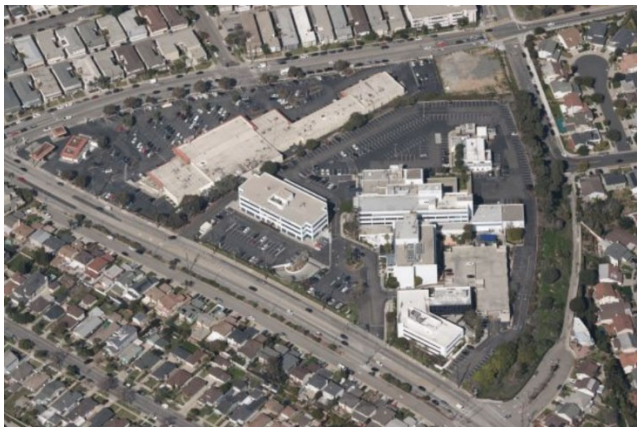
2.0 PROJECT DESCRIPTION

2.1 INTRODUCTION

The proposed Beach Cities Health District (BCHD) Healthy Living Campus Master Plan (Project) would redevelop the existing BCHD campus located in Redondo Beach and adjacent to Torrance to the east. The proposed Project includes a preliminary site development plan under Phase 1 and a more general long range development program under Phase 2.

Proposed Project at a Glance	
Phase 1 – Preliminary Site Development Plan	
New Assisted Living Units	157 units
New PACE Services	14,000 sf
New Youth Wellness Center	9,100 sf
Relocation of Memory Care Units	60 units
Relocation of Community Services Space	6,270 sf
Demolition of the Beach Cities Health Center	158,000 sf
Demolition of the Maintenance Building	3,200 sf
Phase 2 – Development Program	
New Wellness Pavilion	37,150 sf
New Aquatics Center	31,300 sf (24,000-sf indoor area and 7,300-sf outdoor area)
Relocation of Center for Health and Fitness Back to the Campus	20,000 sf



The existing BCHD campus includes three buildings, a parking structure, and a subterranean parking garage surrounded by paved asphalt surface parking. The eastern edge of the campus is lined by mature trees; however, the remainder of the campus generally lacks landscaping or open space.

The campus was originally developed in 1958, beginning with the construction of the South Bay Hospital (514 North Prospect Avenue), which was later converted to the Beach Cities Health Center in the 1990s to support outpatient medical uses (LSA 2018; see Section 3.4, *Cultural Resources and Tribal Cultural Resources*). The two medical office buildings (510 and 520 North Prospect Avenue) were added to the campus in 1976 and 1989, respectively. The Beach Cities Health Center, and to a lesser extent the Beach Cities Advanced Imaging Building (510 North Prospect Avenue), have seismic-related structural deficiencies because they were constructed prior to development of modern seismic safety standards (Nabih Youssef Associates 2018; see Section 3.6, *Geology and Soils*). Additionally, due to their age, these buildings require substantial annual

maintenance. Within the near future (i.e., approximately 2 to 3 years), BCHD's annual maintenance costs for the campus are expected to exceed the annual operational revenues. If prolonged, this operational deficit would lead to a reduction in BCHD programs and may ultimately lead to insolvency.

New development under Phase 1 would include a 203,700-square-foot (sf) Residential Care for the Elderly (RCFE) Building with 157 new Assisted Living units, 60 Memory Care units (replacing the existing Silverado Beach Cities Memory Care Community located within Beach Cities Health Center), 14,000 sf of space for the Program of All-Inclusive Care for the Elderly (PACE), 6,270 sf of space for Community Services, and a 9,100-sf Youth Wellness Center. The RCFE Building would include a new one-way driveway and pick-up/drop-off zone located on the vacant Flagler Lot as well as a new subterranean service area and loading dock entry/exit along Flagler Lane. Following the construction of the RCFE Building, the existing 158,000-sf Beach Cities Health Center would be demolished providing space for approximately 114,830 sf of open space as well as an approximately 40,725-sf landscaped surface parking lot with 86 new parking spaces (including accessible parking spaces and electric vehicle [EV] charging stations). The preliminary site development plan under Phase 1 is described in detail in Section 2.5.1, *Phase 1 Preliminary Site Development Plan*.

- **ASSISTED LIVING:** Assisted Living is for older adults that need help with daily care. Assisted living residents usually live in their own apartments or rooms and share common areas. They have access to many services, including meals; assistance with personal care; help with medications, housekeeping, and laundry; and social and recreational activities.
- **MEMORY CARE:** Memory Care is similar to Assisted Living, but provides specialized services and more intensive 24-hour care for people with mental impairments (e.g., Alzheimer's, Parkinson's, Lewy body, and other types of dementia).
- **PACE:** PACE is a Medicare and Medicaid program that provides comprehensive medical and social services to older adults – involving a combination of adult day care center services and in-home care services. PACE is intended to allow older adults to remain in the community rather than receive care in an Assisted Living facility.
- **COMMUNITY SERVICES:** BCHD provides a wide variety of community services and programs including food security, housing security, safety in the home, and socialization.
- **YOUTH WELLNESS CENTER:** After-school (e.g., from 2:00 p.m. onward) behavioral and health program for school-aged children.

The long range development program under Phase 2, while less defined than the project-level preliminary site development plan under Phase 1, would provide space for a Wellness Pavilion of up to 37,150 sf, an Aquatics Center of up to 31,300 sf (including 24,000 sf of indoor space and 7,300 sf of outdoor space), and a new CHF of up to 20,000 sf, which would be relocated back on-campus. Parking would be provided in a new parking structure with up to 2 subterranean levels and up to 8.5 above ground levels. These square footages define the maximum intensity of uses, and support the analysis of operational impacts for the Phase 2 development program provided in this EIR. For example, the trip generation during Phase 2 is dependent of the square footage of

each use. However, the configuration of physical development supporting these uses could assume one of several possible site plans as described further in Section 2.5.2, *Phase 2 Development Program*. The EIR depicts three example site plans for the Phase 2 development program to illustrate the possible range. However, the EIR analyzes potential construction-related impacts (e.g., ground disturbance) and aesthetics impacts (e.g., building height) using conservative assumptions related to maximum building footprints and maximum building heights. The ultimate site development plan developed for Phase 2 would fit within this maximum building envelope.

2.2 EXISTING PROJECT SITE CHARACTERISTICS

2.2.1 Project Location

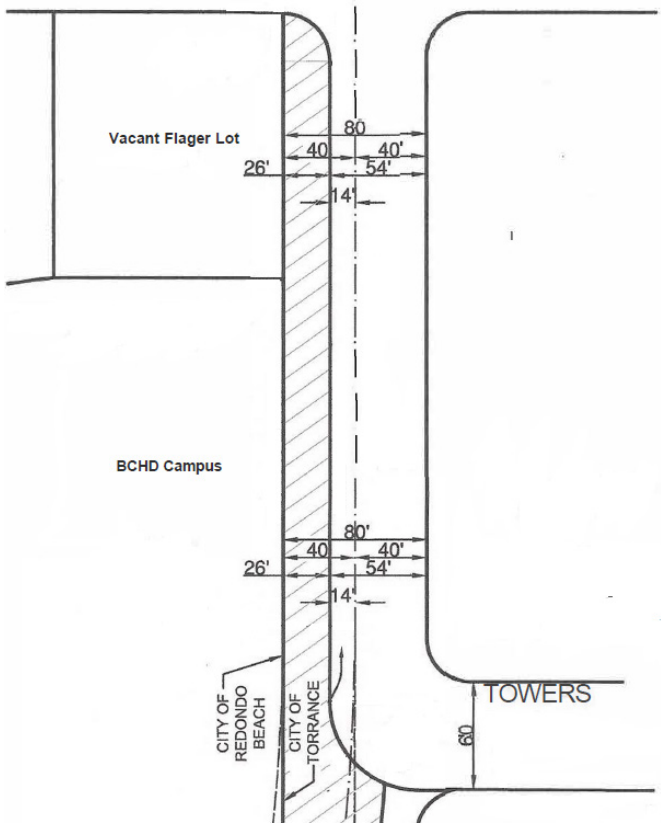
The Project site is located along the eastern border of Redondo Beach, adjacent to the western border of Torrance (i.e., West Torrance) in Los Angeles County, California. The Project site is generally bordered by North Prospect Avenue to the southwest, Diamond Street to the southeast, Flagler Lane and Flagler Alley to the east, and Beryl Street and existing commercial development to the north and northwest (see Section 3.14, *Transportation*). The Project site consists of two legal parcels:

- The existing 9.35-acre campus (Assessor's Identification Number [AIN] 7502-017-903), which is developed with the former South Bay Hospital (currently operated as the Beach Cities Health Center), an attached maintenance building, two privately operated medical office buildings with space that is individually leased from BCHD, and a parking structure. The majority of the campus is located within Redondo Beach; however, eastern edge of the campus is partially located within City of Torrance right-of-way along Flagler Lane and Flagler Alley.
- A 0.43-acre vacant lot owned by BCHD located on the northern edge of and adjacent to the existing campus at the southwest corner of Flagler Lane and Beryl Street (vacant Flagler Lot) (AIN 7502-017-902). This lot is currently undeveloped and is periodically leased by BCHD as a temporary construction staging area for surrounding developments. This lot is currently being leased by The Gas Company as a construction staging area for gas utility improvements in the vicinity. The majority of the vacant Flagler Lot is also located with Redondo Beach; however, the eastern edge of the vacant Flagler Lot partially located within City of Torrance right-of-way along Flagler Lane.

The proposed Project would extend into the City of Torrance right-of-way at three locations. The proposed Project includes two access points with driveways along Flagler Lane. One driveway would serve a left-turn only exit from the proposed pick-up/drop-off zone located on the vacant

Flagler Lot. A second driveway is proposed for a subterranean service area and loading dock entry/exit, which would require grading and construction of retaining walls (see Section 2.5.1.3, *Proposed Access, Circulation and Parking*). These elements of the proposed Project would require grading and building permits from the City of Torrance (refer to Section 1.5, *Required Approvals*).

The Project also proposes to re-landscape the eastern slope of the campus to be consistent with the landscaping proposed within the remainder of the campus. The proposed grading and landscaping on this portion of the slope would also require a grading permit, landscape plan approval, and site plan review from the City of Torrance (refer to Section 1.5, *Required Approvals*).



The City of Torrance right-of-way extends into the vacant Flagler Lot by approximately 26 feet from the edge of the existing paved width of Flagler Lane.

2.2.2 Surrounding Land Uses

The Project site is bordered to the north by the Redondo Village Shopping Center, a commercial shopping center, with one driveway from North Prospect Avenue into the Shell gas station at the western end of the shopping center and three driveways along Beryl Street. The Redondo Village Shopping Center, zoned C-2 (Commercial) by the City of Redondo Beach, is anchored by a Vons grocery store and also currently supports smaller commercial retail stores (see Figure 2-2).

wood.

Project Vicinity and Regional Location

FIGURE 2-1

wood.

Surrounding Development

FIGURE 2-2

Single- and multiple-family residences border the BCHD campus to the south, east, and west (left). Dominguez Park (right) is located at the intersection of Flagler Lane & Beryl Street immediately to the northeast of the Project site. This 24-acre park provides picnic areas and play equipment, the park features a dog park, Heritage Court, and two Little League fields.

A Shell gas station (left) and the Redondo Village Shopping Center (right) border the Project site to the north. Redondo Village Shopping Center is a neighborhood-serving shopping center, with commercial uses such as a grocery store, restaurants, and fitness studios.

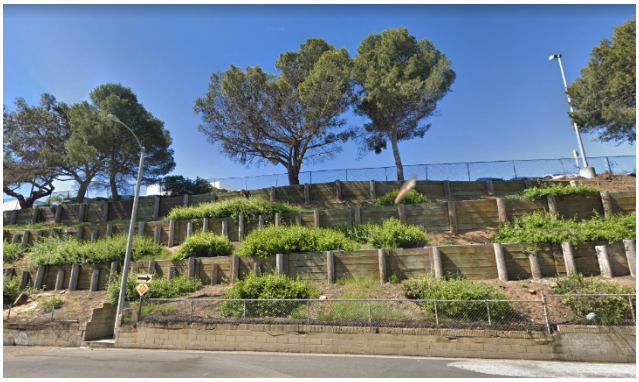
Single-family residences face North Prospect Avenue opposite the Project site to the southwest, in an area zoned R-1 (Single Family Residential) by the City of Redondo Beach, and multi-family residences exist to the north along Beryl Street, in an area zoned RMD (Medium Density Multi-Family Residential) by the City of Redondo Beach. The nearest multi-family residences to the Project site are located approximately 110 feet north of the vacant Flagler Lot across Beryl Street. Other multiple-family residences along Beryl Street are located approximately 250 to 500 feet to the north of the Project site, with intervening buildings associated with the Redondo Village Shopping Center (refer to Figure 2-2). Additionally, the Project site is bordered by single-family residences to the east across Flagler Lane and Flagler Alley, in an area zoned R-LO (Low Density Residential) by the City of Torrance (refer to Figure 2-2). The closest of these single-family residences is located approximately 80 feet from the developed edge of the campus.

Towers Elementary School is located approximately 300 feet east of the Project site. The main entrance to the school (left) is located along Beryl Street; however, a secondary pedestrian entrance is located along Towers Street (right) through the single-family residential neighborhood in West Torrance.

Open space and recreational land uses in the vicinity of the Project site include Dominguez Park adjacent to and northeast of the Project site across the intersection of Beryl Street & Flagler Lane; Entradero Park approximately 1,350 feet to the east, Sunnyglen Park approximately 1,125 feet to the southeast; and the Edith Rodaway Friendship Park approximately 2,750 feet to the northwest of the Project site (see Section 3.13, *Public Services*). The following schools are also located in the vicinity of the Project site: Towers Elementary School, approximately 300 feet to the east; West High School, located approximately 2,600 feet to the southeast; Parras Middle School, approximately 2,150 feet to the south; Redondo Union High School and Redondo Shores High School, approximately 1,400 feet to the southwest; and Beryl Heights Elementary School, located approximately 900 feet to the west (see Section 3.13, *Public Services*).

2.2.3 Existing Project Site

The existing campus is developed with the Beach Cities Health Center and an attached maintenance building located at 514 North Prospect Avenue, two medical office buildings located at 510 and 520 North Prospect Avenue, and a parking structure located at 512 North Prospect Avenue (see Figure 2-3).

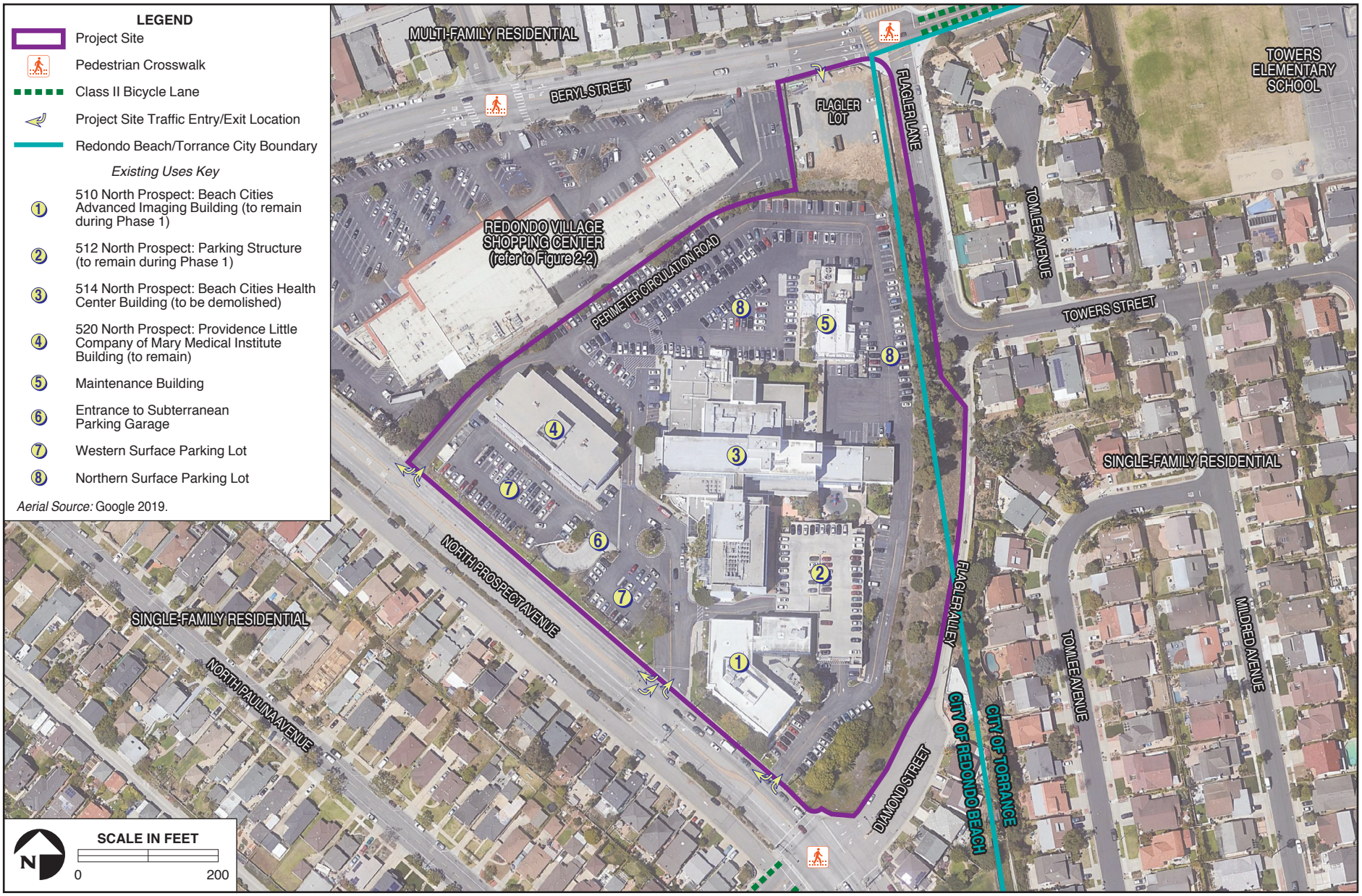


Only the tops of the tallest buildings on the BCHD campus are visible from Flagler Lane and Flagler Alley due to the approximately 30-foot change in elevation. A series of retaining walls and landscaped vegetation support the eastern slope of the BHCD campus.

The developed area of the Project site gently slopes from an elevation of approximately 166 feet above mean sea level (MSL) within the central area of the campus, to an elevation of approximately 146 feet MSL at the southern entrance from North Prospect Avenue. The ground level elevation of the Project site is approximately 30 feet higher than the vacant Flagler Lot as well as the residential area to the east along Flagler Lane and Flagler Alley. A series of retaining walls support the slope above Flagler Lane and Flagler Alley, which is vegetated with several large mature trees (see Section 3.3, *Biological Resources*). Landscaping on the Project site is limited primarily to perimeter planters, scattered surface parking lot trees, and a small internal lawn area. The vacant Flagler Lot is undeveloped and characterized by patches of low-growing weedy vegetation.

Table 2-1. Existing Development within the Project Site

Address	Building Name	Use	Floor Area (sf)	Height
510 North Prospect Avenue	Beach Cities Advanced Imaging Building	Medical Office (Surgical)	52,000	3 stories
512 North Prospect Avenue	Parking Structure	Parking	52,000	3 stories
514 North Prospect Avenue	Beach Cities Health Center	Community Wellness and Memory Care	158,000	5 stories
	Maintenance Building	Maintenance	3,200	1 story
520 North Prospect Avenue	Providence Little Company of Mary Medical Institute Building	Medical Office (Family Medical)	47,700	3 stories



wood.

Project Site

FIGURE 2-3

wood.

Existing Campus Uses

FIGURE
2-4

510 North Prospect Avenue, known as the Beach Cities Advanced Imaging Building, is developed with a 3-story medical office building on the southern corner of the campus near the intersection of North Prospect Avenue & Diamond Street. The southern face of the building fronts North Prospect Avenue located immediately to the south. The Beach Cities Advanced Imaging Building is owned by BCHD and includes BCHD's medical diagnostic imaging center. Individual space within the building is also leased to various other tenants as described in Section 2.3, *Existing Tenants*.

512 North Prospect Avenue is developed with a concrete and brick above-ground parking structure that primarily serves the Beach Cities Advanced Imaging Building at 510 North Prospect Avenue. The parking structure has 2 above ground levels with additional uncovered parking on the roof (i.e., Level 3). The parking structure contains approximately 199 parking spaces (including 2 accessible parking spaces).

The Beach Cities Advanced Imaging Building (left) located at 510 North Prospect Avenue fronts North Prospect Avenue immediately north of its intersection with Diamond Street. The existing parking structure (right) is located immediately adjacent to the Beach Cities Advanced Imagine Building and is accessed via the driveway off of North Prospect Avenue.

514 North Prospect Avenue is the former South Bay Hospital Building, currently operated as the Beach Cities Health Center, located in the center of the campus. There are three sections of the building: the north low rise, the north tower, and the south tower. The north low rise portion of the building is 1 story tall, the north tower is 4 stories tall (plus the equivalent of a 2-story rooftop projection), and the south tower is 5 stories tall (plus the equivalent of a 1-story rooftop projection), with a parapet structure (i.e., elevator shaft) reaching up to a height of 76 feet above the campus ground level and 112.5 feet above the vacant Flagler Lot below.

The building is bordered by landscaping, such as manicured grasses, palm trees, and large ferns. A 120-foot-long outdoor covered walkway connects the north low rise section of the Beach Cities Health Center to the attached maintenance building, which houses mechanical equipment for the Beach Cities Health Center.

BCHD's Community Services program is located within the Beach Cities Health Center, with a front desk for walk-ins, office space for Care Managers, and meeting rooms for juvenile diversion meetings and core support groups (see Section 2.2.5, *Existing BCHD Programs*). The Beach Cities Health Center includes the Silverado Beach Cities Memory Care Community with 60 double occupancy Memory Care units. Silverado provides specialized care for people living with Alzheimer's and other forms of dementia. BCHD's existing CHF is also located within the Beach Cities Health Center building (see Section 2.2.5, *Existing BCHD Programs*).

The Beach Cities Health Center is divided into four separate segments that have been added on over the years. The Beach Cities Health Center is supported by the attached maintenance building.

520 North Prospect Avenue is developed with a 3-story family medical office and urgent care center located immediately south of the Redondo Village Shopping Center and west of the Beach Cities Health Center. This building is owned by BCHD and is leased to the Providence Little Company of Mary Medical Institute. The Providence Little Company of Mary Medical Institute Building provides a variety of services, including family practice, internal medicine, and endocrinologists. The urgent care offers a variety of services, including immunizations and vaccinations, lab services (e.g., X-rays and EKGs), physicals (e.g., annuals, sports, school, camp), pre-employment exams, drug screenings, and well-woman exams. The building also includes an on-site pharmacy (i.e., South Bay Pharmacy). The area adjacent to the building is improved with

The Providence Little Company of Mary Medical Institute, which is owned by BCHD, is located immediately west of the Beach Cities Health Center at the northwestern corner of the Campus.

a 62-space surface parking lot fronting North Prospect Avenue and an approximately 219-space subterranean parking garage below the building. The entrance to the subterranean parking garage is located adjacent and west of the main signalized entrance to the campus off of North Prospect Avenue and associated roundabout (see Section 2.2.4, *Existing Access and Circulation*).

Flagler Lot. Flagler Lot, currently owned by BCHD, is attached to the northeastern corner of the campus. The lot was historically within the Torrance Oil Field and is underlaid by an oil and gas well, which was originally drilled in the 1930s and was active up to 1989 before it was plugged and abandoned (Converse Consultants 2020; see Section 3.8, *Hazards and Hazardous Materials*). The lot is accessible via a driveway along Beryl Street as well as a locked gate at the corner of the campus's northern parking lot. Flagler Lot is currently undeveloped and supports low-growing weedy vegetation. The northern portion of the lot is level with Beryl Street, while the southern portion of the lot slopes up approximately 30 feet to the elevation of the campus. A wrought iron fence is located along the western, northern, and eastern borders of Flagler Lot.

Flagler Lot is separated from the adjacent parking lot for the Redondo Village Shopping Center by a wrought iron fence.

2.2.4 Existing Access and Circulation

2.2.4.1 Street Network

Current access to the campus is provided from North Prospect Avenue at three locations, as described below:

- The main entrance to the campus is located at a signalized driveway intersection with North Prospect Avenue, approximately 275 feet to the northwest of the intersection of North Prospect Avenue & Diamond Street. This primary entrance provides full left- and right-turn access (refer to Figure 2-3);
- A secondary driveway is located approximately 100 feet northwest of the intersection of North Prospect Avenue & Diamond Street. This secondary entrance is unsignalized, and provides right-turn-only entry/exit to the southern portion of the campus (refer to Figure 2-3); and

- Another secondary driveway is located approximately 450 feet northwest of the main entrance along North Prospect Avenue. This secondary entrance is unsignalized and provides right-turn-only entry/exit to the northern portion of the campus (refer to Figure 2-3).

The main entrance to the campus (left) is located at a signalized intersection that provides for left and right turns into the campus. Secondary access to the Project site includes two driveways to the north (middle) and south (right) of the main entrance. These unsignalized driveways provide for right-turn-only entry/exit. These driveways also provide access to the perimeter circulation road that follows along the edge of the campus and the surface parking lots in the northwestern corner of the Project site.

The main entrance to the campus routes vehicles through a roundabout leading to the short-term surface parking lot and drop-off area as well as the entrance to the subterranean parking garage. The secondary driveways provide access to a 30-foot-wide perimeter circulation road that runs along the northwest, north, and east borders of the campus and provides access to surface parking spaces distributed throughout the campus (refer to Figure 2-3). Additionally, the vacant Flagler Lot is accessible via a driveway along Beryl Street as well as a locked gate at the corner of the campus's northern parking lot.

2.2.4.2 Transit

The Project site is currently served by one transit line: Beach Cities Transit Line 102 (Beach Cities Transit 2018). The northbound Line 102 has three bus stops adjacent to the Project site – one stop at the campus's southern secondary vehicle entrance (approximately 100 feet north of the intersection of North Prospect Avenue & Diamond Street), and two stops along the southern side of Beryl Street, at the Shell gas station and just west of the vacant

The Beach Cities Transit Line 102 stops at two locations along Beryl Street, including next to the Shell gas station immediately north of the Project site.

Flagler Lot. The southbound Line 102 has two bus stops adjacent to the Project site – one bus stop along the western side of North Prospect Avenue, directly across the street from the campus's main entrance, and one stop along the northern side of Beryl Street, directly across the street from the vacant Flagler Lot. Line 102 headways vary between 30 and 45 minutes. The Project site is not served by any Torrance Transit lines. The nearest Torrance Transit line, Line 2, runs along Anza Avenue approximately 0.80 miles east of the BCHD campus.

2.2.4.3 Bicycle and Pedestrian Facilities

No developed bicycle paths or striped bicycle lanes currently exist along the streets bordering the Project site; however, Flagler Alley, which is blocked to vehicle traffic, provides an informal pathway used by bicyclists. The nearest Class II (i.e., striped) bicycle lanes are located along Beryl Street east of its intersection with Flagler Lane and along Diamond Street, southwest of its intersection with North Prospect Avenue. These segmented bicycle lanes provide incomplete connections between the Redondo Beach, Torrance, and the Pacific Ocean.

Flagler Alley (left) provides an informal bicycle path along the eastern border of the Project site since it is blocked off to vehicle traffic. Due to the sparse bicycle lanes in the vicinity of the Project site, some bicyclists ride along the sidewalks (right).

Sidewalks currently exist along the Project site's frontage with North Prospect Avenue and along Beryl Street. Additionally, sidewalks occur along the eastern side of Flagler Lane and Diamond Street, with Flagler Alley providing an informal pedestrian connection between the two roadways. Crosswalks are provided along all four legs of the intersection of Beryl Street and North Prospect Avenue and along three legs of the intersection of Beryl Street and Flagler Lane. Additionally, there is a crosswalk located in the middle of this roadway segment at the driveway entrance to the Redondo Village Shopping Center.

2.2.5 Existing Land Use Designations and Zoning

The campus, which is located within Redondo Beach, is designated P (Public or Institutional) land use within the Redondo Beach General Plan (City of Redondo Beach 2008; see Section 3.10, *Land Use and Planning*). The P designation includes lands that are owned by public agencies, special use districts, and public utilities. Permitted uses under the P land use designation include governmental administrative and maintenance facilities, parks and recreation, public open space, police, fire, educational (i.e., schools), cultural (e.g., libraries, museums, performing and visual arts, etc.), human health, human services, public utility easements, and other public uses. The campus is zoned Community Facility (P-CF) under the Redondo Beach Zoning Ordinance (City of Redondo Beach 2011; see Section 3.10, *Land Use and Planning*). The vacant Flagler Lot is designated as C-2 (Commercial) land use under the Redondo Beach General Plan and zoned C-2 (Commercial) under the Redondo Beach Zoning Ordinance (City of Redondo Beach 2008, 2011; see Section 3.10, *Land Use and Planning*).

The vacant Flagler Lot, located west of the Redondo Village Shopping Center and north of the northernmost surface parking lot on the campus, is designated C-2 (Commercial) land use, which differs from the P (Public or Institutional) land use designation of the campus.

Redondo Beach Municipal Code (RBMC) Section 10-2.622 includes maximum height limits along with other development standards for the C-2 zone designation that governs the vacant Flagler Lot. Development standards in the C-2 zone allow for a baseline maximum building height of 30 feet. Development standards in the C-2 zone also require that the maximum density or intensity of development adheres to a Floor Area Ratio (FAR) of 0.5. The RBMC does not specify building heights or FARs for development standards of P-CF zoned parcels. However, any proposed facilities on P-CF zoned parcels would be subject to review and approval by the Redondo Beach Planning Commission (RBMC Section 10-2.1116).

The eastern portion of the Project site is located within City of Torrance right-of-way along Flagler Lane and Flagler Alley. This area is designated R-LO (Low Density Residential) in the Torrance General Plan Land Use Policy Map (City of Torrance 2005; see Section 3.10, *Land Use and Planning*), which primarily allows for single-family residences together with accessory buildings such as private garages, children's playhouses, buildings for the housing of domesticated animals, non-commercial greenhouses, and non-commercial workshops. This area is zoned as R1 (Single

Family Residential) in the Torrance Property Zoning Map (City of Torrance 2019). The Torrance Zoning Code (Torrance Municipal Code [TMC] Section 91.4.2) establishes a maximum building height in the R-1 zone as 18 feet measured from the lowest portion of the property that is above ground. The Torrance Property Zoning Map also identifies these Flagler Lane and Flagler Alley within the Hillside Overlay, which generally extends along the western border of Torrance.

The Project site is located outside of the Coastal Zone (refer to Figure 2-1), and therefore is not subject to the provisions of the California Coastal Act and the Local Coastal Plan for the City of Redondo Beach or City of Torrance.

2.2.6 Existing BCHD Programs

The Beach Cities Health Center supports a wide range of health programs and community service which include Community Services program, CHF, and various partnership programs. Partnership programs include group meetings, a variety of public health classes (e.g., caregiver support, meditation), and Blue Zones Moais (i.e., social support groups that form in order to provide varying support from social, financial, health, or spiritual interests). Most of these programs involve smaller meetings (between 10 and 15 people); however, some (e.g., BCHD Partnership for Youth) can be up to 80 to 100 people.

2.2.6.1 Community Services

The Community Services program is located in the Beach Cites Health Center and provides health-related resources and information for adults and families within the South Bay and Greater Los Angeles area. The Community Services office includes a front desk for walk-ins, administrative space for approximately 10 to 15 Community Services staff, and meeting rooms. The Community Services staff primarily conduct home visits to provide at-home older adult care services which facilitate older residents remaining within their homes, with staff returning to the office intermittently throughout the day. The front desk staff provide campus wayfinding, information, and referrals. The Community Services program also offers health insurance enrollments and Healthy Minds mental health screenings (with appointments generally between 9:00 a.m. and 4:00 p.m.). The Community Service meeting rooms are generally used for:

- Internal Services (all day);
- Juvenile Diversion Meetings (generally after school between 2:00 p.m. and 7:00 p.m.); and
- Core Support Groups (e.g., which generally meets at 9:30 a.m. and 1:30 p.m.).

The Community Services program operates between 9:00 a.m. and 5:00 p.m. on Mondays through Fridays and is closed on the weekends.

The Community Services program is working with the Los Angeles County Department of Public Health, City of Redondo Beach, and Providence Little Company of Mary Medical Institute to support COVID-19 testing efforts. BCHD currently provides up to 500 free COVID-19 tests per day in the northernmost surface parking lot on the campus. This testing program is available to all area residents from cities throughout the South Bay that seek it. BCHD is also investigating potential opportunities to administer vaccines to the surrounding community.

2.2.6.2 Center for Health and Fitness

The CHF, which is located in the Beach Cities Health Center, provides programs and services, such as yoga and pilates classes, group exercise, personal and small group training, and weight management and nutrition expertise. The CHF also provides programs designed specifically for the needs of older adults, including senior fitness, senior yoga and pilates, and SilverSneakers and Silver & Fit memberships. The CHF is a medically-certified facility with trained medical exercise specialists to assist those with particular needs. The CHF generates the highest visitation and parking demand of all of the BCHD's programs and other tenants, with peak visitation generally occurring between 8:00 a.m. and 12:30 p.m., particularly on Mondays, Tuesdays, and Fridays. In 2018, average visitation at the CHF was approximately 45 guests per half hour. The two busiest months of the year were February and March. In response to COVID-19 public health guidelines, the CHF is currently operating at limited capacity on the paved outdoor areas on the campus.

2.2.6.3 Beach Cities Child Development Center

The Beach Cities Child Development Center enrolls children 18 months to 6 years at two locations in Redondo Beach: 850 Inglewood Avenue and 514 North Prospect Avenue at the Beach Cities Health Center. The preschool serves the early childhood educational needs of children in Redondo Beach, Hermosa Beach, Manhattan Beach, Torrance, Lawndale, Hawthorne and other South Bay communities. Both preschools include classrooms and outdoor playgrounds, surrounded by trees and grassy areas that provide students outdoor play and adventure time daily.

2.2.6.4 Beach Cities Partnership for Youth

BCHD is one of more than 100 local partners in the Beach Cities Partnership for Youth. BCHD partners with the Redondo Beach Unified School District (RBUSD), Hermosa Beach City School District (HBCSD), and Manhattan Beach Unified School District (MBUSD) to deliver programs that measurably improve the health and well-being of students and families and reduce substance use. While physical health in the Beach Cities continues to improve, there is a growing need in the student population to address mental health and well-being. The Beach Cities Partnership for

use. While physical health in the Beach Cities continues to improve, there is a growing need in the student population to address mental health and well-being. The Beach Cities Partnership for Youth is comprised of representatives from the following sectors: youth; parents; businesses; media; schools; youth-serving organizations; law enforcement; civic and volunteer groups; health care professionals; State, local, or tribal agencies; other organizations involved in reducing substance abuse; and religious or fraternal organizations.

2.2.6.5 LiveWell Kids

The LiveWell Kids program was originally created in response to a high rate of obesity at the time – 20 percent in 2007 – among elementary school students in Redondo Beach. As part of the LiveWell Kids program, BCHD supports, maintains, and delivers lessons in the gardens of all Redondo Beach elementary schools and Hermosa View Elementary School. Students participate in hands-on gardening lessons about planting, composting, harvesting and mindful eating. These lessons are primarily conducted at the schools; however, BCHD currently maintains an on-site Demonstration Garden in the Beach Cities Health Center as part of the program.

2.2.6.6 Blue Zones Project

The Blue Zones Project by Healthways, in partnership with BCHD, is a community-wide approach to creating healthier and more productive citizens. The Blue Zones Project uses permanent, evidence-based environmental and policy changes to motivate residents to adopt and maintain healthier lifestyles. The Blue Zones Project participates with restaurants and grocery stores throughout the Beach Cities that prepare food in accordance with the Blue Zones Food Guidelines in order to give customers more options to make healthier choices.

2.3 EXISTING TENANTS

In addition to the BCHD programs, the campus provides leased space for a variety of other tenants.

Tenants within the Beach Cities Advanced Imaging Building (510 North Prospect Avenue) include private medical practitioners providing the following outpatient medical services:

- Radiology
- Orthopedic
- Obstetrics/Gynecology
- Oncology/Urology
- Hematology/Medical Oncology
- Infertility/Reproductive Endocrinology
- Chiropractic
- Acupuncture/Massage Therapy
- Dermatology
- Internal Medicine/Pulmonary Disease
- Laboratory
- Pain Management
- Oral and Maxillofacial Surgery

Tenants within the Beach Cities Health District (514 North Prospect Avenue) include:

- SSL Landlord, LLC, which operates the Silverado Beach Cities Memory Care Community providing 60 double-occupancy Memory Care units. Silverado provides specialized care for people living with Alzheimer's and other forms of dementia.
- Beach District Survey Center, L.P.
- Regents of the University of California
- California State University Dominguez Hills
- Cancer Care Associates Medical Group, Inc.
- SafetyBeltSafe USA
- Cancer Care Associates Medical Group, Inc.
- Prader-Willi California Foundation
- Lisa Graziano, LMFT
- USRC Redondo, LLC

The Providence Little Company of Mary Medical Institute Building (520 North Prospect Avenue) provides the following outpatient medical services:

- Physical Therapy
- Urgent Care
- Pharmacy
- Cardiovascular/Diabetes
- Gynecology
- Ophthalmology
- Infectious Diseases
- Cardiology
- Dermatology
- Gastroenterology
- Laboratory
- Neurology

2.4 PROJECT OBJECTIVES

CEQA Guidelines Section 15124(b) (14 California Code of Regulations [CCR] Section 15000 *et seq.*) requires the description of the project in the Environmental Impact Report (EIR) to include *"[a] statement of objectives sought by the proposed project."* As further stated in CEQA Guidelines Section 15124(b), a clear statement of objectives will help the lead agency develop a reasonable range of alternatives for consideration in the EIR and aid decision-makers in preparing findings or a statement of overriding considerations, if necessary.

2.4.1 BCHD Mission

BCHD is a California Healthcare District focused on serving the Beach Cities, including Redondo Beach, Manhattan Beach, and Hermosa Beach; however, many services are available to the general public and not restricted to residents within the Beach Cities. As described in Section 2.2.6,

Existing BCHD Programs, BCHD offers a range of evidence-based health and wellness programs to promote health and well-being across the lifespan of its service population. Its mission is to enhance community health through partnerships, programs, and services. BCHD directly serves a population of more than 123,000 people within Redondo Beach, Hermosa Beach and Manhattan Beach, as well as tens of thousands for other South Bay communities.

In 2005, BCHD created a data-driven strategic planning process to prioritize funding and program implementation. The strategic plan calls for a community needs assessment and the cultivation of strategic partnerships to enable BCHD to address critical health needs for its service population. The Strategic Plan established these priorities:

- Provide all residents with enhanced health services of demonstrated effectiveness ranging from prevention and education to intervention.
- Improve the capacity of the BCHD and its partners to assess and respond to individual and environmental factors that affect community health.
- Further BCHD standing as a trusted and valued community health resource.

2.4.2 Project Background

As described in Section 2.1, *Introduction* and Section 2.2.3, *Existing Project Site* a seismic evaluation was conducted by Nabih Youssef Associates in March 2018. The evaluation found seismic-related structural deficiencies in the north tower and south tower of the Beach Cities Health Center and the attached maintenance building (514 North Prospect Avenue) and to a lesser extent the Beach Cities Advanced Imaging Building (510 North Prospect Avenue). These buildings were designed and constructed in conformance with building code requirements at the time of construction; however, the building code requirements have since evolved based on research, best practices, and experience from previous earthquakes. As an outpatient medical campus, BCHD is not required to upgrade the Beach Cities Health Center or other buildings on the campus. For example, the Alfred E. Alquist Hospital Facilities Seismic Safety Act, which was amended under Senate Bill (SB) 1953 (Chapter 740, Statutes of 1994, Seismic Mandate) does not apply to the buildings on the campus. However, recognizing that the structures pose a potential public safety hazard, the BCHD Board of Directors prioritized elimination of seismic-related hazard.

The Beach Cities Health Center has been a significant source of revenue to BCHD through long-term leases to tenants who provide medical and health-related services that complement BCHD's mission. Revenues from the long-term tenant leases support BCHD programs and services. However, BCHD's ability to attract tenants has diminished in recent years, in part because the

specialized nature of former South Bay Hospital Building and the two medical office buildings, which cannot be easily renovated to conform to tenant needs. Additionally, because of its age, the Beach Cities Health Center is a source of rapidly escalating building maintenance costs, independent of and in addition to the cost necessary to address its seismic-related structural deficiencies. The combined cost of seismic retrofit and renovation would render such a dual undertaking economically infeasible.

The proposed BCHD Healthy Living Campus Master Plan is driven by several needs. The plan was conceived to resolve the potential safety hazard and economic hardship posed by the aging facilities on-campus while also continuing to provide health and wellness services to the community. In addition to these economic drivers, the proposed BCHD Healthy Living Campus Master Plan is driven by programmatic needs for facilities that can accommodate the innovative and constantly evolving programs necessary to serve the future needs of the community. BCHD's continued role as a leading-edge community health care provider requires flexible, multi-use spaces (e.g., meeting rooms and functional open space for workshops, training sessions and events) as well as specialized use spaces (e.g., CHF, Demonstration Kitchen, Blue Zones café) driven by emerging health service practices and technologies.

2.4.3 Project Objectives

BCHD developed three major "*Project Pillars*," which were presented to the Board of Directors during a public meeting on June 17, 2020. The Project Objectives are based on these three Project Pillars:

Health

- Build a center of excellence focusing on wellness, prevention, and research.
- Leverage the campus to expand community health programs and services.

Livability

- Focus on emerging technologies, innovation, and accessibility.
- Create an intergenerational hub of well-being, using Blue Zones Project principles.

Community

- Actively engage the community and pursue partnerships.
- Grow a continuum of programs, services, and facilities to help older adults age in their community.

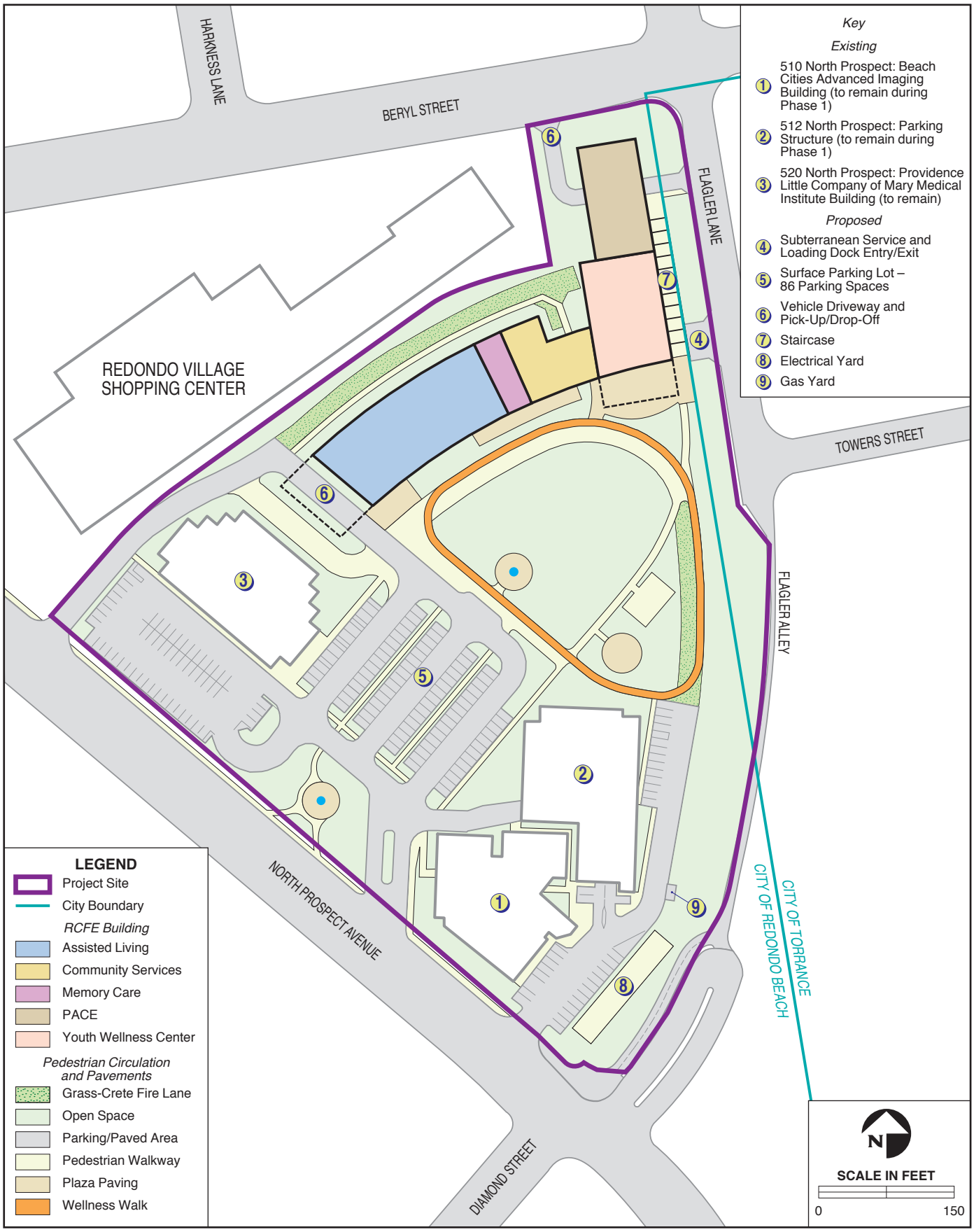
Based on these Project Pillars, BCHD developed six Project Objectives:

- Eliminate seismic safety and other hazards of the former South Bay Hospital Building (514 North Prospect Avenue).
- Generate sufficient revenue through mission-derived services to replace revenues that will be lost from discontinued use of the former South Bay Hospital Building and support the current level of programs and services.
- Provide sufficient public open space to accommodate programs that meet community health needs.
- Address the growing need for assisted living with on-site facilities designed to be integrated with the broader community through intergenerational programs and shared gathering spaces.
- Redevelop the Project site to create a modern campus with public open space and facilities designed to meet the future health needs of residents, with meeting spaces for public gatherings and interactive education.
- Generate sufficient revenue through mission-derived services and facilities to address growing future community health needs.

The underlying purpose of the proposed BCHD Healthy Living Campus Master Plan is to solve the current seismic issues associated with the former South Bay Hospital Building and establish a center of excellence for community health. Implementation of the proposed Project is intended to meet the six objectives described above and therefore achieve the underlying purpose of the proposed Project.

2.5 PROPOSED BCHD HEALTHY LIVING CAMPUS MASTER PLAN

Development under the proposed BCHD Healthy Living Campus Master Plan would occur over two phases, with Phase 1 occurring over 29 months and Phase 2 over 28 months, as described in further detail below. BCHD has developed a detailed preliminary site development plan for Phase 1, which is evaluated in this EIR at a project level of detail. Additionally, BCHD has developed a more general long range development program for Phase 2 based upon the best available planning information. As previously described, this development program has been evaluated programmatically in that construction impacts have been evaluated using a maximum area of disturbance and a maximum duration of construction activities. Operational impacts have also been evaluated programmatically in that the analysis addresses maximum building space allocations.

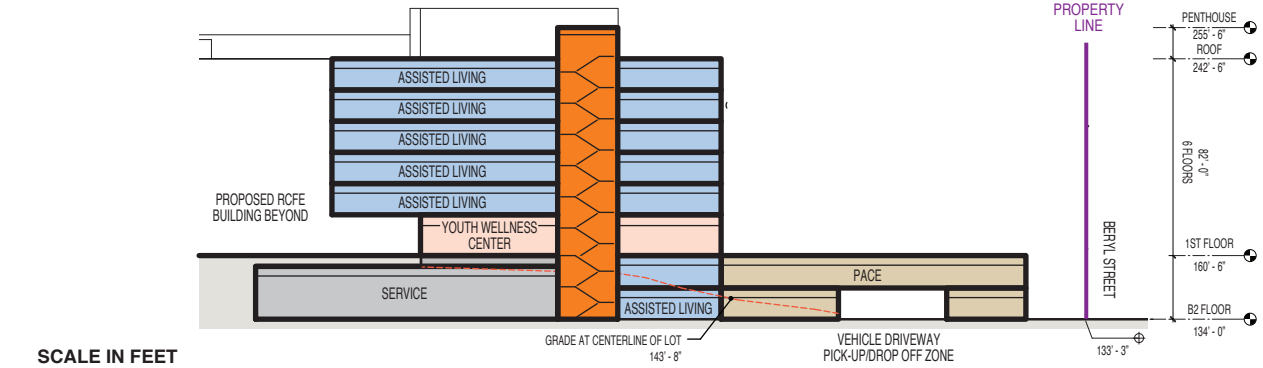


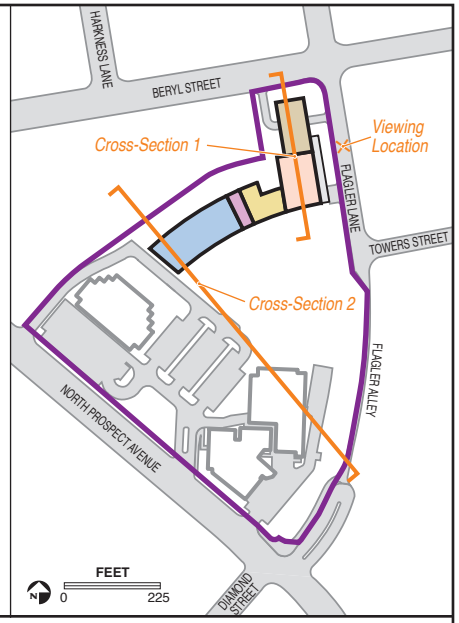
wood.

Phase 1 –
Residential Care for the Elderly Building Floorplan

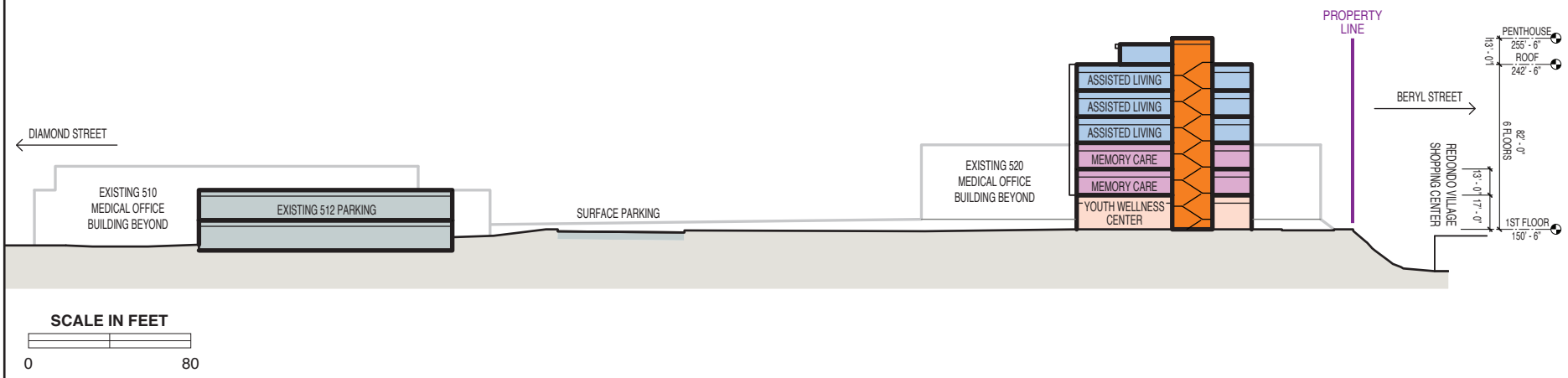
FIGURE
2-5

Cross-Section 1
(View from Flagler Lane)





Cross-Section 2
(View from Flagler Lane)



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Phase 1 –
Residential Care for the Elderly Building Cross-Sections

FIGURE 2-6

2.5.1 Phase 1 Preliminary Site Development Plan

Phase 1 of the proposed BCHD Healthy Living Campus Master Plan would include the implementation of a detailed preliminary site development plan involving the proposed construction of the RCFE Building, the demolition of the existing Beach Cities Health Center and the attached maintenance building, and the development of open space and a surface parking lot.

Construction activities under Phase 1 would begin with the demolition of the existing northern surface parking lot and the associated perimeter circulation road located at the northern edge of the Project site. The proposed RCFE Building would be constructed within this footprint, and would include 157 Assisted Living units, 60 Memory Care units (replacing the existing Silverado Beach Cities Memory Care Community located within Beach Cities Health Center), 14,000-sf programmed for PACE, 6,270-sf programmed for Community Services, and a 9,100-sf Youth Wellness Center. The RCFE Building would include a new one-way driveway and pick-up/drop-off zone located on the vacant Flagler Lot as well as a new subterranean service area and loading dock entry/exit. The RCFE Building would reach a maximum height of 103 feet (including the rooftop cooling tower) above the campus ground level and 133.5 feet above the vacant Flagler Lot below.

Table 2-2. Phase 1 Preliminary Site Development Plan

Use	Units/Rooms	Floor Area (sf)
Assisted Living	157 units	203,700
Floor B2		5,750
Floor B1		5,750
Floor 1		17,500
Floor 2		16,200
Floor 3		25,300
Floor 4		44,400
Floor 5		44,400
Floor 6		44,400
Memory Care		50,000
Floor 1		2,750
Floor 2		28,150
Floor 3		19,100
PACE		14,000
Community Services (Floor 1)		6,270
Youth Wellness Center (Floor 1)		9,100
Parking	86 new parking spaces (including accessible parking spaces and EV charging stations)	40,725
Open Space		114,830

The Beach Cities Health Center would remain in place for the duration of construction of the proposed RCFE Building to allow most of BCHD's existing programs to continue. However, prior to the beginning of construction, the CHF would be relocated to an off-site location. (The CHF would be relocated back to the campus as a part of Phase 2 of development; see Section 2.5.2, *Phase 2 Development Program*). Because the CHF has the largest parking demand of the existing uses at the Beach Cities Health Center**,** the proposed relocation of the CHF would alleviate parking constraints associated with demolition of the northern surface parking lot at the beginning of Phase 1. Additionally, the existing Demonstration Garden would be moved from the BCHD campus to a local school campus during the development of the RCFE Building.

Following the construction of the proposed RCFE Building, the Community Services program and 60 Memory Care units and facilities associated with the Silverado Beach Cities Memory Care Community, would be relocated from the Beach Cities Health Center to the RCFE Building. Demolition of the existing 5-story, 158,000-sf Beach Cities Health Center and the attached 3,200-sf maintenance building would occur toward the end of Phase 1 following the relocation of these uses. Following the demolition of the Beach Cities Health Center and the attached maintenance building as well as the demolition and backfilling of the subterranean levels, a 40,725-sf landscaped surface parking lot would be constructed providing 86 new parking spaces (including accessible parking spaces and EV charging stations) (see Section 2.5.1.3, *Proposed Access, Circulation, and Parking*). The existing Beach Cities Advanced Imaging Building (510 North Prospect Avenue), associated parking structure (512 North Prospect Avenue), Providence Little Company of Mary Medical Institute Building (520 North Prospect Avenue), and associated surface parking lot and subterranean parking garage would remain in place on the campus (refer to Figure 2-5).

Phase 1 would include landscaping surrounding the RCFE Building as well as a large lawn in the interior of the campus that would serve as an open space for both the campus and the surrounding community. Additionally, a new electric service would be developed in conjunction with Southern California Edison (SCE) – including the development of a new on-site distribution system – that would replace the existing electrical service at the Project site (see Section 2.5.1.4, *Utilities and Services*).

2.5.1.1 Proposed Uses

Assisted Living

The proposed RCFE Building would include an Assisted Living program with 157 private or semi-private apartment-style units. The Assisted Living program would also provide a continuum of

long-term care services including a combination of housing, personal care services, and health care specific to individuals who need assistance with normal daily activities (e.g., meal preparation, medication management, etc.).

The 157 Assisted Living units, which would be operated by a partner company specializing in administering Assisted Living programs, would occupy Floors 1 through 6 of the proposed RCFE Building. These units would consist of 37 studios, 70 one-bedroom units, 30 one-bedroom units with dens, and 20 two-bedroom units (see Table 2-3). The 157 units would serve approximately 177 residents. In addition to the Assisted Living units, approximately 35 percent of the floor area dedicated to Assisted Living would be programmed as non-living space. This would include spaces such as a front lobby and reception area as well as a main kitchen and dining hall (which would double as activity space) on the Floor 1. Smaller kitchen(s) for meal preparation by Assisted Living residents, small cafés and/or private dining rooms would be provided throughout Floors 2 through 6. The Assisted Living space would also include nursing stations, smaller visiting spaces, activity spaces, and laundry facilities on each floor of the building. The precise Assisted Living unit layout and non-living space layout would be developed by BCHD in consultation with the partner company.

Table 2-3. Assisted Living Apartment Units

Use	Units	Floor Area (sf)
Studio Unit	37	500
Single-Bedroom Unit	70	650
Single-Bedroom + Den Unit	30	750
Two-Bedroom Units	20	925

Memory Care

The proposed Project would replace the 60 double-occupancy Memory Care units associated with Silverado Beach Cities Memory Care Community (located within the existing Beach Cities Health Center) within the proposed RCFE Building. As with the existing Silverado Beach Cities Memory Care Community these 60 double-occupancy units would serve a maximum of 120 residents. Each unit would be approximately 425 sf and would include beds, dressers, and other furniture, and attached restrooms. The Memory Care program would include its own lobby and reception area on Floor 1, separate from the lobby and reception area associated with the Assisted Living program. The lobby entrance would front the interior of the campus and would include a front desk, restrooms, guest elevators, and a staircase to the upper floors. The Memory Care program would have similar non-living space requirements as those described for the Assisted Living

program. However, rather than having a main dining hall and activity spaces, each floor of the Memory Care program would be organized as its own "*neighborhood*" so that residents would not need to travel between floors. Each floor would provide its own dining hall, visiting rooms, indoor activities spaces, and nursing station.

PACE

PACE is a Medicare and Medicaid program that provides comprehensive medical and social services older adults (i.e., age 55 and older with an average age of 76). PACE services would be primarily provided on-site at adult day health center, which would include an interdisciplinary team of health professionals (e.g., primary care providers, registered nurses, dietitians, physical therapists, occupational therapists, recreation therapist, home care coordinator, personal care attendant, driver, etc.) coordinating preventive, primary, acute, and long-term care services. PACE services would include meals, nutritional counseling, dentistry, primary care (including doctor and nursing services), laboratory/X-ray services, emergency services, hospital care, occupational therapy, recreational therapy, physical therapy, prescription drugs, social services, social work counseling, and transportation. For most participants, PACE services would enable them to remain in the community rather than receive care in a nursing home or other elder care facility.

The proposed PACE services would be a new program on the BCHD campus. The proposed Project RCFE Building would dedicate approximately 14,000 sf of floor area for PACE, to be developed in consultation with and operated by a partner company specializing in PACE services. Similar to the Assisted Living and Memory Care programs, the floor area for PACE would include a lobby and reception area, food preparation area, and dining hall. The floor area dedicated for PACE would also include a nurse station, examination rooms, a small weight room, assisted changing room, and assisted unisex restrooms. Small and medium size meeting/multi-purpose rooms would be provided in support of PACE. The Care Managers would also have office space with a staff breakroom and restrooms.

This program would implement the drop-off and/or van transportation model, with participants coming in the morning and staying throughout the day. PACE would likely require one or two vans, which may also by shared by the Assisted Living and Memory Care programs. PACE would also make use of Los Angeles County Access and/or WAVE shuttles to provide transportation for participants.

Community Services

The existing Community Services program in the Beach Cities Health Center would be relocated to the proposed RCFE Building following the completion of construction activities. The Community Services program would occupy approximately 6,270 sf of the RCFE Building and would provide all of the same existing social service programs, including food security, housing security, safety in the home, and socialization (refer to Section 2.2.5, *Existing BCHD Programs*). Similar to the existing Community Services space within the Beach Cities Health Center, the new space would include a 1,000-sf lobby and front desk area, 408 sf of administrative offices, and 695 sf of open office area. A staff breakroom and restrooms would also be provided. Community Services would also include two meeting rooms. The proposed meeting rooms would include a 1,000-sf BCHD Board of Directors meeting room with an attached 120-sf storage space and another 670-sf meeting room to accommodate the smaller core support group meetings currently hosted at Beach Cities Health Center (refer to Section 2.2.5, *Existing BCHD Programs*).

Youth Wellness Center

BCHD recently received a grant to design and establish a new Youth Wellness Center to provide young adults (i.e., ages 18-25) with to access social services and life skills, job skills, mental health, sexual health services, etc. The Youth Wellness Center would also provide space for an after-school (e.g., from 2:00 p.m. onward) behavioral and health program for school-aged children (i.e., ages 12-18). The Youth Wellness Center would occupy approximately 9,100 sf in the RCFE Building and would include office space, medium-sized meeting rooms, kitchens, etc. As the Youth Wellness Center is intended for young adults and children, who would walk to, bike to, or be dropped-off at campus.

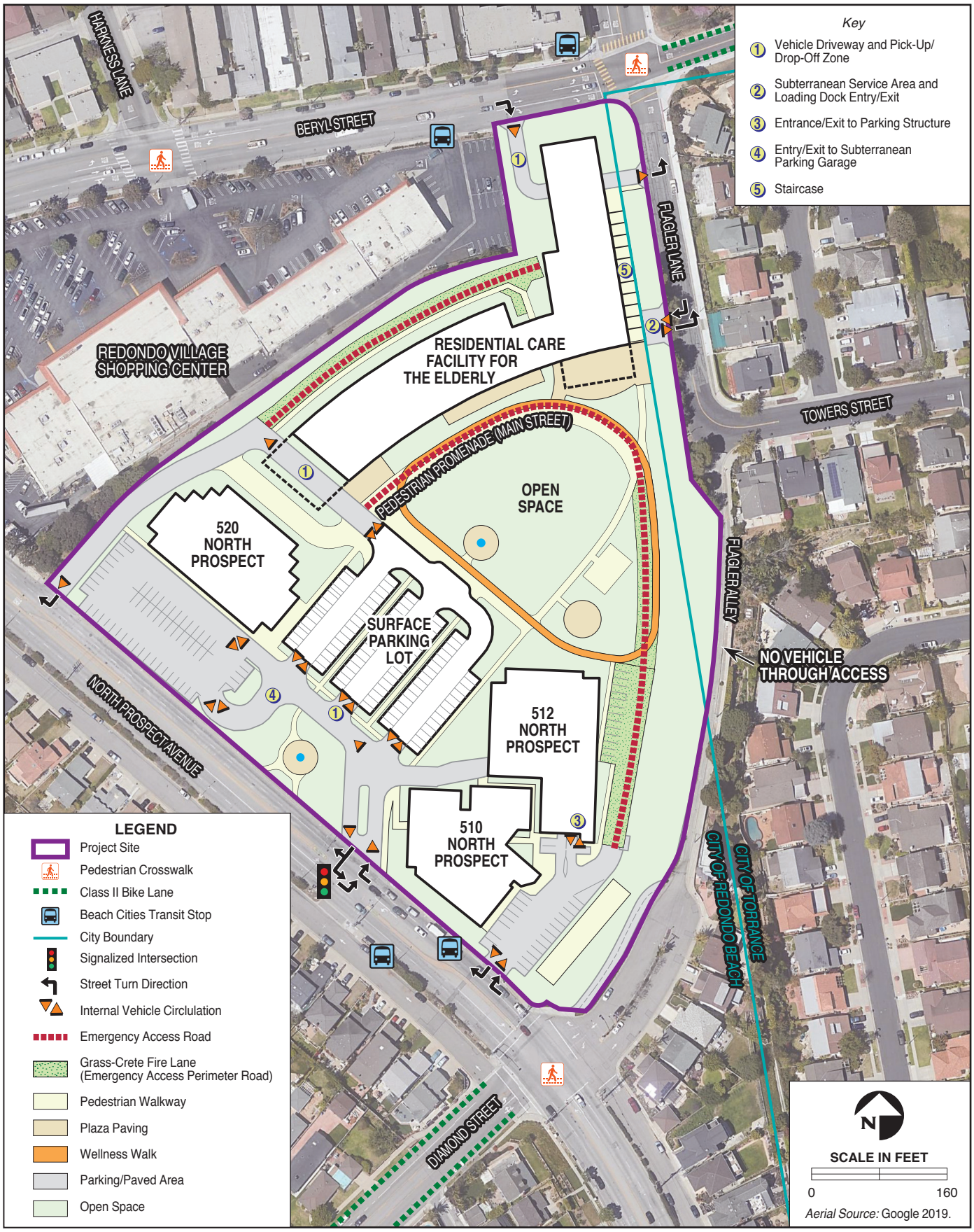
Open Space

As described in Section 2.2, *Existing Project Site Characteristics*, the Project site is almost completely developed with impervious surfaces associated with existing building footprints and surface parking lots. Open space is generally limited to landscaping bordering the buildings as well as the hillside along the eastern edge of the campus. The proposed Project would substantially expand open space, including 114,830 sf of programmable open space within the interior of the Project site. The central lawn would be sized to accommodate a variety of outdoor community events such as movie nights or group fitness activities (refer to Figure 2-7 and Figure 2-8).

wood.

Phase 1 – Open Space and Landscaping

FIGURE 2-7



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Phase 1 – Circulation and Access

FIGURE 2-8

A tree-lined pedestrian promenade (also referred to as Main Street) would extend from the entry plaza around the perimeter of the central lawn to the eastern border of the campus. The pedestrian promenade would be 26 feet wide and lined with benches shaded by tree canopies. This promenade could support outdoor farmers' markets and health fair expositions. The pedestrian promenade would overlap with Wellness Walk, a distinct loop with distance markers, signage, and fitness stations.

Perimeter green space and landscaping would be intended to soften the campus interface and provide connections with the surrounding uses. The perimeter of the campus would be planted with a mix of grasses, shrubs, ground cover, and shade trees that are adapted to the climate of Southern California. The western border (along North Prospect Avenue) and eastern border (along Flagler Alley, Flagler Lane, and Diamond Street) of the campus would be lined with intermittent large shade canopy trees and smaller shade trees to provide landscape screening. Similarly, the campus's northern border would be lined with shade and flowering ornamental trees to screen views from the Redondo Village Shopping Center.

BCHD's existing Demonstration Garden would be upgraded and relocated to the central open space to encourage interactions with campus residents, visitors, and the wider community. The proposed Demonstration Garden would feature demonstration vegetable garden plots, an orchard with citrus and other fruit trees, and a garden shed. Outdoor classroom space and a compost demonstration area would also be provided to support BCHD's LiveWell Kids program (refer to Section 2.2.5, *Existing BCHD Programs*). The Demonstration Garden would be surrounded by 5-foot-tall fencing for security.

2.5.1.2 Project Architecture and Design

The conceptual architectural and landscape plan includes the development of a curved linear, RCFE Building that follows the perimeter of the Project site along and overlooking the adjacent Redondo Village Shopping Center and Beryl Street. As described further in Section 3.1, *Aesthetics*, the proposed RCFE Building design includes exterior façades with simple forms constructed using white concrete floor slabs infilled with painted panels and glass, and painted privacy sunscreens on white concrete balconies with glass handrails. The ground floor of the RCFE Building would be developed on concrete columns with predominantly glass walls allowing public views of and pedestrian passage to active green spaces located within the central campus area of the Project site.

The proposed RCFE Building would have a maximum height of 103 feet (including the rooftop cooling tower) above the campus ground level and 133.5 feet above the vacant Flagler Lot below (refer to Figure 2-6). The proposed RCFE Building would be subject to Redondo Beach Planning

Commission Design Review(s) in compliance with the CF zoning designation for the Project site as established in RBMC Section 10-2.1116 and TMC Section 13.9.7. The first floor of the RCFE Building that would overhang the driveway and pick-up/drop-off zone on the vacant Flagler Lot would not exceed the designated 30-foot maximum height as allowed in C-2 zones by the RBMC Section 10-2.625.

2.5.1.3 Proposed Access, Circulation, and Parking

Project Site Access and Circulation

The existing subterranean parking garage is accessed from the main entrance off of North Prospect Avenue. This entrance and subterranean parking garage would remain in place under the proposed Project.

The primary vehicle entry/exit would continue to be provided from the main entrance and the two secondary entrances along North Prospect Avenue (see Figure 2-8). The central driveway would continue to operate as the main entrance to the Project site and would provide access to the proposed 40,725-sf landscaped surface parking lot as well as a vehicle pick-up/drop-off at the western end of the proposed RCFE Building. The southern driveway to the southeast of the main entrance would continue to provide access to the existing parking structure (512 North Prospect Avenue). However, the existing perimeter road would be converted to a pedestrian promenade and would no longer provide vehicle access around the edge of the campus, except in the case of emergencies.

The vacant Flagler Lot would be developed with a new one-way driveway accessible via a right-turn along eastbound Beryl Street (see Figure 2-8). The driveway, which would provide one 12-foot-wide lane and would be approximately 150 feet long, would support a pick-up/drop-off zone for Assisted Living and Memory Care residents as well as PACE participants and other visitors to the campus. However, unlike the entrances from North Prospect Avenue, this driveway would not provide access to long-term parking on the campus and as such, would not be a primary entrance. The driveway would provide a left-turn-only exit onto northbound Flagler Lane, immediately south of Beryl Street.

Additionally, a new service area and loading dock entry/exit would be provided off of Flagler Lane, approximately 150 feet south of Beryl Street This service entrance would be limited to service vehicles and delivery vehicles only and would not be used by staff, residents, participants,

or other visitors to the campus. Service vehicles would enter by taking a right off of Flagler Lane and exit taking a left turn onto northbound Flagler Lane (see Figure 2-8).

Parking

Phase 1 of the proposed Project would develop a 40,725-sf landscaped surface parking lot providing 86 parking spaces (including accessible parking spaces and EV charging stations) within the center of the campus. This parking lot would be accessible via the main vehicle entrance off of North Prospect Avenue (see Figure 2-8). The existing western surface parking lot and subterranean parking garage that front the Providence Little Company of Mary Medical Institute Building would remain in place.

Bicycle and Pedestrian Facilities

Bicycle facilities would also be provided for employees, residents, participants, and other visitors to the campus. Short-term bicycle parking would be provided at the main entrance off of North Prospect Avenue. Bicycle facilities would also include a bicycle repair station and shower and locker facilities.

Pedestrian access to the Project site would be available from North Prospect Avenue, Beryl Street, and Flagler Lane. Internally, the campus would be traversed by a series of publicly accessible pedestrian pathways ranging from 10- to 26-feet-wide. The proposed pedestrian promenade and a series of other pedestrian pathways would connect to one another to provide pedestrian access throughout the Project site. The pathways would provide direct public access to the RCFE Building, Beach Cities Advanced Imaging Building, and Providence Little Company of Mary Medical Institute Building. A new multi-tiered stairway adjacent to the PACE program would also rise approximately 30 feet from Flagler Lane to provide pedestrian access to the interior of the campus (see Figure 2-11).

Emergency Access

In the event of an emergency on the campus, the Project site could be accessed from the existing driveways along North Prospect Avenue, the proposed one-way vehicle driveway off of Beryl Street, and the proposed service area and loading dock entry/exit off of Flagler Lane. Similar to the existing perimeter road that borders the campus, the proposed 26-foot-wide pedestrian promenade would wrap around the campus and would provide emergency vehicle access. The pedestrian promenade would connect the existing southern and northern driveways and would provide direct access to the southern side of the RCFE Building. Secondary emergency access

would be provided to the north of the RCFE Building using "*grass-crete*" (i.e., permeable pavers with space for grass to grow).

Prior to operation, BCHD would coordinate with the Redondo Beach Fire Department (RBFD) and the Redondo Beach Police Department (RBPD) to prepare an Emergency Response Plan for the campus. Additionally, BCHD would utilize training procedures and an operational handbook that contains processes and procedures for BCHD staff to provide the first responder services (see Section 3.12, *Public Services*).

2.5.1.4 Utilities and Services

Existing electrical, natural gas, water, and sewer utilities that serve the site are located within the existing City of Redondo Beach right-of-way along North Prospect Avenue and Beryl Street (see Section 3.15, *Utilities and Service Systems*). These existing utilities would continue to be used for each of the new buildings constructed or modified as a part of the proposed Project. The proposed facilities would be tied into the existing points of connection in North Prospect Avenue and Beryl Street and it is unlikely that any substantial utility upsizing would be required. However, off-site trenching associated with the utility tie-ins would involve re-paving of the roadway as well as the reconstruction of sidewalks, curb and gutter, and landscaping as necessary.

A new electric service would be developed in conjunction with SCE – including the development of a new underground on-site distribution system – that would replace the existing electrical service for the Project site. The proposed Project design for the electrical distribution system includes a SCE Substation Yard, medium voltage distribution system, and generator yard, which would be located along the eastern perimeter of the Project site (refer to Figure 2-5 and Figure 2-7). Views of this utility area would be screened from residences to the east by large shade trees.

Water would be supplied by California Water Service from the existing 8-inch water main in North Prospect Avenue. The proposed Project would connect to California Water Service's water supply system with new laterals installed within the Project site. The proposed fire suppression water system would be served by the existing 8-inch fire serves located at the northwest corner and southwest corner of the Project site. The existing campus has five on-site fire hydrants and two off-site fire hydrants located on the east side of North Prospect Avenue that could serve the Project site.

Sewer service would be provided by the existing 8-inch sewer main located at the intersection of North Prospect Avenue & Diamond Street. Wastewater from the RCFE Building would be directed

to the 8-inch gravity main along Beryl Street. The proposed Project would connect to this system through the construction of 8-inch sewer lines on the Project site.

Solid waste hauling services would also be provided by Athens Services. Trash and recycling collection facilities for residents, employees, and visitors would be provided within enclosures in the subterranean service and delivery zone. Trash trucks would access the Project site via the proposed service area and loading dock entry/exit along Flagler Lane.

2.5.1.5 Sustainability Features

As required by the RBMC and TMC, all new buildings on the site would conform to the California Title 24 Building Energy Efficiency Standards (Part 6) CALGreen (Part 11). The design of the proposed RCFE Building would optimize passive design strategies, which use ambient energy sources (e.g., daylight, wind, etc.) to supplement electricity and natural gas to increase the energy efficiency. The proposed Project would incorporate the following sustainable design features:

- Photovoltaic solar panels occupying approximately 25-50 percent of the roof area;
- Solar hot water system to reduce energy use;
- Energy efficient heating, ventilation, and air conditioning (HVAC) systems;
- Operable windows for natural ventilation;
- High-performance building envelope – including thermal insulation;
- Controlled natural lighting and lighting systems designed with occupancy sensors and dimmers to minimize energy use;
- Water efficient equipment and plumbing infrastructure (e.g., sinks, toilets, etc.); and
- Interior materials with low volatile organic compound (VOC) content;
- Plant palette comprised of species adapted to the climate of Southern California;
- High efficiency irrigation system; and
- Pervious paving to promote on-site stormwater infiltration.

The proposed Project would also include sustainable transportation infrastructure, such as bicycle parking; employee shower and locker facilities; EV charging stations; designated parking for carpools and vanpools; and ride-share amenities to provide options to reduce internal-combustion vehicle usage for residents and visitors. The proposed Project would also implement a Transportation Demand Management (TDM) plan with trip reduction strategies to reduce single-occupancy vehicle trips to the Project site and overall traffic on the surrounding street network. The TDM plan would include transit and carpool incentives for employees (see Section 3.14, *Transportation*).

The proposed Project would also implement a program to encourage visitors to travel to the campus via active (e.g., walking, biking, etc.) or multi-modal transportation. BCHD would provide incentives to guests and employees for hybrid and/or electric car parking and provide a bicycle sharing program for access to the adjacent bicycle paths. Additionally, the Assisted Living, Memory Care, and PACE services would also share and use vans to transport several participants at once, which would reduce vehicle trips to the BCHD campus.

The proposed new buildings would meet the equivalent of Leadership in Energy and Environmental Design (LEED) Gold Certification. LEED is a national certification system developed by the U.S. Green Building Council (USGBC) to encourage the construction of energy and resource-efficient buildings that are healthy to live in. LEED certification is the nationally accepted benchmark for the design, construction, and operation of high-performance green buildings. The program promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

The proposed new buildings would also be WELL Building Certified. The WELL Building Standard is the premier standard for buildings, interior spaces and communities seeking to implement, validate and measure features that support and advance human health and wellness. WELL was developed by integrating scientific and medical research and literature on environmental health, behavioral factors, health outcomes and demographic risk factors that affect health with leading practices in building design, construction, and management.

2.5.1.6 Construction Activities

Construction activities associated with Phase 1 of the BCHD Healthy Living Campus Master Plan would occur over a period of 29 months, including the demolition of the existing northern surface parking lot, the proposed construction of the RCFE Building, the demolition of the existing Beach Cities Health Center and the attached maintenance building, and the development of open space and a surface parking lot.

The development application associated with Phase 1 of the proposed BCHD Healthy Living Campus Master Plan would include a comprehensive Construction Management Plan, to be submitted for review and approval by the Redondo Beach and Torrance Building & Safety Divisions, prior to the issuance of demolition, grading, or building permits. At a minimum, the phased Construction Management Plan would describe:

- Detailed construction schedule and timing of activities;

- Designated construction entrance(s) at the Project site;
- Temporary improvements (e.g., re-striping, etc.);
- Haul routes and queuing areas to be used during demolition, soil excavation and export, materials delivery, concrete truck deliveries;
- City-approved plans for re-routing vehicles, bicyclists, and pedestrians as well as required signage and/or construction flaggers;
- Construction equipment and materials laydown area(s) and other staging area(s); and,
- On- and/or off-site construction worker parking area(s).

BCHD has prepared a preliminary Construction Management Plan summarized below; however, as is typical for major construction projects, some details regarding construction activities for the proposed Project are not yet finalized and/or approved by the City of Redondo Beach and the City of Torrance (see Section 3.14, *Transportation*).

Construction Hours

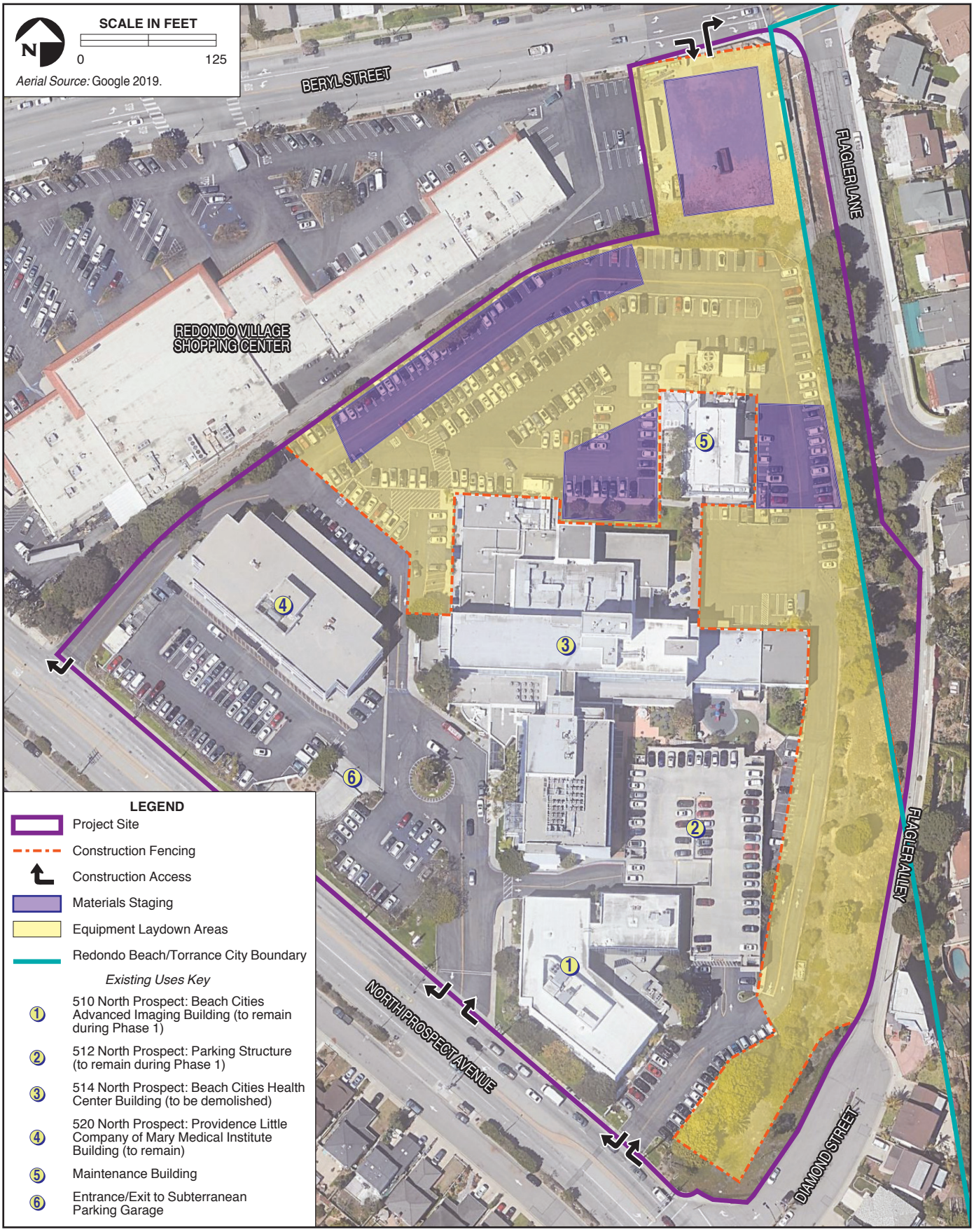
BCHD has proposed the following construction hours for the proposed Project, consistent with RBMC Section 4-24.503 and TMC Section 6-46.3.1:

- 7:30 a.m. to 6:00 p.m. Monday through Friday; and
- 9:00 a.m. to 5:00 p.m. Saturday.

Construction Staging and Haul Routes

All construction activities would be staged within secured construction areas within or adjacent to the Project site. The primary construction staging areas for equipment and materials would be the vacant Flagler Lot and the existing northern surface parking lot. However, the staging areas would likely move between construction phases depending on the area available.

Construction trucks would access the site from one of the existing driveways along North Prospect Avenue. Haul trucks would exit the Interstate (I-) 405 freeway on 190th Street or Hawthorne Avenue to 190th Street and reach the site using Del Amo Street to North Prospect Avenue. Construction entry to the Project site would be provided along North Prospect Avenue where construction flaggers would be stationed to direct construction traffic and maintain public safety. Additionally, emergency services vehicle access points would be maintained at North Prospect Avenue and Beryl Street. Fire lanes would be maintained at all times during construction work. The RBPD and RBFD would also have access to the Project site 24 hours per day via fence-mounted lockboxes to open gates securing the Project site.



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Phase 1 – Construction Access and Staging

FIGURE 2-9

wood.

Construction Haul Routes

FIGURE 2-10

Excavation and Grading

Phase 1 asphalt demolition, excavation, grading, and utility work would occur over a 2-month period beginning with the demolition and removal of the existing northern surface parking lot and associated perimeter circulation road located at the northern edge of the Project site. Subsequent construction of the proposed RCFE Building would begin with a 26-foot-deep excavation for the subterranean service area and loading dock. This excavation work would require temporary shoring involving the use of auger drilled steel soldier piles (i.e., large plates of steel retaining structures) installed into the ground followed by the installation of wood lagging to support the sidewalls of the excavation as it progresses. The foundation of the proposed RCFE Building has not yet been designed but would likely consist of large concrete mat foundations. Driven or drilled foundation piles would not be required based on the preliminary geology and soils analysis (see Section 3.6, *Geology and Soils*). Grading across the remainder of the Project site would be limited to the redistribution of soils on-site to level the central area of the campus. Utility realignments and associated trenching would also occur during excavation of the subterranean building level and service area and loading dock.

Asphalt would be exported from the Project site in approximately 575 haul truck trips. Although excavated soil would be re-used on-site to the maximum extent feasible (i.e., raising grade elevation, backfilling retaining walls, etc.), export of substantial amounts of fill would likely also be required. There is also the potential requirement for hazardous soils remediation during excavation and grading for Phase 1 development (see Section 3.8, *Hazards and Hazardous Materials*). An estimated 20,000 cubic yards (cy) of soil would be excavated and exported from the Project site involving up to 1,250 haul truck trips over a 1-month period. This average soil export rate may be increased or decreased depending on availability of haul trucks during the construction period as well as the rate of shoring installation. Excavation and hauling of earth would comply with South Coast Air Quality Management District (SCAQMD) rules for the control of hauling impacts, including dust and diesel emissions.

Excavation and utility work would be performed using the following equipment:

- Track-crane-mounted vertical drilling rig;
- Track-mounted auger rig for tiebacks;
- Medium-sized track bulldozer;
- All-terrain rubber tire forklift;
- Small rubber-tire backhoes;
- Rubber-tire front-end loader;

- Track-mounted excavators;
- Dump trucks;
- Concrete truck/grout pump for soldier piles, caissons, and tiebacks;
- Rubber-tire rough-terrain hydraulic crane; and
- Miscellaneous small tools, compressors, mixers, generators, portable welding machines, and light duty pickup trucks.

Construction

Phase 1 would include the construction of the proposed RCFE Building, which would involve 292,170 sf of development. Building construction is estimated to require approximately 24 months, including the following overlapping construction elements:

- Exterior hardscape improvements would be constructed over a 7-month period and would involve 600 cy of concrete delivered to the Project site in 75 concrete truck trips.
- The mat foundation and concrete structure would be constructed over a 5-month period and would involve 9,300 cy of concrete delivered to the Project site in 1,162 concrete truck trips.
- Wood framing would be constructed over a 6-month period.
- Exterior sheathing and roofing would be constructed over a 9-month period.
- Mechanical, electrical, and plumbing work would be completed over an 8-month period.
- Interior and exterior building finishes would be completed over a 9-months period.

All construction activities would be staged within secured construction areas on-site. However, these staging areas would be moved depending on the specific construction activities. Construction activities may require use of the following types of equipment:

- Tower cranes;
- Rubber-tired hydraulic cranes as required for specific lifts;
- All-terrain rubber-tired forklift and material-handling equipment;
- Bulldozer;
- Front-end loader;
- Concrete trucks and hydraulic boom pumps during foundation construction;
- Haul trucks for material deliveries (daily);
- Office trailers and storage containers;
- Light trucks; and
- Miscellaneous small tools, compressors, mixers, generators, and portable welding machines.

Demolition

Following the construction of the RCFE Building, relocation of existing uses from the Beach Cities Health Center would occur over a 1-month period. The existing 158,000-sf Beach Cities Health Center would subsequently be demolished toward the end of Phase 1 of construction. Demolition activities would generate approximately 32,000 cy of demolition debris – including structural steel, wood, glass, flooring, and utility material such as pipes and cables – which would be exported from the Project site in approximately 2,000 haul truck trips. Following the completion of demolition activities, the existing basement would be filled with approximately 14,000 cy of soil imported to the Project site in 875 haul truck trips over a period of 1 month.

Demolition would require the use of typical construction equipment, including an excavator, bulldozers, backhoes, and excavators to break up and remove existing asphalt, concrete, and building materials. A high-reach excavator would be used along with a variety of attachments (e.g., shears, crushers, and hydraulic hammers) to dismantle the structure to avoid flying debris and minimize dust and noise. Haul trucks would be used to export large amounts of debris to a mixed construction and demolition debris recycling facility approved by the City of Redondo Beach pursuant to a Construction & Demolition Waste Management Plan. Where needed, any existing hazardous materials found during the demolished buildings (i.e., asbestos, lead-based paints, or soil contamination; see Section 3.8, *Hazards and Hazardous Materials*) would be properly handled and disposed of in accordance with regulatory requirements.

2.5.2 Phase 2 Development Program

As previously described, the long range development program under Phase 2 would include the development of space for a Wellness Pavilion, an Aquatics Center, and a new CHF, which would be relocated back on-campus. Additionally, Phase 2 would include the construction of a parking structure with up to 2 subterranean levels and up to 8.5 above ground levels. However, the ultimate location and size of the facilities necessary to support these uses have not yet been finalized. Due to uncertainties in future health and wellness programming, trade-offs associated with site planning and design (see Table 2-4), and financing considerations, Phase 2 can only be programmatically described at this time. It is anticipated that final selection of a detailed site development plan for Phase 2 would be based on the considerations discussed in Section 2.5.2.2, *Physical Design Considerations and Priority-based Budgeting*, but would not occur until after the completion of Phase 1. Final design and construction of Phase 2 would not begin until 2029, approximately 5 years after the completion of Phase 1. As described in Section 2.5.2.4, *Construction Activities* construction associated with Phase 2 would last for a period of 28 months.

2.5.2.1 Proposed Uses

Wellness Pavilion

The Phase 2 development program would include up to 37,150-sf of space for a proposed Wellness Pavilion. The proposed Wellness Pavilion would provide office and administrative space for BCHD executive, finance, and human resources staff, which currently work off-site at 1200 Del Amo Office. Additionally, the proposed Wellness Pavilion would include a presentation hall with space with partitions to divide the space into smaller units. Flexible community meeting rooms would be provided and would serve as lecture and media rooms for support ground and educational groups. Research space would be provided to support quiet learning. The Wellness Pavilion would also include a Blue Zone café with a Demonstration Kitchen for healthy cooking classes.

Aquatics Center

Up to 31,300-sf of space would be provided for a proposed Aquatics Center within 24,000 sf of indoor areas and 7,300 sf of outdoor areas. The proposed Aquatics Center would include pools, dressing rooms with lockers, restrooms, and showers, and small meeting/multi-purpose rooms that could serve as party rooms (e.g., birthday parties). The indoor portion of the Aquatics Center could feature a leisure pool for adult and child swimming lessons, water aerobics classes, etc. The Aquatic Center could also include an indoor heated therapy pool that could be used by CHF members and could support programming for PACE participants and Assisted Living (e.g., aquatic aerobics). The outdoor portion of the Aquatics Center could include an outdoor pool that would be designed for fitness activities such as lap swimming, aquatic fitness classes, but could also provide other play features (e.g., slide, river current, vortex, splash pad, etc.).

Center for Health and Fitness

Phase 2 would relocate the CHF back onto the campus into a new 20,000-sf space, which would provide the same community fitness classes as the existing CHF, including yoga, pilates, personal and small group training, aerobics, circuit training, bootcamp, and older adult (i.e., age 65 and older) classes. As described for the Aquatics Center, the CHF would include programming for Assisted Living and Memory Care residents as well as PACE participants.

The new CHF would include a reception lobby with a seating area for guests to check-in and sign-up for the community gym. The community gym area would be comprised of distinctive areas for free weights and weight machines, treadmills, elliptical machines, stationary bikes, upright/recumbent steppers, other machines, and stretching. Outside of the community gym area,

separate group exercise areas would be provided, including a cycling studio and a separate fitness room for yoga, pilates, and other group fitness classes.

The proposed CHF would incorporate use of the open space developed under Phase 1. For example, outdoor activities could include a Free Fitness Program (e.g., outdoor Zumba classes for up to 200 people).

Parking Structure

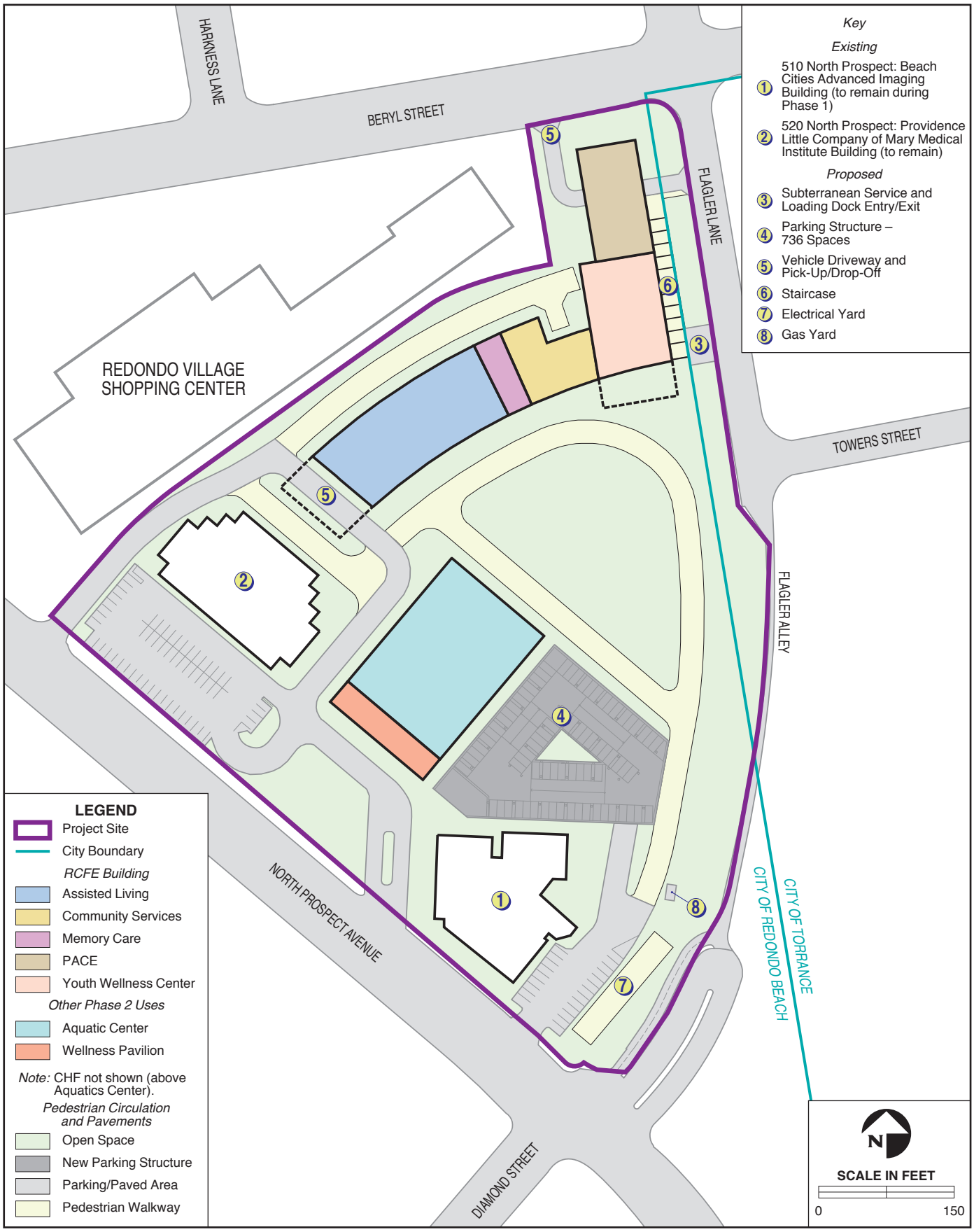
Phase 2 would involve construction of a parking structure including up to 292,500-sf of parking providing up to 736 parking spaces (including accessible parking spaces and EV charging stations). The need for this new parking structure would be driven by the addition of the Aquatics Center and the relocation of the CHF back onto the campus. Access to this new parking structure would be provided off of North Prospect Avenue.

2.5.2.2 Physical Design Considerations and Priority-based Budgeting

The ultimate design and location of these uses on the campus would be subject to refinement based on the following considerations:

- Bulk, scale, and size of the proposed parking structure;
- Bulk, scale, size, and complexity of the proposed Wellness Pavilion, Aquatics Center, and CHF;
- Viability of a new Medical Office Building instead of renovating the Beach Cities Advanced Imaging Building;
- Size and Functionality of the open space;
- Orientation of the proposed building(s) relative to the open space;
- Orientation of the open space toward the campus's main entrance; and
- On-site circulation including site access and drop-off.

Additionally, the specific programs supported in the Phase 2 building space would be based on BCHD's ongoing strategic planning process, which occurs over 3-year intervals. This strategic planning process involves the collection and analysis of data on emergent community health needs and concludes with the selection of health priorities for the Beach Cities. BCHD has begun data collection for the next Community Health Report which will cover 2022-2025. BCHD will continually review this data to track changes in community needs over time and adjust programming accordingly.



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Phase 2 – Example A:
Original June 2020 Phase 2 Development

FIGURE 2-11

2.5.2.3 Example Site Plan Scenarios

As previously described, due to uncertainties in future health and wellness programming, trade-offs associated with site planning and design, and financing considerations, the configuration of physical development under Phase 2 could assume one of several possible site plans. The EIR depicts three example site plan scenarios for the Phase 2 development program to illustrate the possible range of physical development. However, the EIR analyzes operational impacts for the Phase 2 development using conservative assumptions. For example, the trip generation during Phase 2 is dependent of the maximum square footage described for each use. Additionally, the EIR analyzes potential construction-related impacts (e.g., ground disturbance) and aesthetics impacts (e.g., building height) using conservative assumptions related to maximum building footprints and maximum building heights. The ultimate site development plan developed for Phase 2 would fit within this maximum building envelope.

Phase 2 – Example A: Original June 2020 Phase 2 Development

This example site plan scenario was presented to the BCHD Board of Directors on June 17, 2020 as part of an effort to revise the original 2019 Master Plan to address community concerns regarding the total area of development and the total duration of construction activities (refer to Section 1.6, *Project Background*).

This example site plan scenario would include the development of a 4-story Community Health and Wellness Center, rising to a total height of 85 (including rooftop projections) above the campus ground level, which would include a Wellness Pavilion, an Aquatics Center, and a new CHF (refer to Figure 2-11). The proposed Wellness Pavilion would be located on Floors 1 through 4 of the proposed Community Health and Wellness Center. The visitor welcome center, located on Floor 1 of the building, would include an atrium/lobby with a front desk, restrooms, elevators, and a staircase to the upper floors of the building. The visitor welcome center would also include an entrance to the Aquatics Center, which would be located on the ground floor and open out toward the interior of the campus. The CHF would be located on the Floor 2 above a portion of the Aquatics Center and would share men's and women's public dressing rooms with lockers, restrooms, and showers. The existing parking structure located at 512 North Prospect Avenue would be demolished to provide space for the Community Health and Wellness Center and a new parking structure. The proposed parking structure would occupy a footprint of 32,500-sf, providing 736 parking spaces (including accessible parking spaces and EV charging stations) over 2 subterranean levels and 8.5 above ground levels, rising to a height of 76 feet above the campus

ground level. Access to this new parking structure would be via the secondary entrance from the southern driveway off of North Prospect Avenue.

Phase 2 – Example B: Phase 2 Building with Automated Parking

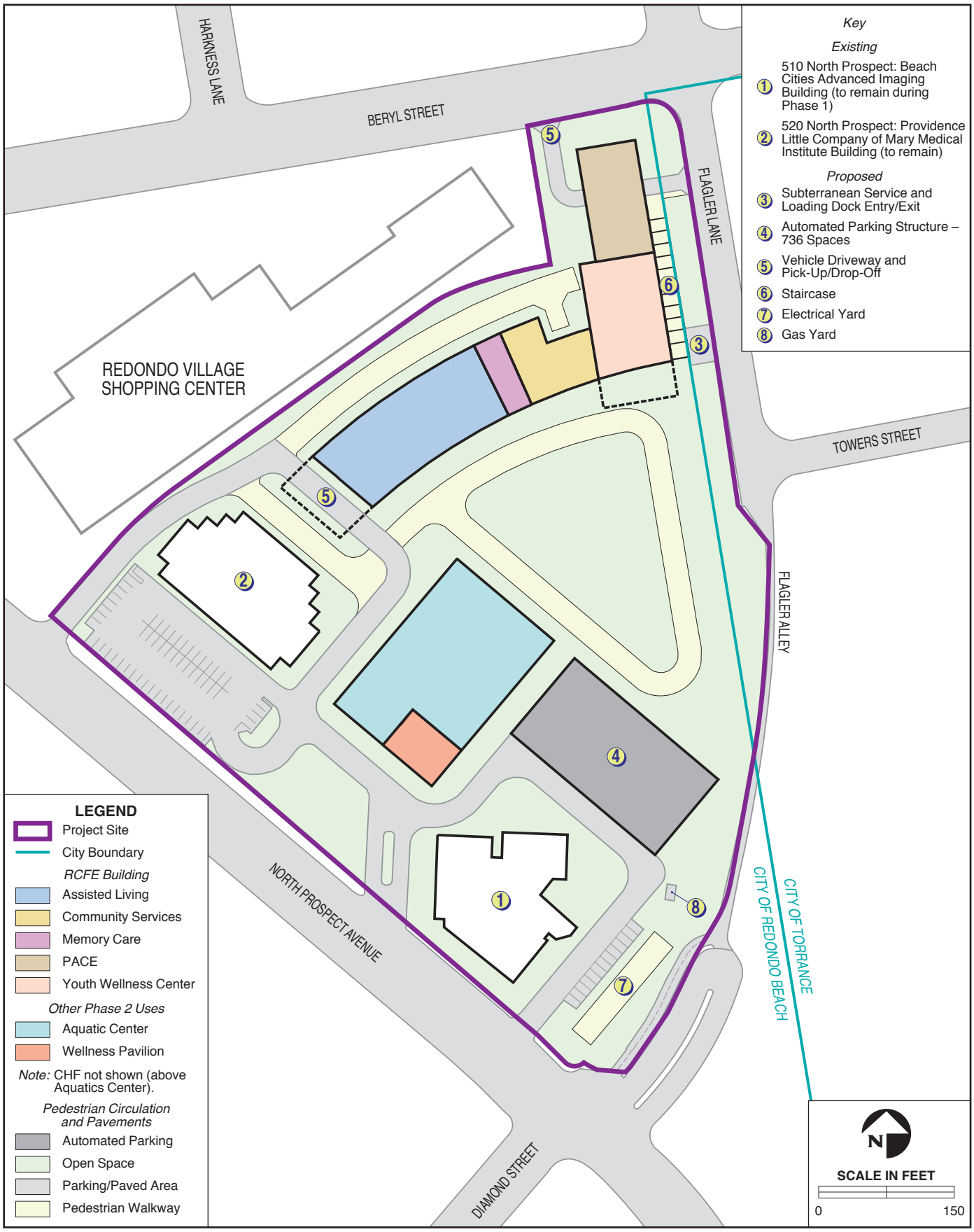
The Community Health and Wellness Center under this example site plan would be similar to that described for the Example A site plan scenario with a combined Wellness Pavilion, Aquatics Center, and CHF. Additionally, under this example site plan scenario the existing parking structure located at 512 North Prospect Avenue would be demolished to provide space for the Community Health and Wellness Center and a new above ground parking structure (see Figure 2-12).

Automated parking involves the use of a mechanical system to stack vehicles, thereby maximizing efficiency and minimizing the space necessary to park the same number of vehicles as compared to a traditional parking structure with drive aisles.

However, the proposed parking structure would be automated (i.e., a mechanical system designed to stack vehicles and minimize the area and/or volume required for parking cars), allowing for a reduced building height and a reduced footprint that provides for more useable open space on the campus. The total footprint of the automated parking structure would be approximately 20,000-sf with parking provided over 1 subterranean level and 3 above ground levels, rising to a height of 71.5 feet above the campus ground level existing ground level and 101.5 feet above the vacant Flagler Lot below. Access to this new parking structure would be via the main signalized entrance as well as the secondary entrance from the southern driveway off of North Prospect Avenue.

Phase 2 – Example C: Rotated Phase 2 Building(s) with Automated Parking and a New Medical Office Building

This example site plan scenario would be the most intensive in terms of the maximum area of ground disturbance and would involve the demolition of the Beach Cities Advanced Imaging Building in addition to the Beach Cities Health Center as well as the parking structure located at 512 North Prospect Avenue, as described for the Example A and B site plan scenarios.



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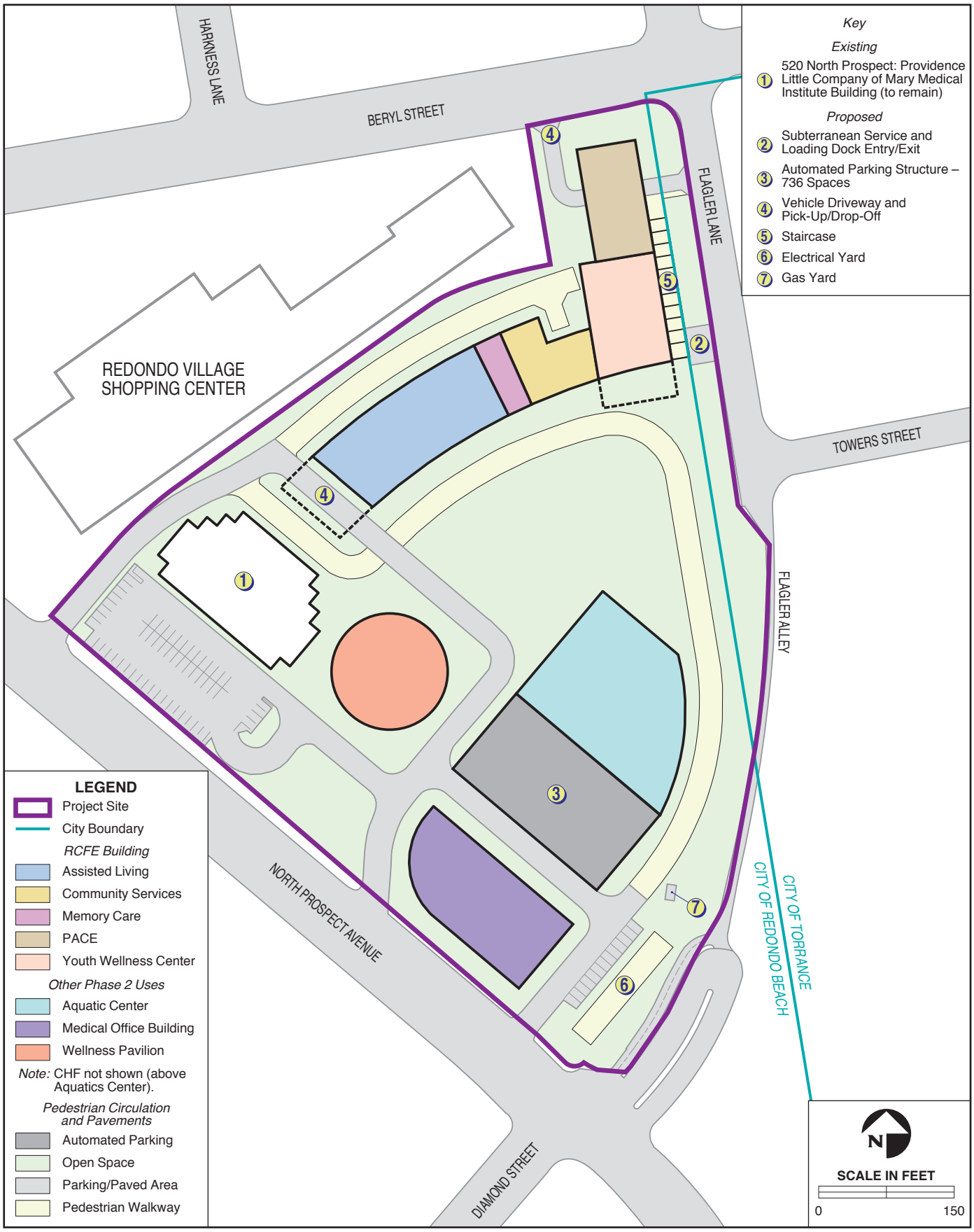
Phase 2 – Example B:
Phase 2 Building with Automated Parking Structure

FIGURE 2-12



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Phase 2 – Example C: Phase 2 Building with Automated Parking Structure and a New Medical Office Building

FIGURE 2-13

This example site plan scenario would begin with the demolition of the existing Beach Cities Advanced Imaging Building following the end of existing tenant leases in 2030. This 52,000-sf building would be demolished and redeveloped with a 3-story, 50,000-sf, purpose-built medical office building, which would rise to a height of 55 feet (including rooftop projections) (refer to Figure 2-13) above the campus ground level and 85 feet above the vacant Flagler Lot below.

The redevelopment of the medical office building at 510 North Prospect Avenue and the demolition of the parking structure at 512 North Prospect Avenue would provide space for a new building including the proposed Aquatics Center and CHF as well as the proposed automated parking structure (refer to Figure 2-13). The automated parking structure, which would occupy the south side of the new building would include 1 subterranean level and 3 above ground levels, rising to a height of 71.5 feet above the campus ground level and 101.5 feet above the vacant Flagler Lot below. The Aquatics Center would be located on the first floor with entrances provided from the automated parking structure as well as the interior open space constructed during Phase 1. The CHF would be located on the second floor above a portion of the Aquatics Center. This portion of the building would rise to a height of approximately 53 feet, approximately 83 feet above the vacant Flagler Lot below. Together the building – including the automated parking structure, Aquatics Center, and CHF – would occupy a total footprint of approximately 47,100 sf. As with the Example B site plan scenario, access to the parking structure would be via the main signalized entrance off of North Prospect Avenue as well as the secondary entrance from the southern driveway off of North Prospect Avenue.

This example site plan scenario would include the development of a circular-shaped, 3-story Wellness Pavilion, rising to a height of 68 feet, located centrally within the campus. The total footprint of the Wellness Pavilion would be approximately 12,380 sf. Entries to the Wellness Pavilion would be provided from the interior open space constructed during Phase 1.

Table 2-4. Trade-offs with Example Site Plan Scenarios

Design Considerations	Example A	Example B	Example C	Trade-offs Associated with Example Site Plans
Building Space Program	✓	✓	✓	Each of the example site plan scenarios provides health and wellness amenities including the Wellness Pavilion, Aquatics Center, and CHF. The Example A site plan scenario would allow the open space related to the Aquatics Center and CHF to be distinct and separately programmable from the main open space.
Phase and Schedule Duration	✓	✓		Each of the example site plan scenarios requires the demolition of the existing parking structure located at 512 North Prospect Avenue. The Example C site plan scenario would require delaying the proposed Phase 2 construction activities until after 2030, to allow the existing lease of the Beach Cities Advanced Imaging Building to expire prior to demolition.
Building Footprint and Site Coverage	✓	✓	✓	The Example C site plan scenario has the largest building footprint as a result of separating the Wellness Pavilion from the Aquatics Center and the CHF; however, the Example C site plan scenario also reduces the overall site coverage by demolishing the Beach Cities Advanced Imaging Building.
Open Space	✓	✓	✓	The Example C site plan scenario consolidates the building footprints mostly to the southeast, thereby expanding the campus open space as compared to Example A and B site plan scenarios.
Community Connectivity, Site Zones, and Views			✓	Each example site plan scenario provides views from the open space to the east; however, the Example C site plan scenario provides the best public visibility to the campus open space.
Site Circulation	✓	✓	✓	Each of the example site plan scenarios provide similar access including a new one-way driveway and pick-up/drop-off zone that exits onto Flagler Lane as well as a new service area and loading dock entry/existing along Flagler Lane.
Parking		✓	✓	The Example A site plan scenario has the tallest parking structure, which is relatively inefficient due to its shape. Example B and C site plan scenarios use a smaller, more efficient automated parking structure.
Building Height and Complexity			✓	The Example A site plan scenario consolidates the Wellness Pavilion, Aquatics Center, and CHF into one building. However, Example C site plan scenario has lower building heights than the Example A and B site plan scenarios.
Development Volume			✓	The Example C site plan scenario has a lower development volume than the Example A and B site plan scenario and a more compact southeast site zone with more campus open space.
Architectural Character			✓	The Example C site plan scenario separates the Wellness Pavilion from the Aquatics Center and CHF. This example site plan scenario allows each building to more appropriately designed for the site and the required programming

Table 2-4. Trade-offs with Example Site Plan Scenarios (Continued)

Design Considerations	Example A	Example B	Example C	Trade-offs Associated with Example Site Plans
Sustainability and Wellness	✓	✓	✓	Each development site plan scenario is similar in offering sustainable design features. The Example C site plan scenario offers the best opportunity for natural ventilation and daylight.
Cost				The Example B and C site plan scenarios include the cost of an automated parking structure. Additionally, the Example C site plan scenario includes the cost of a new medical office building.

2.5.2.4 Construction Activities

Given that a preliminary site development plan has not been finalized for Phase 2, the development program under Phase 2 has been evaluated programmatically. As previously described, the EIR analyzes potential construction-related impacts (e.g., ground disturbance) using conservative assumptions related to maximum building footprints and maximum building heights from each of the example site plan scenarios described above:

- Conservative disturbance footprint of 215,000 sf (4.94 acres);
- Demolition of Parking Structure (512 North Prospect Avenue);
- Demolition of Beach Cities Advanced Imagining Building (510 North Prospect Avenue);
- Development of 138,450 sf in total building area; and
- Development of a parking structure including 292,500 sf with up to 2 subterranean levels and up to 8.5 above ground levels providing 736 parking spaces (including accessible parking spaces and EV charging stations).

The ultimate site development plan developed for Phase 2 would fit within this maximum building envelope. These construction activities associated with Phase 2 of the BCHD Healthy Living Campus Master Plan would occur over a period of 28 months.

As described for Phase 1, the development application for Phase 2 submitted to the City of Redondo Beach would include a comprehensive Construction Management Plan, to be submitted for review and approval by the Redondo Beach and Torrance Building & Safety Divisions prior to the issuance of demolition, grading, or building permits. Approvals from the City of Torrance may also be required for new improvements required within the City of Torrance right-of-way (e.g., utility infrastructure improvements as well as the proposed curb cut, grading and the construction of retaining walls for the service area and loading dock entry/exit). BCHD would work within standard construction hours consistent with RBMC Section 4-24.503 and TMC Section 6-46.3.1.

All construction activities would be staged within secured construction areas within or adjacent to the Project site. Construction trucks would access the site from one of the existing driveways along North Prospect Avenue. Haul trucks would exit the I-405 freeway on 190th Street or Hawthorne Avenue to 190th Street and reach the site using Del Amo Street to North Prospect Avenue. Residential streets would be avoided to the maximum extent feasible. Construction entry to the Project site would be provided along North Prospect Avenue where construction flaggers would be stationed to direct construction traffic and maintain public safety. Additionally, emergency services vehicle access points would be maintained at North Prospect Avenue and Beryl Street. Fire lanes would be maintained at all times during construction work. The RBPD and RBFD would also have access to the Project site 24 hours per day via fence-mounted lockboxes to open gates securing the Project site.

Demolition, Excavation, and Grading

Demolition activities under Phase 2 would begin with the demolition of the existing parking structure located at 512 North Prospect Avenue and demolition of the Beach Cities Advanced Imaging Building. The demolition of the existing parking structure would occur over a 1-month period involving the export of 7,000 cy of demolition debris. The demolition of the Beach Cities Advanced Imaging Building would occur over a 3-month period and would involve the export of 8,550 cy of demolition debris. Demolition debris would be exported off-site in 972 heavy truck trips. Excavation and utilities work would occur over a 1-month period and would involve the export of 11,000 cy of soil in 688 heavy truck trips. Demolition, excavation, and grading activities for Phase 2 development would require use of similar types of equipment as described for Phase 1. Excavation and hauling of earth would comply with SCAQMD rules for the control of hauling impacts, including dust and diesel emissions.

Construction

Phase 2 of construction would include up to 138,450 sf in total building area and an above-ground parking structure of up to 292,500. The building(s) and parking structure would be constructed using similar materials as described for Phase 1. However, the building(s) would likely be framed using structural steel and metal deck, unlike the RCFE Building, which would be framed with wood and/or concrete.

- Construction of the new medical office building would occur over a 6-month period and would involve 2,050 cy of concrete delivered to the Project site in 257 concrete truck trips as well as 400 tons of steel delivered in 20 truck trips.

- Construction of the Wellness Pavilion would occur over a 6-month period and would involve 1,523 cy delivered to the Project site in 184 concrete truck trips and 300 tons of steel delivered in 15 truck trips.
- Construction of the Aquatics Center and CHF would occur over a 7-month period and would involve 2,290 cy of concrete delivered to the Project site in 280 concrete truck trips as well as 350 tons of steel delivered in 18 truck trips.
- Construction of the parking structure would occur over a 12-month period and would involve 11,000 cy of concrete delivered to the Project site in 1,375 concrete truck trips.