



A Public Agency

Beach Cities
Health District

HEALTHY LIVING CAMPUS

Community Working Group No. 15

**Summary Report
December 2, 2019**



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1. INTRODUCTION

Beach Cities Health District (BCHD) has developed a Community Working Group (CWG) to engage local participants in planning its Healthy Living Campus. The Community Working Group is an informal, voluntary group of stakeholders from each of the three Beach Cities and the City of Torrance that represent a broad range of local interests. The group is comprised of leaders from local businesses, civic organizations, older adult services, the Blue Zones Project and neighboring residents, and participation is by invitation and recommendation from the BCHD board and staff.

This report summarizes recent Community Working Group activities and feedback received at the 15th Community Working Group meeting.

1.1 Purpose of Community Working Groups

Community Working Groups provide a forum for integrating local input into the design of projects like the Healthy Living Campus. Community Working Group participants represent the interests of a community group, service, agency or organization and serve as an ambassador of these interests. Community Working Groups are limited in scope to the planning and design of the project, are not a formal voting body and are organized to enhance local input into the planning process.

2 COMMUNITY WORKING GROUP MEETING NO. 15 – DECEMBER 2, 2019

2.1 Overview

The 15th Community Working Group meeting for the Healthy Living Campus convened in the Community Services Conference Room at 514 N. Prospect Ave. in Redondo Beach. The attendee list, made up of involved community members and diverse stakeholders from all three communities as well as the City of Torrance, was developed by staff and reviewed by the Board.

Nine (9) members attended this meeting, and twelve (12) members were unable to attend. A neighboring resident of the campus also attended. The Community Working Group convened around a conference table that faced a presentation screen. The format provided opportunities for participants to ask questions, actively engage in meaningful discussion and share valuable information, insight and feedback with the staff and project team members.

The meeting included a PowerPoint Presentation (Appendix A). Presenters included Tom Bakaly, BCHD CEO and Ed Almanza, environmental consultant.

Mr. Bakaly opened the meeting, welcomed the CWG members, acknowledged the Torrance neighbor who was attending the meeting (Abbes Khani), thanked members for their participation since May 2017 and reviewed the meeting agenda. Each member provided a brief introduction of their name and city.

Mr. Bakaly began the presentation by reviewing the highlights of the Healthy Living Campus concept since formation of the CWG in June 2017. An initial concept plan was presented in September 2017. In January 2018, the board directed staff to take a broader approach. In summer 2018, BCHD hosted study circles for a more in-depth conversation with the community. Public input was analyzed in November 2018 and a master plan was presented to the CWG and Board in January 2019. Master plan financials were presented to the CWG and Board in February 2019. The Board has not approved the Healthy Living Campus Master Plan. They approved moving forward with the Environmental Impact Report (EIR) for the proposed Healthy Living

Campus Master Plan. The EIR process began in June 2019 and included five EIR scoping meetings hosted in July 2019. A Draft EIR is expected to be released in spring 2020.

Mr. Bakaly reviewed the vision for the Healthy Living Campus and the project pillars that the Board developed to guide conceptual planning. The CWG members were asked in January 2019 if the Master Plan aligned with the project pillars; 93% of the members agreed that it did.

Mr. Bakaly provided an overview of the EIR process and explained BCHD made the decision to do the EIR on the entire Master Plan rather than just a phase of the project so the process was transparent for the community. He introduced Mr. Almanza, briefly reviewing his extensive experience with overseeing EIR's.

Mr. Almanza explained the EIR schedule and that the process has been longer than initially intended because BCHD decided to do five scoping meetings instead of just the one scoping meeting required by the California Environmental Quality Act (CEQA). Additional time is also being spent to further develop the project description to ensure that the EIR has sufficient information to perform an in-depth analysis. Mr. Almanza explained that a detailed project description enables the EIR to address the sources of potential environmental impacts. The EIR team is currently writing descriptions of environmental conditions as they exist today, related to a wide range of topics, including traffic, parking, geology and soils, etc., to serve as the baseline for assessing the Master Plan's potential impacts. The task of taking traffic counts in the field was delayed from its originally scheduled date, in part because the EIR team recognizes that counts must be taken when local schools are in session, as suggested by comments from the public during the EIR scoping process. When the Draft EIR is released, there will be a 60-day public review period followed by a response to comments and then a certification of the EIR.

Mr. Bakaly reviewed how the funding of BCHD has evolved based on community need. Initially, revenue came from a General Obligation Bond and hospital revenue. When the hospital vacated their lease early, they bought out the remainder for roughly \$60 million. The hospital was then leased for medical office buildings (MOB), replacing the revenue stream of the closed hospital while fulfilling the health needs of the community through the medical services that leased the spaces, such as the cancer center, dialysis clinic, pharmacy and various other providers. BCHD also entered into an agreement with Sunrise Assisted Living and Memory Care in Hermosa Beach. BCHD owned the land and leased to the operator, and then became an 80 percent owner, generating more revenue to increase programs and services. The MOB revenue is decreasing as the aging building and decreasing demand for medical office space makes it more difficult to retain and attract tenants. Mr. Steele asked for the BCHD funding history slide of the presentation to be put on the website with the dollar amounts added.

Mr. Bakaly reviewed the district's revenue and expenditures. The majority of the lease revenues come from the current campus. Property revenues are dual purpose: to meet a medical need and generate funds for additional programs and services. Only 25% of the district's funding comes from property taxes. If BCHD relied only on property taxes, only 1/3 of current services could be provided. There is a window of opportunity before the current campus cannot create the revenue it is currently generating to fund the current level of programs and services.

Mr. Khani asked about the graph depicting the window of opportunity and asked for back-up data to explain the drastic drop in revenue projected. Mr. Bakaly indicated that information was provided (March 2018) and that the District will provide it again. The drastic drop in overall revenue is the result of rising maintenance costs combined with declining lease revenues. Because of seismic concerns and the 514 building's aging condition, it is more and more difficult to attract tenants. Some current tenants have indicated they will not be renewing their leases. Mr. Steele explained to Mr. Khani that CWG member Mark Nelson has already filed many requests for records from BCHD through the Public Records Act. Once that info is received, there are lots of people who can review the information objectively. Mr. Aust reiterated that the building was built in 1959 and it met code at the time, but many more regulations have been added. The hospital closed because the need was no longer there.

Mr. Bakaly discussed BCHD's approach to risk assessment and shared the slides that were also shown to the BCHD Finance Committee. Mr. Gilbert asked what are the unmet public health needs in the community. Mr. Bakaly said Residential Care for the Elderly (RCFE) is one of those needs. Cristan Higa (Chief Marketing and Communications Officer) gave examples of what the district is currently doing, such as providing geriatric social workers, helping residents apply for insurance coverage, access for income-qualified residents to caregiving, respite care, personal care, transportation, incontinence supplies, and a host of school-age programs and community wellness grants.

Mr. Gilbert asked about the Marketing Study BCHD conducted regarding the need for RCFE and indicated it didn't address the need for affordable housing. More information is needed about the pricing of the proposed RCFE units and who would be able to afford them. Mr. Bakaly offered to review the study with Mr. Gilbert. Affordability is a component the board has consistently said they would like to address. There are efforts underway to see if these units could be counted towards the affordable housing units that cities are mandated to provide. Current law doesn't allow RCFE to be considered. At one of its previous meetings, the CWG members discussed the trade-off between offering affordable units that would generate less revenue to fund BCHD's other programs and services.

Mr. Steele said part of the issue is the court of public opinion. The perception is that the RCFE will be for more affluent people outside of the community, while the benefits will just be for BCHD residents. Mr. Gilbert recapped that BCHD focused on the messaging around a silver tsunami and said it looks like BCHD is taking advantage of the need, rather than trying to alleviate it. Mr. D. Nelson said that the way BCHD is approaching the RCFE is fundamentally different than how it is typically done, and that is what makes this project different. Mr. Schmeltzer offered that the State of California has just passed some of the most progressive housing bills the nation has ever seen. BCHD's proposed RCFE housing is a drop in the bucket to meet some of the housing needs. Mr. Steele asked if Torrance would be able to participate in the affordable housing, and Mr. Bakaly responded that BCHD can evaluate that.

Mr. Kahni raised his objection to the project due to the impacts to his family. Mr. Bakaly reminded members that the impacts of the proposed project will be analyzed in the EIR, which has not been completed yet. Productive impact discussions will only be possible after the EIR has been prepared. The EIR will evaluate alternatives as a way to respond to impacts and those alternatives will be taken under serious consideration. BCHD truly believes in community wellness.

Mr. Schmeltzer commended Tom for having the vision to try to address the need. He expressed appreciation for BCHD pursuing the project. It is very necessary to address this need. Staff should be encouraged despite vocal opponents. Stick with the vision and stay at it.

Mr. Gilbert said he got involved when the first plan involved building close to the edge of BCHD's property on Diamond, which is near his home. Now Torrance residents are wanting to get involved because the project is near their homes. BCHD should move forward with respect to minimizing or avoiding impacts. Mr. Schmeltzer agreed and offered that it speaks well of BCHD that they have responded to Mr. Gilbert's input. Mr. Bakaly indicated that it is always BCHD's aim to be responsive.

Mr. Almanza discussed the workshops he'll be conducting on how to read an EIR. The workshops are not specific to this project and will not be talking about this project's EIR in particular. Rather, the sessions are about CEQA literacy. EIRs are challenging to read because they have lots of parts, are very technical and multi-disciplinary. There are two workshops scheduled so far, but additional workshops may be conducted if there is a community demand. He has previously conducted these types of workshops in Hermosa Beach to help people understand the impacts that would be analyzed in an EIR. Another round of public outreach and interactive dialogue is being planned after the Draft EIR has been released that will deal specifically with the Healthy Living Campus EIR. Mr. Khani asked if the EIR would answer his specific questions about the impacts to him personally. Mr. Almanza explained that all scoping comments received during the scoping period have been reviewed by the environmental team, the EIR will include the analysis of potential environmental

impacts within the area surrounding the proposed project, and encouraged Mr. Khani to attend the upcoming workshop.

Mr. Bakaly provided an update on the bike path, explaining it is part of the concept Master Plan. Measure M funding has been approved by the Metro Board. It will be evaluated as part of the EIR. Mr. Gilbert asked for the engineering drawings for the proposed path as submitted to Metro. Mr. Dickey, BCHD Executive Director of Real Estate, explained that only a description was provided and that engineering schematics have not yet been developed.

Mr. Bakaly reviewed the major takeaways from the meeting presentation. The aging 514 building generates most of the district's revenues that fund BCHD programs and services, but it has escalating costs coupled with decreasing ability to generate revenue through leasing to medical offices. The Draft EIR, which is taking a Master Plan approach, will include alternatives and is forthcoming in spring 2020.

Mr. Steele asked about the EIR's approach to alternatives. Mr. Almanza explained that the EIR alternatives section deals with impacts unresolved by mitigation measures. At this point, the project's impacts have not yet been identified. However, CEQA requires a discussion of a wide range of alternatives, including the no project alternative. The EIR's Alternatives discussion will include a matrix that compares the impacts of each alternative. Mr. Flannery asked if BCHD did soil sampling. Mr. Dickey explained two different analyses have been performed.

Mr. Khani asked why the Draft EIR has not yet been released, and Mr. Bakaly replied that traffic studies were delayed to include school traffic as requested in scoping. Further, additional time is being taken on development of the project description, as that enables better problem-solving for any impacts the EIR may identify. As an evidence-based organization, BCHD is approaching the EIR like they approach everything. Data collection and analysis is what is currently being conducted in the EIR process and what is needed to determine the best path forward. The District wants to do things right, even if that takes additional time. It is not fair to both claim that BCHD is moving too quickly and that there have been unreasonable delays in the EIR analysis.

Mr. Cadwallader said he is in favor of taking time and doing things right. Mr. Almanza encouraged patience while analysis is being performed and encouraged trust in the EIR process.

Mr. Gilbert said the design offers a lot of covered space and asked what BCHD can do to address homeless camping issues. Mr. Bakaly indicated camping would not be allowed. The District has been responsive to complaints of homeless on the campus and will continue to do so. The issue will be addressed in the EIR.

Mr. Bakaly thanked members again for their participation. The next CWG meeting will likely be scheduled prior to the release of the Draft EIR.

2.2 Summary of Participation

CWG Participants

NO.	NAME	ORGANIZATION	CITY OF RESIDENCE
1	Sue Allard (unable to attend due to moving out of the area)	Manhattan Beach Joslyn Center	Manhattan Beach
2	Pat Aust	Former BCHD Board Member & Retired RB Fire Chief	Redondo Beach
3	Jan Buike (unable to attend)	City of MB Older Adult Program Manager	Manhattan Beach
4	Craig Cadwallader	Surfrider Foundation	Manhattan Beach
5	Walter Dougher (unable to attend)	Former MB Mayor & Former BCHD Board Member	Manhattan Beach
6	Pat Dreizler (unable to attend)	RB Roundtable & Former BCHD Board Member	Redondo Beach
7	Patrick Flannery	Neighboring Resident	Redondo Beach
8	Geoff Gilbert	Neighboring Resident	Redondo Beach
9	Laurie Glover (unable to attend)	Silverado Memory Care	Redondo Beach
10	John La Rock (unable to attend)	City of RB Senior & Family Services	Redondo Beach
11	Jim Light (unable to attend)	Building a Better Redondo & South Bay Parkland Conservancy	Redondo Beach
12	Jean Lucio (unable to attend)	Center for Health & Fitness	Redondo Beach
13	Dency Nelson	Environmental Activist	Hermosa Beach
14	Mark Nelson (unable to attend)	Neighboring Resident	Redondo Beach
15	Cindy Schaben (unable to attend)	Anderson Park Senior Center	Redondo Beach
16	George Schmeltzer	BCHD Livability Committee & Former HB Mayor	Hermosa Beach
17	Bruce Steele	Neighboring Resident	Torrance
18	Joanne Sturges	Retired Executive Officer/ Board of Supervisors at Los Angeles County	Manhattan Beach
19	Rosann Taylor (unable to attend)	Neighboring Resident	Redondo Beach
20	Kambria Vint (unable to attend)	City of HB Community Resources	Hermosa Beach
21	Pete Vlahakis	Redondo Pacific Towers HOA	Redondo Beach

Sign-in Sheet

Healthy Living Campus Working Group



Name	Signature
Sue Allard	
Pat Aust	<i>Pat Aust</i>
Jan Buike	
Craig Cadwallader	
Walt Dougher	<i>Walt Dougher</i>
Pat Dreizler	
Patrick Flannery	<i>Patrick Flannery</i>
Geoff Gilbert	<i>Geoff Gilbert</i>
Laurie Glover	
John La Rock	
Jim Light	
Jean Lucio	
Dency Nelson	<i>Dency Nelson</i>
Mark Nelson	
Cindy Schaben	
George Schmeltzer	<i>George Schmeltzer</i>
Bruce Steele	<i>Bruce Steele</i>
Joanne Sturges	<i>Joanne Sturges</i>
Rosann Taylor	
Kambria Vint	
Pete Vlahakis	<i>Pete Vlahakis</i>

AB/3/5 KHANI

[Handwritten signature]

Reminder e-mails were distributed to Community Working Group members on November 5 and December 1, 2019. These e-mails provided members with information about the December 2 meeting. Following the meeting, thank you emails were distributed to those who attended the meeting and those who were unable to attend.

2.3 Summary of Feedback

1. The Community Working Group members were encouraged to contribute their feedback verbally during the meeting, and their comments are provided in the previous section. No written comments were received.

APPENDIX A: BCHD POWERPOINT PRESENTATION



Community Working Group

December 2, 2019

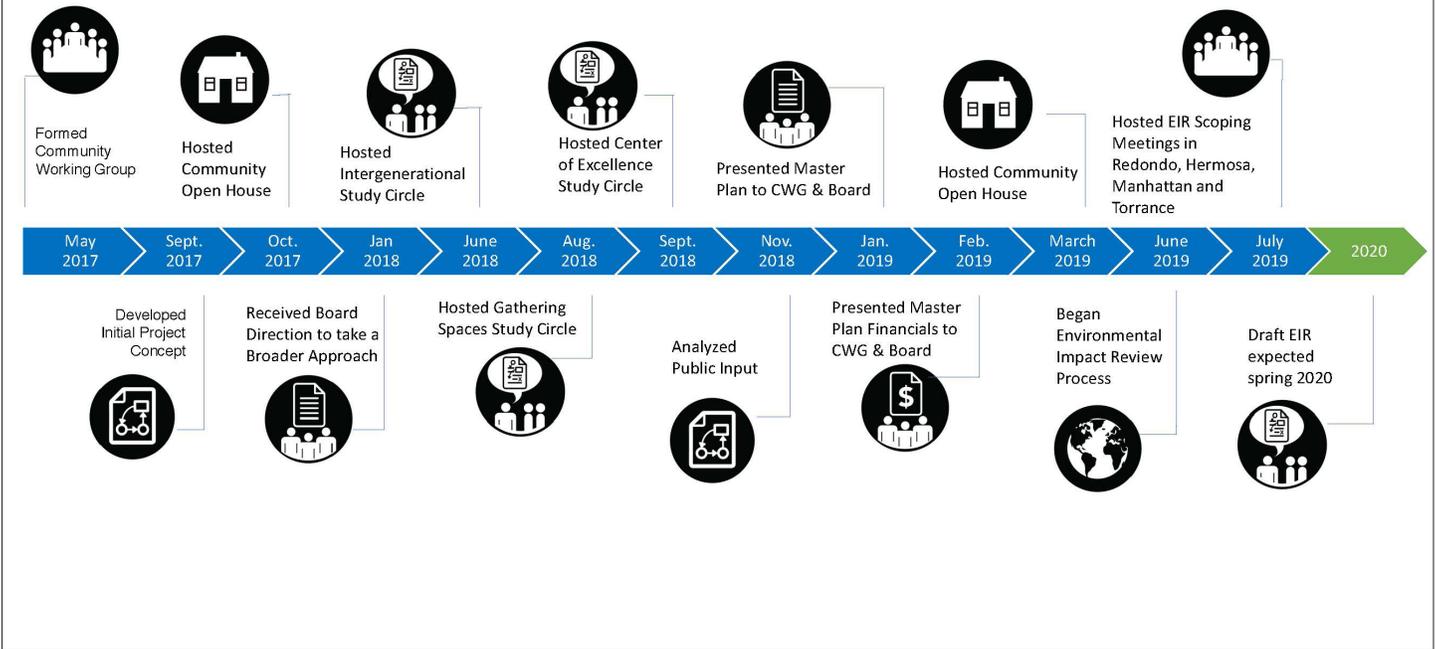


Agenda

- Where We've Been
- Project Updates
 - Schedule
 - Finance
- How to Read an EIR Workshops
 - Thursday, Dec. 5, 6 – 8 p.m.
 - Monday, Dec. 9, 6 – 8 p.m.
- Bike Path
- Q&A



Healthy Living Campus: Milestones



Healthy Living Campus: Project Pillars



Health

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



Livability

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



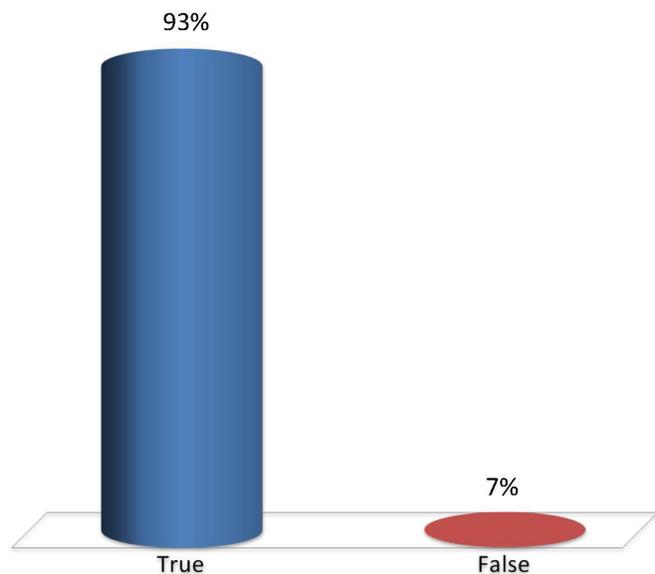
Community

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

Community Working Group Poll January 14, 2019

True or False: The Master Plan optimally accomplishes all or the majority of the Healthy Living Campus Project Pillars and Principles.

1. True
2. False



Environmental Impact Report (EIR) Process

Typically +/- 9 Months



- Notice of Preparation
- Five (5) Public Scoping Meetings
- Expected Spring 2020
- Public Hearing



Review of BCHD Funding Evolution *Based on Community Need*



Hospital & Emergency Care

- Increased local hospital competition

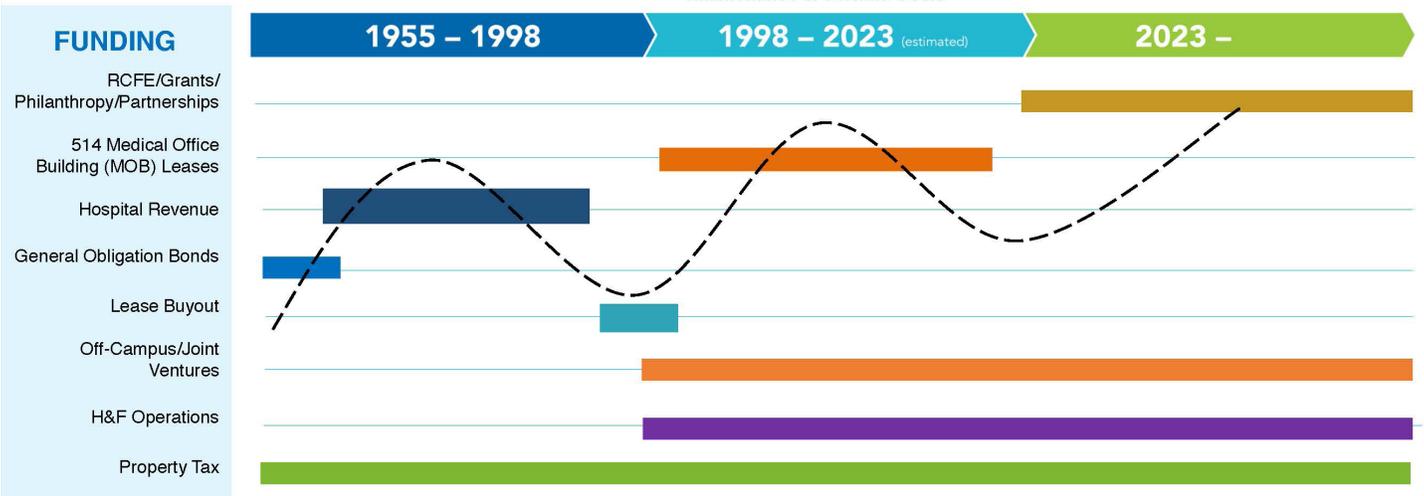


Preventive Health Programs, Services & Facilities

- MOB Market Concerns / Escalating Maintenance & Seismic Costs

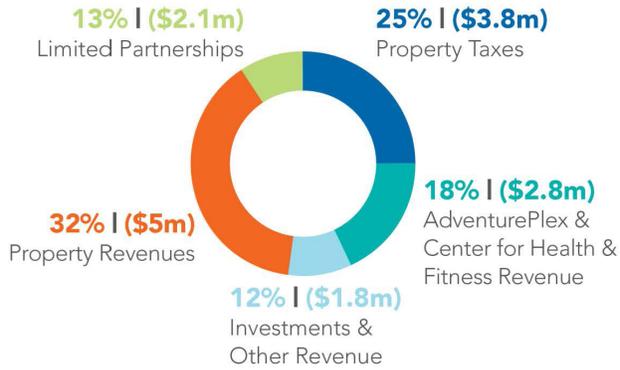


Continued Community Need to Fund Preventive Health Programs through Services & Facilities

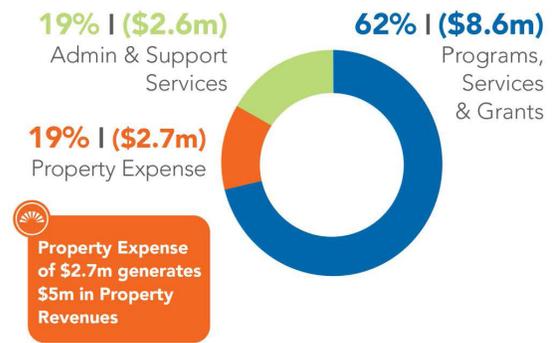


Incoming & Outgoing Funding

INCOMING FUNDING

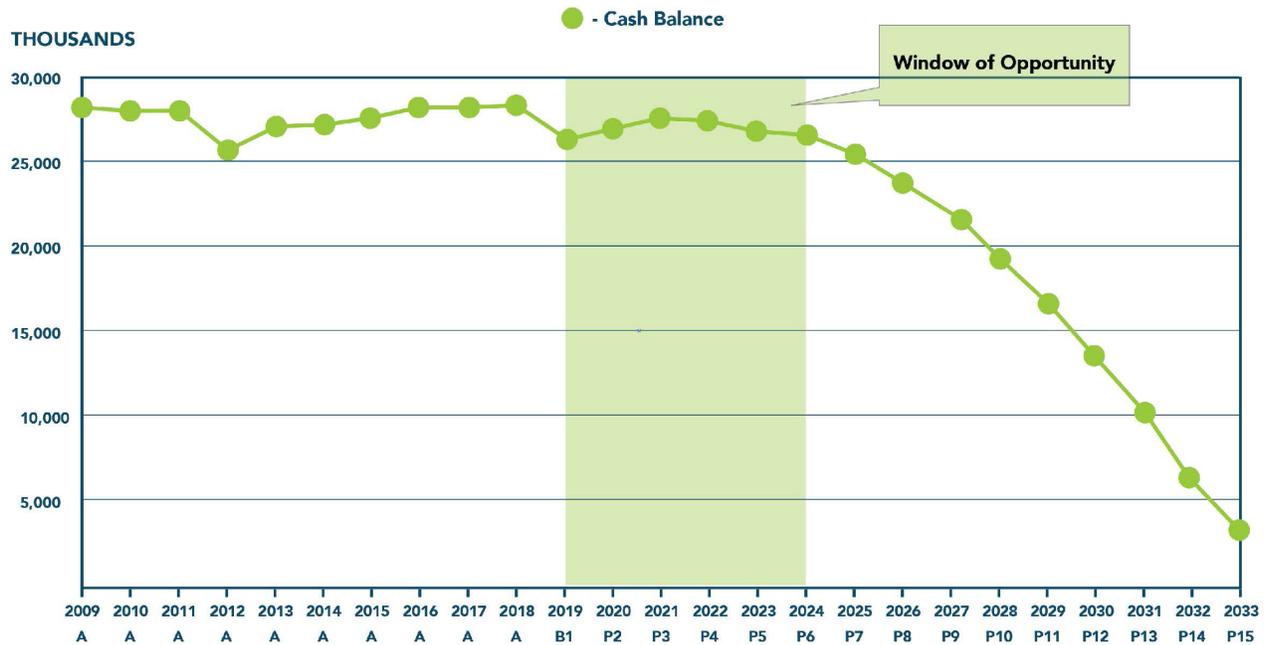


OUTGOING FUNDING



Actual (\$ Millions)

2018 - 15 Year Long-Term Financial Outlook



BCHD Risk Assessment

Understand Why Organizations Have Risks

Mission & Vision: Tells us Why an Organization has to Take Risks

WHY	MISSION: Fill Unmet Preventive Health Needs in the Community
WHAT	VISION: A Healthy Beach Community – BCHD Health Priorities
HOW	Property Taxes & Return from Long-Term Assets
VALUE	\$3.50 (350%) Return on each \$1.00 Property Taxes Received \$21M in Savings in Healthcare Costs (2010 – 2018 measured by Gallup)



BCHD Risk Assessment

Lessons Learned from Other Healthcare Districts

Public	Financial	Transparency & Oversight	Mission & Need
Communicate Value Articulate Vision/ Mission	Market Research Risk Assessment (Likelihood & Impact)	Measurable Outcomes Public Engagement	Prioritize Community Health Identify Healthcare Needs



BCHD Risk Assessment Assessing/Measure the Risk Events

IMPACT	HIGH	<ul style="list-style-type: none"> Legislative Matters JV Bankruptcy Flood Fire Organizational (Staffing, Accidents, theft, etc.) 	<ul style="list-style-type: none"> Earthquake Tenant Departures Building Infrastructure Failure Loss: NR Income (\$437K / Year) Expiration of Design-build
	LOW	<ul style="list-style-type: none"> LAFCO Audit Industry Contraction H&F Operations Income Fluctuations 	<ul style="list-style-type: none"> Economic Matters <ul style="list-style-type: none"> Interest Rates Stock Market National, Local Recession IT Threats (Spams, etc.)
		LOW	HIGH
LIKELIHOOD			



CONCEPTUAL RENDERING

bchdcampus.org

HOW TO READ AN ENVIRONMENTAL IMPACT REPORT (EIR) WORKSHOP

Local environmental studies expert Ed Almanza is offering a free, informal workshop to provide an overview on the basic elements of an EIR. Almanza has managed the environmental review process for numerous South Bay projects and is the Project Coordinator for Beach Cities Health District's Healthy Living Campus EIR process.

The "How to Read an EIR" workshop will:

- Provide an overview of the California Environmental Quality Act (CEQA) requirements for conducting an EIR process
- Explain the standard format, content and vocabulary of an EIR
- Discuss the methods used in an EIR to study and disclose potential environmental effects of proposed projects

**THURSDAY, DECEMBER 5
OR MONDAY, DECEMBER 9
6 – 8 P.M.**

REDONDO BEACH MAIN LIBRARY
303 N. PACIFIC COAST HWY., REDONDO BEACH

Registration is required online at bchdcampus.org.
Space is limited to ensure an interactive setting.

Bike/Pedestrian Path Update

- Part of the concept Master Plan
- Measure M funding approved by Metro Board
- Being evaluated as part of the EIR process



Review

- 60-year-old former hospital building (514 N. Prospect)
 - Escalating maintenance costs
 - Safety is a top priority – building needs seismic upgrades
 - Generates most of our asset lease revenue that funds free programs and services
- Environmental Impact Report (EIR)
 - Draft EIR expected spring 2020
 - Project Description
 - Alternatives
 - Taking a Master Plan approach



Questions & Answers



Thank You

Next Community Working Group Meeting:
Spring 2020



APPENDIX B: MEETING REMINDER

12/12/2019

Constant Contact



Dear Cristan,

If you have not already, please let us know if you can make it to the next Healthy Living Campus Community Working Group meeting taking place on:

Monday, December 2, 2019
6-7:30 p.m.
Community Services Conference Room
514 N. Prospect Ave., Suite 102
Redondo Beach

Please note that the meeting will be held in the Community Services conference room

We will discuss:

- The upcoming "[How to Read an EIR](#)" Workshops on Dec. 5 & 9
- Project schedule and finance update
- Bike trail and pedestrian path
- Q&A with the project team

Status update:

The Environmental Impact Report (EIR) team is now evaluating comments received during scoping, analyzing alternatives and assessing the potential environmental effects of the proposed project and any reasonable alternatives in the Draft EIR, which is expected to be released in early 2020. Another public comment period, including a public hearing, will follow the release of the Draft EIR.

Please contact Cristan Higa at cristan.higa@bchd.org or 310-374-3426, ext.117, at any time to share ideas, concerns and/or to request a presentation to a community group. We appreciate your participation throughout the initial planning process and greatly value the input you have provided as we develop the conceptual plans for our Healthy Living Campus.