financier and developer of affordable housing



The Related Group opened in Miami

1980s



Expanded into new asset classes: market-rate multi-family residential, office, commercial, mixed-use

1990s



Led resurgence during market downturn; emerged as a force with mixed-use and commercial properties



Entered the luxury residential market



Grew Financial Services arm - debt and equity capital provider



Established Related California

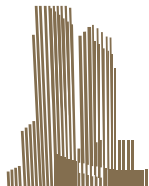
2000s



Built Related Rentals brand, recognized for outstanding architecture, amenities and service



Invested in Equinox



Won the bid to develop Time Warner Center



Built Tribeca Green, one of the country's first LEED Gold certified multi-family buildings

2010s



Expanded to Boston, London and Abu Dhabi



Became first residential developer to introduce national smoke-free initiative



Established Related Midwest in Chicago



Established strategic partnerships with an elite consortium of investors

2020s



Established Related Affordable Foundation



Launched Green Energy solution businesses



Formed Related Argent in London



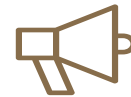
Opened Hudson Yards, a 28-acre, 20 million SF destination on the West Side of New York City



Opened The Grand LA and announced Related Santa Clara and Tasman East in California



Established Related Austin in Texas



Announced The District Detroit in Michigan and Channelside Development in Boston



Expanded Office Development in West Palm Beach and Miami



Established Related Bristol



Launched Luxury Senior Living

C O R P O R A T E O F F I C E L O C A T I O N S



Development

Site Acquisition/Joint Ventures

Entitlement

Capital Raising/Financing

Master Planning, Architecture and Design

Construction Management

Marketing, Leasing and Sales

Green Energy

Operating Portfolio/ Property Management

Luxury Rentals and Condominiums

Office Headquarters and Workplaces

Retail and Restaurants

Affordable and Workforce Housing

Destination/Mixed-Use

Senior Housing

Fund Management

~\$11 Billion of Capital Raised to Date

Opportunistic Real Estate Investments

Origination and Acquisition of Debt

Multifamily Housing Opportunities

Core / Core + Investments

Affordable Housing

Development

Acquisition and Preservation

Community Engagement

One of the Largest Privately Owned
Portfolios in the US

Properties in 28 US States and the District of Columbia



Hudson Yards

HUDSON YARDS

EASTERN YARD

WESTERN YARD



Senior Living



New York | San Francisco | Santa Clara | Cupertino

Joint venture with Atria, a nationally recognized leader in senior living operations

Entering a new market with strong industry fundamentals driven by the aging population

Establish a luxury category not available in the senior living market today with best-in-class amenities, service and programming

Creating a “circle-of-life” solution for Related customers



Contact Us

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