Exhibit A – Responses to Community Questions

Background:
The District has received comments and questions regarding the Healthy Living Campus and the environmental review process. Many of the comments focus on project size, CEQA requirements, construction impacts, building height, and long-term planning for the campus.

Staff responses below explain that Sunrise has not yet submitted a formal entitlement application to the City of Redondo Beach, so final details such as exact size of the building, etc., are not yet available; at the City's public hearing process all project materials will be made available once an application is filed

Staff also note that BCHD has made significant project changes in response to community input, including height, relocating buildings away from neighbors, shortening construction duration and preserving existing facilities. Finally, some concerns raised relate to tenants or activities in buildings not owned or operated by BCHD, which the District clarified to avoid confusion.

Staff responses are below.

1. **Community Question:** How big will the Sunrise development be on the BCHD Campus?

   Staff Response: Sunrise has presented a plan for its residential care facility for the elderly that is smaller than what was analyzed in the certified Final EIR, as described and analyzed in the Addendum to the Final EIR. Sunrise has not yet submitted a formal application for a Conditional Use Permit (CUP).

2. **Community Question:** Can we see the Sunrise project before they submit their conditional use permit application?

   Staff Response: For projects that require a public hearing before the City of Redondo Beach Planning Commission, there is a prescribed public-notice and comment timeline.

   Typical timeline for a standard Planning Commission project:

   I) Project application is filed
      a. The project goes through Planning Division review before it is scheduled for a Planning Commission hearing.
      b. For Planning Commission Design Review applications, the City's published procedure says applications are generally filed about 30 days before the public hearing. Projects requiring CEQA review can take longer.

II) Public notice is issued
    a. For Planning Commission Design Review, the City says public notification is posted 10 days before the hearing.
    b. Notice can include newspaper publication, a sign on the property, and mailed notices to property owners within 300 feet.
    c. The exact notice period can differ depending on the type of entitlement and applicable state/local requirements.

III) Agenda and staff report become available
    a. For an actual public hearing, the City's hearing notices state that the agenda packet—including the administrative report and project materials—is available at least 72 hours before the hearing.

IV) Written comments can generally be submitted before the hearing
    a. A recent Redondo Beach Planning Commission hearing notice stated that written comments could be submitted up to 3:00 p.m. on the day of the hearing so they could be distributed to commissioners as a "Blue Folder" item. Redondo Beach
    b. The same notice allowed written eComments through the City's agenda system, as well as live oral testimony in person or remotely.

V) At the Planning Commission hearing
    a. Members of the public can provide oral testimony.
    b. The Commission considers the staff report, applicant presentation, public testimony, and written comments before making its decision or recommendation.

4. **Community Question:** What is the actual height of the 514 N. Prospect Avenue building?

   Staff Response: The proposed project would be a maximum of five stories instead of six stories high, which is lower than what was analyzed in the Final EIR.

June 24, 2026, Board Meeting Comments

5. **Michelle Charfen:**

   Reflecting on the board's, make decisions. And I'm here tonight to speak about my concerns. From a public health perspective. Keep coming back to a profound sense of disappointment over an opportunity lost. Reasonable people can disagree about development projects, operators, and contract. What I struggle to understand is how a public health district, after years of planning a healthy living campus vision, moved from a plan that preserved memory care capacity during redevelopment to one that eliminates more than 100 occupied memory care beds from this community for years. Potentially until 2030, at least, without fully studying those impacts through the environmental review process, and without fully exhausting reasonable alternatives. Your certified 2021 EIR studied a redevelopment approach in which memory care services remained available while replacement capacity was built. Community members, therefore, had every reason to expect continuity of memory care throughout redevelopment. Despite

extensive public input, including over 1,600 petition signatures asking that memory care capacity be preserved, there was no meaningful effort to revisit alternatives that could have maintained continuity of care during development. I want to acknowledge and thank Board Member Dr. Bholat for making a motion to pause the decision for 30 days to explore additional discussions between Silverado and Sunrise. This reflected a willingness to problem-solve before moving forward with a decision that would have significant consequences for current and future residents. Unfortunately, no other board member seconded that motion. BCHD negotiations with MarVentures/ Continental and the challenges associated with the complexity of that proposal does not constitute a comprehensive exploration of other viable options that could have maintained continuity of care during redevelopment. I recognize that redevelopment involves financial realities and competing priorities, but BCHD is a public health district whose mission is to promote health, well-being, and healthy aging. Even if maintaining continuity of memory care services required additional cost or complexity, that's precisely the kind of decision that should be weighed against that mission. In addition, the decision not to re-engage with the prior development partner, despite the concerns raised and the continued openness of discussion from that partner reflects a process that's deeply troubling and falls very short of a good faith effort to fully evaluate alternatives before accepting such a loss of care capacity. And there was an absence of board members holding staff accountable to that good faith effort. What is concerning is that this is not only a loss for the current residents, but a system-wide reduction in memory care capacity for the community that this board serves. As residents are transitioning out, remaining facilities in the South Bay are absorbing that demand and are already approaching or at capacity, reducing access for other families that are seeking care for memory care services for the next four years. This is a difficult irony here, the fact that an organization with your mission is now responsible for significantly reducing access to memory care within the very community that you exist to serve. Setting aside considerations of the specialized care that Silverado provides, the removal of this capacity would be concerning regardless of who operated it. Public leadership is tested not only by the difficulty of competing priorities, but by whether it's willing to fully explore solutions that protect vulnerable populations. Can you finish your sentence? Thanks. It's the last sentence. Okay. So, public leadership is tested not only by the difficulty of competing priorities, but by whether it's willing to fully explore solutions that protect vulnerable populations it serves. Especially those who cannot advocate for themselves, Before accepting irreversible loss. Thank you.

Staff Response: As of October 23, 2026, nearly all Silverado residents have already secured new memory care accommodations.

BCHD understood the concern about continuity of memory care services. Under CEQA, the relevant threshold is whether the project would result in population displacement necessitating construction of replacement housing elsewhere. The analysis in the EIR Addendum found that no impact would occur because there is sufficient existing memory

care capacity in the region to accommodate all current Silverado residents during the transition period.

BCHD notified the City of Redondo Beach and the Los Angeles County Ombudsman of the closure, and available licensed facilities in the South Bay and surrounding areas, including Kensington Redondo Beach, Sunrise of Hermosa Beach, and multiple Silverado communities have the capacity to receive affected residents. NIC Maps data for Q3 2026 indicates approximately 230 vacant memory care units in the Los Angeles market, which is enough to accommodate the approximately 110 Silverado residents who need to relocate. Based on this information, BCHD has concluded in Section XIV (Population and Housing) of the Addendum that the transition would not create a significant environmental impact under CEQA. This issue will continue to be monitored as the entitlement process moves forward.

6. **Christian Horvath:**

Good evening. After attending the last meeting and hearing comments from the Sunrise team that their project was fully in compliance with your certified EIR, I realized I hadn't looked at the documents since its early draft stages. Now, while I have read many EIRs and gone through that process, I am no CEQA expert, but what I found concerning is that the approved project unfortunately does not meet the obligations as set forth in the document, nor does the supplemental addendum included in last month's staff report fully address the change in direction. The EIR describes a project in which a replacement RCFE memory care capacity would be constructed and operational prior to relocation of existing residents. Thereby maintaining continuity of occupancy and care. In contrast, your approved project does not. The final EIR, which did not evaluate a condition in which existing memory care residents would be removed from the facility before replacement units are operational or available. So I would highly recommend board members look at the following sections with a more judicious eye. Section 2.5.1, the phase development approach. I'll just read a quote. The project would replace the 60 double occupancy memory care units associated with Silverado and would serve a maximum of 120 residents. Following the construction of the proposed RCFE, the community services program and 60 memory care units and facilities associated, would be relocated from the health center to the RCFE building. Section 3.12, Population and Housing. The implementation of the proposed Healthy Living Campus Master Plan would not remove or displace any housing or residential areas on campus. Section 3.12.4 screened out threshold determination. Therefore, the proposed relocation of the 60 memory care units would not change the current baseline conditions on the campus, and would have no net impact on the resident population on the campus. Section 4, other CEQA considerations. The proposed project would occur within the existing campus and would not remove or displace any housing or residential areas. Section 5.4, and this is the big one. It was updated to provide a description of another alternative that was considered by the Health District and would involve demolition of the health center

before development of the proposed RCFE building. BCHD considered an alternative approach. three different, three different, possible layouts. Two involved the positioning of the building, in a similar location along the northern perimeter, and the third considered what you guys approved last month, in the center of the campus. These were found to be financially infeasible for the Health District, and would require a substantial reduction in the level of existing community health and wellness programs and services provided by the Health District. The section indicates that an alternative sequencing approach involving demolition of the existing Beach Cities Health Center prior to construction of the RCFE building was considered but not carried forward for full analysis due to financial infeasibility and anticipated operational disruption, including a substantial reduction in existing community health and wellness programs and services provided by the Health District. Something to sleep on. Thank you.

Staff Response: The 2021 Final EIR evaluated a range of development alternatives and established an impact envelope for a project of this scale. With the proposed modifications and refinements, the project would remain within those parameters.

Regarding memory care, the EIR Addendum (Population and Housing, pages 28–29) explains that CEQA's threshold is whether displacement of residents would require construction of new housing. The Addendum concludes that this threshold is not met because the region currently has sufficient licensed memory care capacity—approximately 230 vacant units—to accommodate all Silverado residents during the transition. BCHD provided early notice to local agencies and offered its care managers to work with families to support individualized transitions. Nearly all residents have already relocated to memory care communities.

The Addendum also concludes that the Final EIR previously considered and rejected an alternative sequencing approach that would have required early demolition of the existing health center due to operational disruptions, reduced open space, and financial infeasibility. Given the reduced scope of the revised project, these constraints no longer apply, and the overall construction schedule is shorter than originally analyzed (Section 6, pages 7–8).

Because the updated project remains consistent with the certified EIR's impact analysis, no new significant effects or additional mitigation measures are required.

Public Comments to the City of Redondo Beach regarding the Healthy Living Campus

7. **June 28, 2026:**
   99.7% of the BCHD campus square footage is 51.5-feet OR SHORTER. Only the "Penthouse" is taller and it's only 954-sqft of the 312,000 sq ft total.

Staff Response: From the Final EIR for the Healthy Living Campus Master Plan: “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."

8. **July 8, 2026:**
BCHD told the public that Sunrise would build to FAR 0.73 (see 10/31/25). IT SEEMS LIKE BCHD has made a secret deal with SUNRISE for another 200 Sunrise units in the future. (or something of that magnitude) WHY ELSE would Sunrise want to be able to build an extra 250,000 SF at a later time with a FAR 1.25? Why would SUNRISE walk as Bakaly claimed in his public testimony at the City Council?

This is all based on BCHD information from a public meeting, Bakaly's claim at a public meeting, and the City's planning documents that ONLY EXAMINED a SPOT UPZONING of BCHD to FAR 1.25 in the entire P-I. Other P-CF was NOT set to FAR 1.25. It is de facto SPOT ZONING. There's no reason to believe that Sunrise has any role in any of this BCHD misinformation. SECRET DEALS BY PUBLIC AGENCIES ARE ILLEGAL, RIGHT?

Here is BCHD CEO Bakaly speaking at the 7/7/26 Redondo Council meeting representing that Sunrise considered using the FAR 1.25 in its proposal will likely terminate for cause if the City reduces the FAR. That implies Sunrise wants over 540,000 sf of space (the implication of a 1.25 FAR) for 214 assisted living units, or 2500-sf each. That is not even remotely plausible. It seems MUCH MORE LIKELY BAKALY and SUNRISE has some sort of back door plan for expansion that is BEING WITHHELD. Here is full text of BCHD CEO Bakaly speaking at the 7/7/26 Council meeting https://youtu.be/c84JAlOnE9k?t=19341 Short summary - BCHD has been lying to the public all along about the size of the Sunrise development. Bakaly told the City Council that Sunrise considered having a full 1.25 FAR in its proposal and would probably walk if the FAR was reduced. That Implies that Sunrise expects in some future phase to require up to 570,000 sf of development. The entire campus is currently only 312,000 sf. THERE IS NO REASON FOR SUNRISE TO REQUIRE AN FAR OF 1.25 BASED ON ANY OF THE APPARENTLY FALSE REPRESENTATIONS OF BCHD AND ITS BOARD AND EXECUTIVES. TRANSCRIPT:
BCHD Bakaly at 7/7/26 City Council Meeting Good evening, Mayor and Council. Tom Beckley, CEO of the Beach Cities Health District. Uh, I want to thank you for your January direction to adopt the same F for large public instit institutional parcels in the general plan. Uh, this is consistent with the city's EIR uh that showed no significant impact uh from doing that when you gave that direction back in January. Um, that January direction provides certainty for the 05:22:48 community and partners. Um, Sunrise, uh, who is currently the developer that we're working with, uh, took that into account when they made their proposal, uh, that includes public amenities such as a

pool that would be available to the public, uh, through the Center for Health and Fitness. Uh, reducing, uh, the FAR, as we've heard tonight, um, from some of our youth, um, would impact, um, our ability to bring in developers. I think it's likely that Sunrise would leave um if the FAR was 05:23:19 reduced and that would thus uh impact uh our budget and by to the tune of about 1.5 million. So, Sunrise u looked at this when they uh made their proposal uh here recently. Uh the details of their proposal will be known in the fall and so that's something when they formally apply and so everybody will get a good look at that. I think maybe people are jumping to conclusions or perhaps uh speculating about what that could be. Uh and so uh in the fall people will know exactly what they're proposing when they 05:23:55 make uh that application. Um so our um hope is that we can move forward um that we make the voting process simple uh and easy to understand and that we ensure uh that public institutions remain able to meet community needs today and in the future uh and the health district would uh support uh the motion as made. Thank you. >> So you support separating it out and voting separately at another time >> given given where you are? Yes, we support that. >> Okay. Thank you.

Staff Response: Sunrise has presented a plan for its residential care facility for the elderly that is smaller than what was analyzed in the certified Final EIR, as described and analyzed in the Addendum to the Final EIR. Sunrise has not yet submitted a formal application for a Conditional Use Permit (CUP).

The Expressions of Interest analysis included a FAR calculated based on the entire Campus, which was and still is less than 1.00. That concept was presented publicly to show the general scale being considered, but it was not a final or approved project. The exact project design will be defined in Sunrise's CUP application. Likewise, the 1.25 FAR discussion was part of the City's General Plan update, which proposed consistent Public Institutional zoning citywide. It was not a project request from Sunrise, nor does it authorize any future expansion.

There is no agreement, plan, or entitlement for Sunrise to build additional phases or additional units beyond what will appear in their formal CUP application. Any future development on the BCHD campus would require a new application, full public review, and separate City approval.

9. July 22, 2026:

The January 20 2026 presentation by the Planning Department is compelling, and damning evidence that BCHD was rewarded only for threatening to sue the City with a SPOT UPZONING to FAR 1.25. Example the record. Only BCHD was singled out for FAR upzoning in P-CF zoning. Only BCHD. Kensington is P-CF also. Kensington is a 100% private commercial development on taxpayer owned land. It is 100% EQUALLY SITUATED with BCHD. Further, the rest of the P-CF land should be fully available for FAR 1.25, OR, BCHD MUST BE KEPT AT THE 0.75 FAR of base P-I. The City and BCHD developed the spot upzoning record by their own actions. No other P-CF parcels were even considered. Only the SPOT UPZONED BCHD. BCHD requested an illegal act on the record and was

rewarded after spending tens or hundreds of thousands in taxpayer funds on lawyers to sue the City.

Staff Response: The draft General Plan update does not show P-CF zoning. It has P-I (Public Institutional Zoning) which is limited to .75 FAR except for City Hall and Police Annex. BCHD's stance was that P-I zoning be equitable for all public agencies.

10. July 22, 2026 (Message 2):
CEO Bakaly testified to the RB City Council that it was his best judgement that Sunrise Assisted Living would terminate its agreement with BCHD if it could not get the FAR 1.25. That surely suggests that Sunrise's acceptance of the LOI and Lease were conditional on FAR 1.25. According to Redondo Beach City planning - a FAR 1.25 spot upzoning on BCHD will allow 540,000 - sf. After the demo of the hospital, that would be an additional 440,000 sf built. That would be over 2,000 sqft per each of the 217 assisted living units. We have discovered ZERO Sunrise developments that exceed 1000 sqft per unit on average.
THIS STINKS. IT REEKS OF A BACK DOOR DEAL - WHICH WOULD CLEARLY BE GROUNDS TO VACATE THE EIR DUE TO PIECEMEALING. BCHD MUST SLITHER OUT OF THE SHADOWS.

Staff Response: The 540,000-square-foot estimate assumes Sunrise would lease and develop the entire 10 acres of the BCHD campus. That is not the case. The proposed Sunrise project would be a maximum of 279,000 square feet, which is less than what was analyzed in the Final EIR. The 510, 512, and 520 Prospect buildings will remain, and Sunrise would lease only a portion of the site.

There is no plan, authorization, or agreement for Sunrise to build additional units or future phases beyond what will appear in its CUP application. Any future development on the BCHD campus would require a separate application, full environmental review, and independent City approval.

11. July 22, 2026 (Message 3):
The City has clearly stated that FAR 1.25 is 540,000-sf The City has also clearly stated that the current habitable space on campus to count in an FAR is 250,000-sf BCHD has stated in its EIR that the hospital is 150,000-sf, thereby, leaving 100,000-sf for the MOBs. Thus, the lack of a FAR 1.25 Spot Upzoning limits the net buildable space to 440,000-sf additional on the campus without demo of the 510 and 520 buildings. I find it quite disconcerting that BCHD has such a lack of command of its own materials. Quantitatively challenged. This is little different than the CEO lack of understanding that the certified EIR blocked trucks from passing Towers Elementary based on TUSD comments and Board action.

Staff Response The 540,000-square-foot estimate assumes Sunrise would lease and develop the entire 10 acres of the BCHD campus. That is not the case. The proposed Sunrise project would be a maximum of 279,000 square feet, which is less

than what was analyzed in the Final EIR. The 510, 512, and 520 Prospect buildings will remain, and Sunrise would lease only a portion of the site.

There is no plan, authorization, or agreement for Sunrise to build additional units or future phases beyond what will appear in its CUP application. Any future development on the BCHD campus would require a separate application, full environmental review, and independent City approval.

Mitigation Measure (MM) T-1 from the Final EIR for the Healthy Living Campus, which was adopted and incorporated into the HLC Project, requires the preparation of a Construction and Access Management Plan that identifies designated haul routes consistent with the Redondo Beach and Torrance General Plan Designations. Further, BCHD shall obtain approval from the cities of Redondo Beach and Torrance of any haul routes for earth, concrete, or construction materials and equipment hauling.

12. July 22, 2026 (Message 4):
FYI to Impacted Residents Surrounding BCHD - You can ask BCHD for the TRUTH about CEO Bakaly's apparent misstatement with an email to communications@bchd.org
CEO Bakaly stated to the Redondo Beach Council that if the BCHD spot upzoning to FAR 1.25 <that would allow for about 550,000 square feet of development> was NOT APPROVED, then Sunrise Assisted Living would back out of its 217 unit "deal".
Here is full text of BCHD CEO Bakaly speaking at the 7/7/26 Council meeting claiming Sunrise must have FAR 1.25 for dense development.
https://youtu.be/c84JAlOnE9k?t=19341 Sunrise is demolishing 150,000-sf of the existing 250,000-sf prior to building the 217 unit private development on leased public land with a 99 year leasehold. Based on BCHD studies, due to facility rent costs and local need, 80% of the facility will be filled with NON-RESIDENTS of the District based on uniform statistical measure. Further, according to industry research below, no recent Sunrise facility exceeds 1000-sf average per until, meaning that we should expect a completed Sunrise project to be roughly the legacy 100,000-sf plus no more than 220,000-sf of new build. That is an FAR of roughly 0.71
(320,000/450,000). Sunrise should have NO LEGITIMATE BUSINESS INTEREST in FAR 1.25 as claimed by BCHD CEO Bakaly. The BCHD Board owes the RESIDENT-TAXPAYER OWNERS of the District the TRUTH IN THIS MATTER. Sunrise has NO LEGITIMATE INTEREST in a FAR 1.25 Spot Upzoning of the current FAR 0.58 BCHD Site.

Development	Living floor area	Units	Average sf/unit
Long Beach	80,000	90	889
Manhattan Beach	76,500	95	805
Glendale	81,000	84	964
Cupertino	81,000	90	900
Orange	75,000	90	833
Redwood City	79,000	88	898
Oceanside	78,000	90	867

Staff Response: The 540,000-square-foot estimate assumes Sunrise would lease and develop the entire 10 acres of the BCHD campus. That is not the case. The proposed Sunrise project would be a maximum of 279,000 square feet, which is less than what was analyzed in the Final EIR. The 510, 512, and 520 Prospect buildings will remain, and Sunrise would lease only a portion of the site.

There is no plan, authorization, or agreement for Sunrise to build additional units or future phases beyond what will appear in its CUP application. Any future development on the BCHD campus would require a separate application, full environmental review, and independent City approval.

Sunrise has presented a plan for its residential care facility for the elderly that is smaller than what was analyzed in the certified Final EIR, as described and analyzed in the Addendum to the Final EIR. Sunrise has not yet submitted a formal application for a Conditional Use Permit (CUP).

Sunrise residents become residents of the Beach Cities when they move into the facility.

13. August 14, 2026:
I am a 4-year volunteer on the Beach Cities Health District Community Working Group (CWG) and a 40-year veteran of engineering, planning, permitting, development, and expert testimony. I provide this document and analysis on behalf of the neighborhood coalition. This document provides verified background facts to be entered in the record of the CUP, FEIR Amendments, and PCDR process for ANY project at the 514 N Prospect Ave site. FACT: BCHD HAS REPEATEDLY MISLED THE PUBLIC REGARDING THE BUILDING HEIGHT
1. In 2022, BCHD filed a preliminary Conditional Use Permit (CUP) application with the City of Redondo Beach for the so-called Healthy Living Campus (HLC). The document was sponsored by CEO Tom Bakaly and CEO Bakaly was listed as both the project owner and contact.
2. On page 13/35 of the design drawing set submitted by Bakaly (dated 2/2/2022) the diagram clearly states and demonstrates a 51.5-foot height to the top of the Roof Parapet of the 4-story Hospital wings. Thus, the 4-story buildings are 51.5-ft tall by statement of BCHD, its engineers and architects, and its pre-CUP filing. Further, its engineers and architects correctly declare the building to be 51.5-feet and the roof projections of mechanical rooms (<1% of floorspace) to be projections which cannot establish the height of the building.
3. In a July 3, 2025 EasyReader News story, CEO Bakaly was quoted as providing the statement that the 4-story hospital building stood 60-feet tall. That is false and contradicts CEO Bakaly's own permit filing to the City of Redondo Beach.
https://easyreadernews.com/bchd-seeks-expressions-of-interest-for-campus-site
4. In a June 8, 2026 EasyReader News story, CEO Bakaly admitted that he did not know the height of the 4-story hospital wings when asked by the reporter.
https://easyreadernews.com/beach-cities-health-district-board-chooses-sunrise-to-evict-silverado-residents-in-one-yearFACT: CURRENT BCHD FAR IS 0.58

5. The City Planning Department reported to the Council on January 20, 2026 that the FAR of the BCHD site was 0.58 https://youtu.be/ZCVcP8UMvrg?t=12072
FACT: THE BCHD PENTHOUSE IS ONLY 0.3% OF THE SITE'S ABOVE GROUND BUILDINGS
6. BCHD responded in a California Public Records response that the penthouse is 952-sqft. BCHD's Notice of Intent to file an EIR for the HLC stated that BCHD's site contained 312,900 sqft of buildings. By simple math, 952/312,900*100% is 0.3%.
FACT: CURRENT SETBACKS FROM THE 51.5-FT TALL, 4-STORY HOSPITAL ARE 120-140 FEET

7. Using public resources, the distance from the nearest point of the 514 building's 4-story, 51.5-ft tall hospital wings exceeds 120-feet from the nearest BCHD lot line adjoining residential neighborhoods and extends to as much as 140 feet. FACT: CURRENT BUILDINGS ARE STAIR STEPPED (WEDDING CAKE EFFECT) TO REDUCE MASS

8. The existing campus buildings are stair-stepped away from residential neighborhoods. Note the 0.3%, 952-sf penthouse. Even BCHD architect and engineering consultants refer to it as a "projection", not a building height. FACT: SEPARATE BUILDINGS ARE ALSO STAIR STEPPED TO REDUCE MASS

9. Separate buildings are also stair stepped, with shortest ones reducing perimeter mass. FACT: THE CERTIFIED FEIR REQUIRES CONSTRUCTION NOTICE OF ONE-FOURTH MILE DUE TO TOXIC EXHAUST/DUST AND UNMITIGATED NOISE IN EXCESS OF FEDERAL TRANSIT ADMINISTRATION MAXIMUM

10. Throughout the demolition and construction period, BCHD FEIR declares a noise profile exceeding FTA maximums. The FEIR also mandates a one-quarter mile area of public notice. See Table ES-1 of BCHD FEIR. The one-quarter mile zone is taken from USGS National Map and is the outermost ring. FACT: THE NATURAL TERRAIN OF THE SITE IS HIGHLY ELEVATED ABOVE THE SURROUNDING RESIDENTIAL HOUSING – THEREBY INCREASING NOISE TRANSMISSION AND PRIVACY LOSS

11. The elevated terrain of the site has an approximately 75-foot base height elevation above the Torrance residential zoned neighborhoods. Based on the BCHD provided information, that would make the 60-foot tall buildings approximately 135-feet above Torrance residential dwellings to the east. Note: "Ground" represents the BCHD base height of the 514 Building. FACT: THE NATURAL TERRAIN OF THE SITE IS HIGHLY ELEVATED OVER THE SURROUNDING RESIDENTIAL HOUSING – THEREBY INCREASING NOISE TRANSMISSION AND PRIVACY LOSS

12. The elevated terrain of the site has an approximately 30-foot base height elevation above Redondo Beach residential zoned neighborhoods to the north, and a 20-foot base height elevation above Redondo Beach residential to the south. Based on the BCHD provided information, that would make the 60-foot tall buildings approximately 80-feet to 90-feet above Redondo Beach residential dwellings. Note: the steep drop off on the elevation curve is Beryl Street on the north and Diamond Street on the south. FACT: "THE LOCATION

OF THE BUILDINGS AND STRUCTURES SHALL RESPECT THE NATURAL TERRAIN OF THE SITE" (RBMC § 10-2.2502 (b)(2))

13. The "natural terrain" is an elevated site, with demonstrated steep drop off to surrounding residential properties. As demonstrated using USGS datasets above, the site is 20-feet above Redondo Beach property on the south and 30-feet above Redondo Beach property to the north. As also demonstrated, the site is up to 75-feet above Torrance property on the east and southeast. That area is commonly characterized by the streets Tomlee, Towers, Mildred, Deelane, Redbeam, Linda and Norton. The currently proposed 60-foot, 5-story buildings would be up to 135-feet above the Torrance properties and up to 90-feet above Redondo Beach properties.

Staff Response: See response to item #7 above. Sunrise has presented a plan for its residential care facility for the elderly that is smaller than what was analyzed in the certified Final EIR, as described and analyzed in the Addendum to the Final EIR. Sunrise has not yet submitted a formal application for a Conditional Use Permit (CUP).

Many of the impacts described above are reported in Section 3.11 of the 2021 Final EIR, Section 3.11 (Noise) and Appendix I (Noise Modeling Results), which evaluates the potential noise and vibration impacts from the construction and operation of the Beach Cities Health District (BCHD) Healthy Living Campus Master Plan (Project).

September 18, 2026 public comments from the Strategic Development Half-Day Meeting (2):

14. Abbes Khani

My name is Abis Khani. I'm 82 years old. my wife… Is it cancer? Plus… It's through patient. We came here in 1983 as immigrants. We work very hard, we don't go to movie theater, we've cooked at house. We… Raise 3 children. And we decided we tried to save money to buy a house, and to shelter us. And we did. And we were happy. And, and, in, in, I, in 2018, I, I learned that BCD Health District has taken over the… used to be hospital, and they are going to build living for, seniors. And I found out that the building is going to be 30 yards from my building. Okay? So I started fighting it. I had this sign for 3 months, I was on the corner of the Prospect and BCD Health District, to show it to the people. So finally. BCD Health District realized that they are making a mistake, and they went on the record, they said, de-listen to the n City of Torrance's grievances. And we are changing plan, and we are going to remove the building from back of your house alongside the… the borough. Here comes the COVID, and the plants fall apart. And BCD Half-Rig, and this Vanessa, and Mr. Bakaly, they didn't give up. Now they are trying to rent… they are going to… they are renting the land to Sunrise, and they have revert… they are reverted to the old plan, and they have brought the plan back up on my house. That will cause… Devaluation of my house. and degrades my life during the construction. I would be hearing, bull dozers, I'd be hearing construction, there are going to be traffic, there will be pollution. Please! This is Beach City Health District. What part of that is healthy? The city of Redondo Beach has grown to three times the size. It used to be at small houses, now all houses… 3 times the size. The population has grown three times. Why don't you make the BCD Health District land as

public land? Why don't we…add pools and stuff for people to come and enjoy it. Why? It has to be rented for 99 years to a public property?

Staff Response: Mr. Khani is referring to the 2019 plan, which had 4 stories planned along the eastern edge of the campus. The HLC Project approved in 2021 no longer includes these elements, largely due to input from neighbors in Redondo Beach and Torrance. BCHD and Sunrise have not "reverted" back to this plan, as Mr. Khani asserts.

15. Ann Wolfson

Okay, BCHD presents a false narrative that it addressed residents' concerns, and that this meeting is to gather community input. The agenda and breakouts are feel-good PR branding exercises directed to its attendees that are 90% BCHD staff leadership, board members, committees, and business affiliates, not the community. It ignores real issues. The project is a massive scale, not typical of Sunrise's nearby projects. For perspective, Sunrise Hermosa is a two-story, 80-unit project at 50,000 square feet on busy Sepulveda Boulevard. The Manhattan Beach project is 2 to 3 stories, about 90 units, and roughly 80,000 square feet on the same busy street. This proposal is about 5 times the Hermosa structure, a quarter of a million square foot. Five-story, 217-unit structural block on residential streets. The site is elevated, with homes east of the campus, 30 to 60 feet below, lining the site, a stone's throw from construction. Towers Elementary, with 600 schoolchildren, is directly downwind. The elevation magnifies every impact. There are three issues that should be non-starters. First, the demolition of the hospital is problematic. The FEIR deferred the demolition and hazardous materials survey until later, once site plans were developed. The known hazards include asbestos, lead, PCBs, cancer-related radioactive materials, and PCE, contaminated soils. Combined with loose soils and unstable hillside, they are a costly recipe for harm. Second was the dismissiveness and silence on key issues of the own EIR. Its responsible agency raised concerns across nine CEQA areas, and nearly 3,000 Pages of public comments, 90% negative, speak for themselves. An EIR that skirts the underlying issues does a developer no good, especially once ground is broken and the real costly surprises emerge. Third, harmful construction noise was found to be significant and unavoidable. To nearby families on all surrounding streets. Of course, they were avoidable with reduced height and greater setbacks. To sunrise, this project could be a costly mistake. The prior partner, PMB, after a signed agreement and years of study, found the project unfeasible. MarVentures announced undisclosed hazards and costs in a letter to the City of Redondo Beach. BCHD's bond measure was soundly rejected by residents. Opposition to an increase to BCHD FAR on public land was so strong that the Redondo Beach City Council took it off the November ballot, fearing the general plan could go down. You said that you care what the neighbors think. We respectfully ask that you hold a meeting yourself with residents and release real information to the public before submitting for entitlements. The public wants real transparency, actions that address issues and meaningful community input. Thank you very much.

Staff Response: BCHD has taken many steps in response to comments it has received from residents. Below are a few examples:

- Reducing the number of Residential Care Facility for the Elderly (RCFE) units (assisted living, memory care) from more than 400 to 217;
- Changing the placement of campus buildings away from the eastern border of the campus in response to Torrance neighbors;
- Reducing the number of stories in the RCFE building from six levels to four; The height of the buildings was approved to be 82 feet tall in the certified EIR; current plans call for a maximum height of 60 feet;
- Reducing the length of construction from nine years to four;
- Keeping the green space and 510 Prospect Avenue building after concerns raised by neighbors on Diamond St. The 510 building is the future home of the CHF and a new PACE center.
- Open space is part of the campus plan, a feature we heard about from residents during study circles conducted early on in the planning process;
- An aquatics facility is also being planned, again in response to residents' input.

Sunrise has presented a plan for its residential care facility for the elderly that is smaller than what was analyzed in the certified Final EIR, as described and analyzed in the Addendum to the Final EIR. Sunrise has not yet submitted a formal application for a Conditional Use Permit (CUP).

Issues related to demolition, hazardous materials, construction noise, and other potential impacts were addressed in the certified 2021 Final EIR Environmental Impact Report, applicable mitigation measures were adopted and incorporated into the HLC Project where needed to reduce significant impacts, and appropriate environmental review will accompany Sunrise's Conditional Use Permit application.

BCHD remains committed to ongoing communication and providing accurate information as the process moves forward.

Additional Comments

15. September 7, 2026 – M Nelson
Beach cities had excavation equipment out digging footings or whatever they're doing on Labor Day morning. The police were just called. It's a specifically banned HOLIDAY for construction. It's quite clear that Beach cities, despite the fact that they certified an EIR has no interest in monitoring their own construction.

Staff Response: The 510 Prospect Avenue building is not owned or operated by Beach Cities Health District. Work was done on the main floor of the 510 building by a contractor hired by the new PACE tenant.

16. August 12 – M Nelson

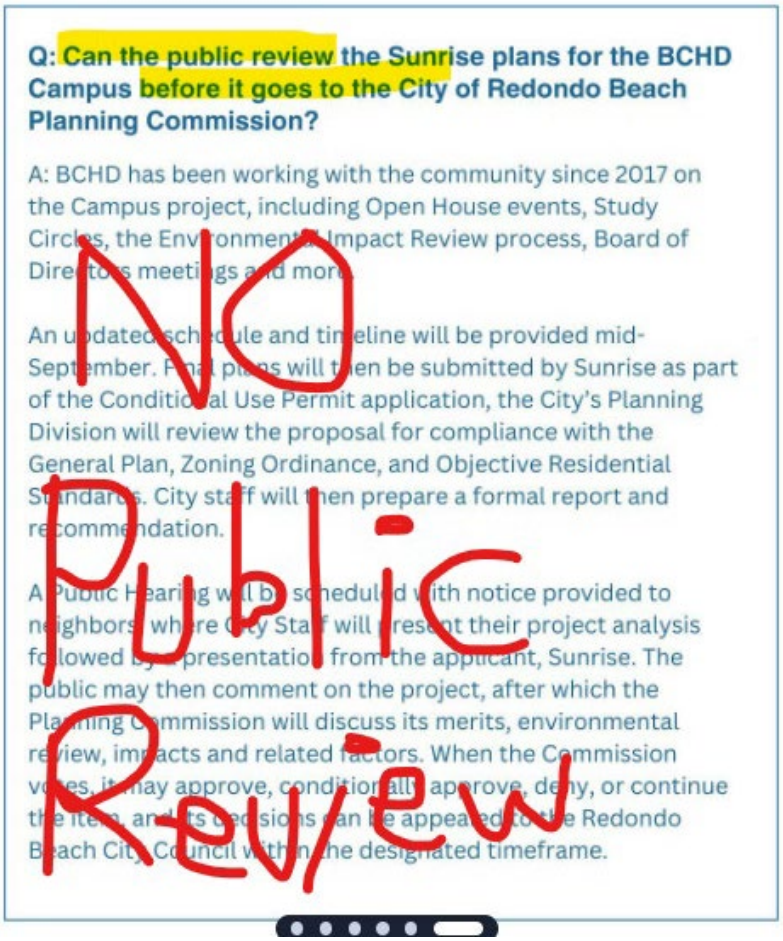
is it that beach cities health district dislikes so much about trees? They've been taking down this tree all afternoon and you can see the piles of limbs behind it Perhaps it's the canopy they dislike or the shade? Perhaps it's the exchange of carbon dioxide for oxygen? Whatever it is it's completely antithetical to the board of directors and their interest in planting trees This simply reinforces the neighbor's case at Beach cities doesn't care about the health of surrounding neighbors

Staff Response: The 510 building is not owned or operated by BCHD. There are two tenant improvement projects happening simultaneously, the Center for Health & Fitness relocation on the top floor and a PACE program on the main floor.

The PACE entrance required an ADA-compliant access ramp, which necessitated removing a few trees directly affected by that construction. Replacement trees will be planted on the campus. BCHD remains committed to maintaining as much tree canopy as possible.

17. September 4 – M Nelson

Tell the truth. Stop wasting $1M a year on PR. Taxpayers don't want to pay to fund 8 people in a propaganda department at BCHD. That's more than 10% of the full time employees IN THE ENTIRE ORGANIZATION!



Staff Response: See response to item #2 above. BCHD's Health Promotions and Communications Department currently has the equivalent of 5.09 full-time employees.

18. September 9 – M Nelson
Taxpayers pay $3M of the total $15M BCHD programs and services budget for EXECUTIVE PAYROLL. Yet, they can't plan ahead to have an ADA compliant path during construction? BCHD is legally required by CEQA to oversee construction and compliance for their 5-year privatization project. How's that GONNA WORK? (IT WON'T!)

Staff Response: The 510 building is not owned or operated by BCHD. There are two tenant improvement projects happening simultaneously, the Center for Health & Fitness relocation on the top floor and a PACE program on the main floor.

The PACE entrance required an ADA-compliant access ramp.