



**BOARD OF DIRECTORS
REGULAR MEETING**

**WEDNESDAY, MAY 27, 2026
6:30 PM**

**In Person:
Beach Cities Health District
Beach Cities Room - Lower Level
514 N. Prospect Ave. Redondo Beach, CA 90277**

**Teleconference Location Address:
3 Lawrence St - Living Room
Teaticket, MA 02536**

Board Member Dr. Martha Koo will participate in this meeting via teleconference pursuant to Government Code section 54953(b). The teleconference location identified above will be accessible to the public and the agenda will be posted at that location in accordance with the Brown Act.

**Video Conference:
<https://bchd-org.zoom.us/j/87352944318?pwd=F0T2CIEM33oVSIa2xxIfTUZkcCnbwb.1>
Password: beach**

**Phone Conference:
Dial In: (669) 444 - 9171
Webinar ID: 873 5294 4318**

**I. Call To Order - Principles of Civility - Salute the Flag
PRINCIPLES OF CIVILITY**

These principles were established to create a climate of respect and inclusiveness that embraces community members with diverse backgrounds and life experiences, deliberately seeks multiple perspectives, and supports the free and open exchange of ideas and civil discourse.

LISTEN FIRST

Understand the views and reasoning of others.

RESPECT DIFFERENT OPINIONS

Invite and consider different perspectives.

BE COURTEOUS

Treat all colleagues, staff and members of the public in a professional and courteous manner. Disruptions at the meeting will not be tolerated.

DISAGREE CONSTRUCTIVELY

Focus on the issues and do not personalize the discussion.

DELIBERATE THE POLICY, DO NOT DEBATE THE PERSON

Propose a course of action of mutual benefit that leads to consensus.

There will be Public Input opportunities for every agenda item.

BOARD MEETING COMMENTS: Note: Your comments will become part of the official meeting record. We invite you to provide your name, but please do not provide any other personal information (i.e. phone numbers, addresses, etc.) that you do not want to be published. If you offer public comment virtually during the Zoom Meeting, we invite you to turn on your camera while you are speaking.

VIRTUAL VERBAL COMMENTS: Option 1: Click Here: <https://www.bchd.org/board-directors-meetings> Scroll down to Upcoming Events and click "E-Comments" and fill out the Request to Speak by 5:30pm on Wednesday, May 27, 2026. Option 2: You can also raise your hand during the Zoom Meeting when the Board Chair opens the agenda items for Public Discussion and you will be chosen in the order your hand is raised.

WRITTEN E-COMMENTS : Click Here: <https://www.bchd.org/board-directors-meetings> Scroll down to Upcoming Events and click "E-Comments" and filter through which agenda item you would like to leave a written comment for by Wednesday, May 27, 2026. Written comments will not be read into the record. They will be provided to the Board members and will be on file with the District and available for review.

II. CEO Report:

II.A CEO Report - May 2026

[CEO Report - May 2026.pdf](#)

[SDHD Summary Report - May 8, 2026.pdf](#)

III. Public Discussion On Items Not On The Agenda

III.A Written Comments

[Written Comments 052226.pdf](#)

IV. Program And Staff Reports:

IV.A Legal Counsel (Robert Miller)

V. Mindfulness/Activity Break (Emily Brosius)

VI. Committee Reports:

Community Health Committee
(Jane Diehl)

Finance Committee
(Vanessa Poster)

Policy Committee
(Dr. Michelle Bholat)

Properties Committee
(Dr. Noel Chun)

Strategic Planning Committee
(Dr. Martha Koo)

VII. Consent Items:

VII.A Discussion And Potential Action Item:
Approval Of Minutes of the April 22, 2026 Regular Meeting
[Board Minutes - April 22, 2026.docx](#)

VII.B Discussion And Potential Action Item:
Approve Checks No. 83803 Through No. 83906 Totaling \$572,934.41 For
Accounts Payable For The Month Of April 2026
[Treasurers_report 04-2026.pdf](#)

VIII. Old Business

VIII.A Discussion and Potential Action Item:

Staff recommends the Board of Directors authorize the District CEO to provide notice of early termination of that certain American Industrial Real Estate Association Standard Multi- Tenant Office Lease-Net and Addendum One dated as of May 18, 2006 and May 19, 2006, as amended from time to time, to Welltower Landlord Group LLC, a Delaware limited liability company (“Sublandlord”), Silverado Master Tenant, LLC, Delaware limited liability company (“Subtenant”) and Silverado Beach Cities, LLC, a Delaware limited liability company (“Sub-Subtenant”), effective May 28, 2026 with a termination date of May 29, 2027.

[Memo - Silverado Lease Notification.pdf](#)

[BCHD - Notice of Termination of Silverado Lease - 05282026.pdf](#)

[Silverado Letter Update 2026.pdf](#)

[BCHD - Letter to Silverado 2025.pdf](#)

[BCHD_ Healthy Living Campus Email.pdf](#)

[Healthy Living Campus Presentation.pdf](#)

[Nabih Youssef Associates - 514 N. Prospect Ave. Seismic Evaluation and Cumming Cost Estimates March 2018.pdf](#)

[Nabih Youssef Associates - Memo Re_Proposed Demolition of 514 Building Nov 2020.pdf](#)

[ImageCat - 514 N. Prospect Ave. Seismic Risk Consulting Report Oct 2021.pdf](#)

[ImageCat - 514 N. Prospect Ave. Seismic Risk Update Feb 2023.pdf](#)

VIII.B Discussion and Potential Action Item:

Staff recommends the Board of Directors authorize the District CEO to execute the Agreement to Enter into a Ground Lease and the Ground Lease in Exhibit D within the Agreement with Sunrise Senior Development, Inc., in substantially the form attached hereto and with such minor changes, modifications, and revisions as may be deemed necessary by the District CEO in his discretion (“the Agreement”). The Ground Lease in Exhibit D will go into effect when Sunrise Senior Development Inc., receives the Building Permit from the City of Redondo Beach, and will be in effect for 99 years with certain agreed upon terms between Beach Cities Health District and Sunrise Senior Development, Inc.

[BOD RFEOI Ground Lease Memo.pdf](#)

[2026_05_27_BOD Meeting Presentation.pdf](#)

[Sunrise - Beach Cities - Agreement to Enter into Ground Lease.pdf](#)

[EXHIBIT D Sunrise - Beach Cities - Ground Lease.pdf](#)

[Project Target Timeline.pdf](#)

[Sunrise Site Plan.pdf](#)

[Ground Rent Financial Summary Analysis.pdf](#)

[Updatd Developer Summary Comparison Matrix.pdf](#)

[WSP Sunrise Senior Living Project EIR Consistency Memorandum May 18 2026.pdf](#)

[Paul Sly PCMS Former South Bay Hospital - Developer Comparative Memo Mar 9 2026.pdf](#)

[BCHD - Letter to Silverado 2025.pdf](#)

[Silverado Letter Update 2026.pdf](#)

[2026_05_08_SDHD_Summary Report \(Final\).pdf](#)

IX. New Business

IX.A Discussion and Potential Action Item:

Approval of Resolution 608: A Resolution of the Board Of Directors of the Beach Cities Health District requesting the Board Of Supervisors of the County of Los Angeles to permit the Registrar-Recorder/County Clerk to render Election Services for an Election of said Health District to be held on November 3, 2026

[RES608-Election Consolidation Request.pdf](#)

X. Board Member Reports

XI. Announcements/Questions and Referrals to Staff

XII. Adjournment

XII.A Adjourn in the memory of Arvin Gilman

[In Memory of Arvin Gilman.docx](#)

For information regarding how, to whom, and when a request for disability-related modification or accommodation, including auxiliary aids or services, may be made by a person with a disability who requires a modification or accommodation to participate in the public meeting, please contact Charlie Velasquez at (310) 374-3426 ext 213.

Any materials required by law to be made available to the public prior to a meeting of the Board of Directors can be inspected at the following address during normal business hours: 1200 Del Amo Street, Redondo Beach, California 90277.