BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

CITY COUNCIL MEETING
MAY 12, 2026

J.1 PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

- Public Communications

From: Mark Nelson (Home Gmail)
To: CityClerk; mike.witzanzky@redondo.org; Joy Ford
Subject: Public Comment FYI - 417 S PCH Listed for Sale
Date: Thursday, May 7, 2026 5:09:53 PM

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FROM NEXTDOOR

WE GOT PLAYED. THE PCH & PEARL DEVELOPER IS FLIPPING THE LOT FOR $14 MILLION. Remember the massive fight over the proposed development at PCH and Pearl? The one where the developer threatened to sue Redondo Beach? They stood in front of the Commission and claimed they were bringing "affordable housing" to our city. They demanded dangerous safety waivers. They ignored our warnings about the valet parking disaster on Pearl Street. They pushed it all through under the guise of helping the community. The city finally caved and approved it in January. Guess what? They just listed the dirt for sale. It was never about housing. It was an "entitlement flip." They used the state housing mandates and the threat of a lawsuit as a weapon to get the city to approve their plans. Why? Because an "approved" lot is worth a fortune. They just listed this empty dirt for $14,000,000. Look at the screenshots below. The listing literally advertises the project as "configurable as apartments or condominiums." Remember when their lawyer was "confused" about whether they were renting or selling? This is why! They didn't care because they never actually planned to build it. They sold out our community safety buffer, compromised a school route, and gridlocked Fire Station No. 2, all to maximize their payday on a land flip. Please share this. The residents of Redondo Beach need to know exactly how these developers are manipulating state laws to cash out at our expense.

From:	Mark Nelson (Home Gmail)
To:	CityClerk
Subject:	Public Comment: I sure hope the City pinned down all the developer concessions on this project
Date:	Friday, May 8, 2026 8:25:19 AM
Attachments:	417 S Pacific Coast, Redondo Beach, CA 90277 _ MLS# SB26087005 _ Redfin.pdf

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Not that most of the concessions weren't given by the City of course. So much for local guy and local daughter want to take care of the City.

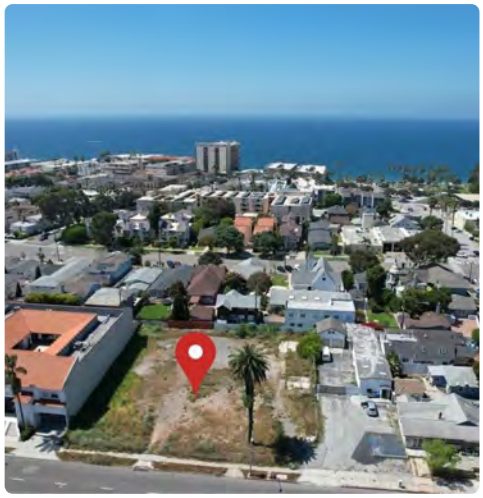
See attached sale materials for

This is a fully approved and entitled coastal development opportunity located at 401–417 S. Pacific Coast Highway in Redondo Beach. The approved plans consist of a five-story mixed-use development featuring approximately 17,000 square feet of ground-floor commercial retail and three additional floors of residential living space comprised of 49 residential units (configurable as apartments or condominiums). Plans incorporate a 5th floor rooftop deck, two levels of subterranean parking with entrance off Pearl Street allowing for 129 spaces as well as common area space which includes pool and office flex space.

Vacant landProperty T

0.76 acresLot Size

$18,421,053Price/Acr



Listed by Rob Depaoli • DRE #01918925 • Compass
Listed by William Joseph • DRE #01934991 • Joseph Group
Contact: 310-896-5343

FOR SALE

$14,000,000 Est. $88,981/mo —

— bd • — ba • 0.76 acre (lot)

417 S Pacific Coast, Redondo Beach, CA 90277

Rates have dropped

Lower rates mean lower monthly payments - **learn more**

About this home

This is a fully approved and entitled coastal development opportunity located at 401–417 S. Pacific Coast Highway in Redondo Beach. The approved plans consist of a five-story mixed-use development featuring approximately 17,000 square feet of ground-floor commercial retail and three additional floors of residential living space comprised of 49 residential units (configurable as apartments or condominiums). Plans incorporate

Show more

Vacant land	0.76 acres	$18,421,053
Property Type	Lot Size	Price/Acres

Listed by Rob Depaoli • DRE #01918925 • Compass
Listed by William Joseph • DRE #01934991 • Joseph Group
Contact: 310-896-5343

Listing updated: Apr 22, 2026 at 04:19pm
Redfin checked: 2 minutes ago • Source: CRMLS #SB26087005

15 days on Redfin • **160** views • **1** favorites

See this home in person

We'll connect you with a local agent to show you this home, answer your questions, and assist you on your buying journey.

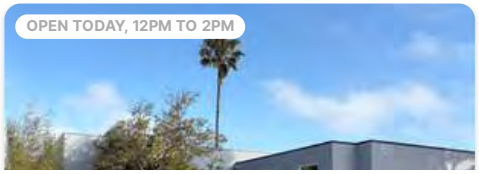
Next available tour time: **Today**

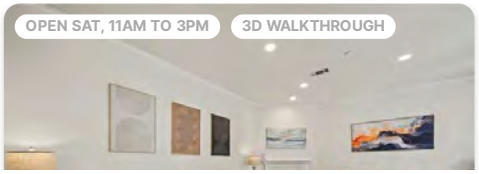
Check tour times

Open houses

No upcoming open houses. Explore other similar homes with open houses nearby.

Nearby open houses (10)





Request showing

Tour this home with a Redfin Partner agent.
Tour for free, no strings attached

Ask a question

Instant answers, or connect with a local agent

Start an offer

$1,899,000

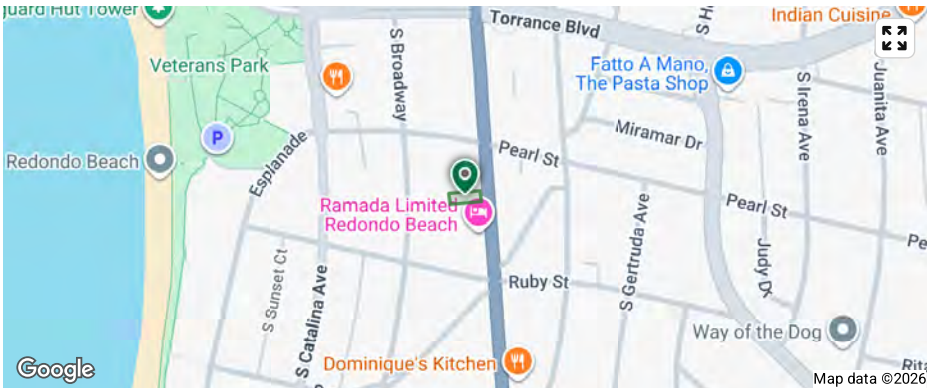
4 beds 3 baths 1,750 sq ft
929 Lomita, El Segundo, CA 90245

$1,599,000

4 beds 2.5 baths 2,265 sq ft
634 Meyer Unit D, Redondo Beach, CA 90278

A. J. Allen Turman & Associates

Around this home



Add a commute

Schools | Places | Transit

Alta Vista Elementary School
Public K-5 • Assigned • 0.6mi
8/10 >

Parras (Nick G.) Middle School
Public 6-8 • Assigned • 0.8mi
5/10 >

Show nearby schools

Provided by GreatSchools

Lifestyle

9.0 /10
Walker's dream
Daily errands don't need a car

7.5 /10
Very Bikeable
Biking is convenient for most trips

0.1 /10
High Noise
Many nearby noise sources

7.3 /10
Healthy Area
Nearby wellness amenities available

2.8 /10
Mostly calm
Calm most of the day

Provided by Walk Score and Local Logic

Payment calculator

$88,981 per month

Reset

Principal and interest	$71,715
Property taxes	$14,583
HOA dues	$0
Home insurance	$2,683
Utilities	Add

Down payment	Home price	Loan details
20% ($2,800,000)	$14,000,000	30-yr fixed, 6.63%

Discover your buying power
Find out if this home is within budget

Down payment assistance
View down payment assistance programs for this home

Property details

Exterior

Lot Information

- Distance To Water Comments: .2 miles
- Additional Parcels Description: 7508-012-010, 7508-012-011, 7508-012-012, 7508-012-013
- Additional Parcels
- Elevation Units: Feet
- Lot Size Source: Assessor's Data
- Lot Features: Lot-Level/Flat, Near Public Transit, Over 40 Units/Acre, Lot 20000-39999 Sqft, Value In Land

Property Information

- Parcel Number: 7508012009
- Has View

Utilities

Utilities Information

- Water Source: District/Public

Electricity and solar

Show all property details

Sale and tax history for 417 S Pacific Coast

Sale History Tax History

Date	Event	Price
CRMLS #SB26087005		
Apr 22, 2026	Listed	$14,000,000
CRMLS #SB13196829		
May 20, 2014	Listing Removed	—
Sep 26, 2013	Listed	$950,000
CRMLS #SB13154353		
May 20, 2014	Listing Removed	—
Aug 2, 2013	Listed	$2,800,000

Public record

Public record Zoning

Beds	—	Year built	—
Baths	—	Style	Vacant Land
Stories	—	County	Los Angeles County
Lot width	—	APN	—
Lot depth	—	Parking Spaces	—
Lot size	—	Basement	—
Year renovated	—	Accessible	—
Finished Sq. Ft.	—	HOA Dues	—
Unfinished Sq. Ft.	—	Garage	—
Total Sq. Ft.	—	Features	—

Last updated by owner on Apr 12, 2023.

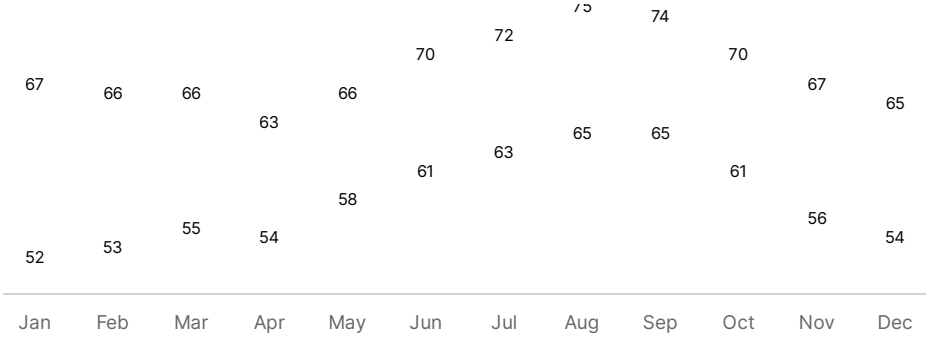
Historical weather

More on The Weather Channel

Redondo Beach, CA • 90277

Temperature | Precipitation | Snowfall | UV index | Humidity

Average low and high temperatures (°F)



Sun exposure

In this area, properties receive around 9.2 hours in June and 6.7 hours in December, placing it above the U.S. average for solar exposure.

View sun simulation

Provided by Shadowmap

Ask a local expert

First name *

Last name *

Email *

Email@example.com

Phone *

( ) -

Write a message

I'd like more home details

Any recent upgrades?

Is there an HOA?

Submit

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Redfin Estimate for 417 S Pacific Coast

$14,014,089

▲ **$14K** over list price of $14.0M

Nearby comparable homes

The Redfin Estimate uses 6 recent nearby sales, priced between $1.6M to $4.2M.

$3,500,000 Last sold price

5 beds 4.5 baths 3,327 sq ft

406 S Gertruda, Redondo Beach, CA 90277

↓ smaller lot

$3,195,000 Last sold price

5 beds 6 baths 3,639 sq ft

508 Judy Dr, Redondo Beach, CA 90277

↓ smaller lot

View comparables on map

Nearby similar homes

$9,999

— beds — baths — sq ft

Redondela Dr, Rancho Palos Verdes, CA 90275

$175,000

— beds — baths — sq ft

Crownview Dr, Rancho Palos Verdes, CA 90275

$1,950,000

— beds — baths — sq ft

7846 W 83rd St, Playa Del Rey, CA 90293

$2,300,000

— beds — baths — sq ft

15329 Hawthorne Blvd, Lawndale, CA 90260

eXp Realty of California Inc

$2,035,000

— beds — baths — sq ft

7838 W 83rd St, Playa Del Rey, CA 90293

$650,000

— beds — baths — sq ft

3227 Crownview Dr, Rancho Palos Verdes, CA 90275

View more homes

New listings for sale in 90277

$1,488,000
3 beds 2.5 baths 1,827 sq ft
431 Camino De Las Colinas, Redondo Beach, CA 90277

COMING SOON
$665,000
2 beds 2 baths 949 sq ft
814 Camino Real #203, Redondo Beach, CA 90277

OPEN SAT, 1PM TO 4PM
$1,250,000
3 beds 2.5 baths 1,599 sq ft
324-324 N North Francisca Ave #3, Redondo Beach, CA 90277

OPEN SAT, 12PM TO 2PM VIDEO TOUR
$1,800,000
2 beds 1 bath 968 sq ft
607 Sapphire St, Redondo Beach, CA 90277

COMING SOON 3D WALKTHROUGH
$3,249,000
4 beds 3.5 baths 4,112 sq ft
1021 Avenue D, Redondo Beach, CA 90277

OPEN SAT, 12PM TO 3PM
$1,750,000
4 beds 3 baths 2,300 sq ft
204 N Lucia Unit A, Redondo Beach, CA 90277

3D WALKTHROUGH
$2,198,000
3 beds 3.5 baths 2,300 sq ft
807 El Redondo Ave, Redondo Beach, CA 90277

3D WALKTHROUGH
$1,699,000
2 beds 1 bath 1,021 sq ft
135 Calle De Andalucia, Redondo Beach, CA 90277

COMING SOON
$1,795,000
2 beds 2 baths 1,419 sq ft
727 Esplanade #306, Redondo Beach, CA 90277

Details provided by CRMLS and may not match the public record. Learn more.

More real estate resources

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From: Holly Osborne
To: CityClerk
Subject: Fw: WPost Opinion article about housing developers
Date: Tuesday, May 5, 2026 3:49:47 PM

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Dear City Clerk:
Please put this in the blue folder item.
Thank you

Why developers can't afford to build affordable housing

Why developers can't afford to build affordable housing
Cartwright, Julia R

. The Washington Post

; Washington, D.C.. 05 May 2026: A.19.

America's housing shortage has a cruel truth at its center: The people who need it the most are the least likely to find any. Low-cost rental units are disappearing from the development pipeline just as demand for them surges.

The reason lies in construction economics. Labor costs have risen steadily while construction productivity has stagnated. Faced with these realities, developers are increasingly building high-end units rather than affordable housing. If the United States wants to get serious about this problem, it must confront two related issues: the role of labor costs and the failure to improve construction productivity.

The need for affordable housing has rarely been greater. Roughly a third of U.S. households are cost-burdened, meaning they spend more than 30 percent of their income on housing. Among renters, the share is closer to half. You might expect the market to respond to that kind of demand by producing more affordable units. Instead, housing developers have done the opposite. Over the past 25 years, the share of luxury "Class A" apartment construction has grown by 18 percentage points and now accounts for just over half of all new multifamily units. The share of more affordable units with fewer amenities has fallen by the same margin.

Why? Primarily because developers cannot build cheaply enough to serve low-income renters. New construction that rents for less than $1,000 a month is nearly impossible to pull off, resulting in a decrease of 7 million units in that range between

2013 and 2023. Meanwhile, the total number of households in America has increased, while the supply of new housing of any price has barely moved; America is still building at roughly 1980s levels. Something structural is preventing the market from responding to the demand, and that something, more than zoning or permitting or interest rates, is the cost of labor.

Labor is key because of what economists call the Baumol effect, formally Baumol's cost disease: In industries that cannot improve their productivity, costs rise anyway, because workers must be paid wages that are competitive with other industries. A software company can double its output with the same staff by writing smarter code. By contrast, a construction crew framing a house in 2026 requires roughly the same hands for the same hours as one did in 1975. Yet those workers need wages that keep pace with the larger economy. The construction industry has lived with this dynamic for the past half-century.

Over this period, U.S. construction productivity has been flat or even declining, even as productivity in the broader economy has surged. At the same time, labor accounts for roughly 50 percent of construction costs, a share unchanged since 1945 and one that dwarfs even restaurants at 30 percent, let alone automobile manufacturing at 10 percent. Taken together, these trends translate directly into higher building costs.

This dynamic reshapes what gets built. When fixed costs rise, developers shift toward projects that can justify the higher costs. Lower-cost housing becomes increasingly difficult to finance. The result is that *new* affordable units are almost never built at all; instead, existing units become affordable as properties age.

The most direct path forward addresses both the supply and demand aspects of the labor cost problem. Construction is already heavily dependent on immigrant labor, and the sector faces a serious worker shortage, exacerbated by the impact of the Trump administration's tough immigration agenda. One possible solution would involve increasing the number of temporary worker visas that allow foreign workers to fill short-term labor needs. This would ease the labor shortage and relieve upward wage pressure. Streamlining occupational licensing across state lines would let workers follow demand rather than being trapped in a state by patchwork credentialing rules. And repealing prevailing wage laws, which mandate union-scale compensation on any project touching public funds, would directly bring down the cost of building the units most intended to help low-income renters.

The longer game is improving construction productivity to meet the housing demand. Modular and factory-built construction moves labor into controlled environments where scheduling is efficient, waste is minimized and automation can be introduced over time. Japan, for example, maintains lower construction costs despite high wages largely because factory-built housing is becoming standard practice, backed by a regulatory environment that accommodates it. American building codes still treat modular construction as a niche exception. Shifting to performance-based codes, allowing builders to meet standards through any method, would help unlock the innovation needed to close the productivity gap.

The housing challenge is often framed as a problem of supply, but it is more precisely

a problem of what kind of supply gets built. Until policymakers address the economic **forces that make affordable housing unprofitable to produce,** the market will continue to deliver homes where they are least needed and fail where they are needed most. Change that environment, and the incentives will follow.

Julia R. *Cartwright* is a senior research fellow in law and economics at the American Institute for Economic Research.
Word count: **826**

From: Mark Nelson (Home Gmail)
To: CityClerk; mike.witzanzky@redondo.org; Joy Ford; Brad Waller; Chadwick B. Castle; Paige Kaluderovic; Zein Obagi; Scott Behrendt
Subject: Public Comment - Blue Folder - Non-Agenda Items - Cost Recovery of December 11 2025 False Alarm Call at Silverado
Date: Tuesday, May 5, 2026 5:58:39 PM

*CAUTION: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

To: City Council, City Attorney, City Manager

There is no reason that taxpayers should have to suffer the cost of false alarms when residents mistook spray on holiday snow and condensate for smoke-filled rooms. The following estimate outlines to cost and methods of recovery for the City. It is intended to protect the pocketbooks of the responsible taxpayers.

1. Executive Summary

On December 11, 2025, a 911 report from an errant property owner triggered a massive multi-agency emergency response to the 120-unit Silverado memory care facility. The response involved approximately 12 units and multiple crews for one hour of on-site activity. This memo outlines the estimated "loaded" operational costs and the legal mechanisms for shifting financial liability to the reporting party.

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2. Estimated Loaded Cost of Response

The "loaded cost" includes personnel (salary, benefits, and overtime), specialized heavy apparatus, and administrative overhead. Calculations assume a 1.5-hour total duration to account for mobilization and demobilization.

Resource Category	Estimated Cost (Low)	Estimated Cost (High)
Personnel: Fire (35+), Police (4+), Paramedics	$6,900	$10,230
Apparatus: Engines, Hook & Ladder, Cruisers	$1,500	$2,500

Administrative: Dispatch & Management (15%)	$1,260	$1,910
3rd Party: Private Ambulance Standby Fees	$400	$1,000
TOTAL ESTIMATED IMPACT	**$10,060**	**$15,640**

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3. Liability and Cost Recovery Analysis

Because the emergency was not the result of a system malfunction or facility negligence, but rather an **errant report**, the City of Redondo Beach has two primary avenues for cost recovery:

A. Civil Cost Recovery (Municipal Code)

The City can bypass standard "False Alarm" fines (typically ~$179) and bill the reporting party for **extraordinary service costs**. This is common when a resident's reckless actions result in a significant drain on municipal resources.

B. Criminal Restitution (California Penal Code)

- **PC 148.3 (False Report of Emergency):** If the investigation determines the report was made knowingly or with reckless disregard, the individual faces misdemeanor or felony charges.
- **Mandatory Restitution:** Per state law, a person convicted of a false report is liable for the **entire cost** of the response. This includes the salaries of every firefighter and officer on the scene.

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4. Recommended Action Items

To ensure the assisted living facility is not held liable for these costs, the following steps should be taken:

1. **Secure CAD Logs:** Request the "Computer Aided Dispatch" (CAD) logs and 911 audio via a Public Records Act (PRA) request to identify the specific caller and the

nature of their claim.

2. **Incident Report Documentation:** Obtain the Fire Incident Report (Fee: $71.00) to confirm that no mechanical fire alarm was triggered by the facility's internal systems.

3. **Formal Rebuttal:** If an invoice is issued to the facility, submit a formal rebuttal citing the errant third-party report as the sole proximate cause of the dispatch.

Disclaimer: *This estimate is based on the City of Redondo Beach Master Fee Schedule and FEMA equipment rates. Actual billing may vary based on exact staffing levels and specific unit types deployed. All values estimated.*

From:	Stop BCHD
To:	Stop BCHD
Cc:	cityclerk@torranceca.gov; CityClerk; citycouncil@torranceca.gov; Zein Obagi; Scott Behrendt; Chadwick B. Castle; Brad Waller; Paige Kaluderovic; Kevin Cody
Subject:	BCHD Update - Proposed Development is 20% taller than 99.7% of the Existing BCHD Campus Buildings
Date:	Tuesday, May 12, 2026 8:02:48 AM
Attachments:	image.png image.png image.png image.png image.png image.png image.png image.png image.png image.png image.png image.png

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TIme to start contacting your City Governments!

These are approximations of the views of the proposed BCHD/Sunrise 60-foot tall buildings. You'll see that they blot out the view substantially, and create a significant noise reflection and peeping tom 5-story, 60-foot tall wall toward surrounding residential neighborhoods. Given the 30-foot elevated site, the buildings are 90-feet or more above most residential and 120 feet above some Torrance neighborhood homes.

We urge you to contact your Mayors and City Councils to preserve both NEIGHBORHOOD HEALTH and PROPERTY VALUES. BCHD admits it will have significant noise impacts for up to 5 years from construction. The peer reviewed literature is clear about the health dangers of BCHD's proposed noise that exceed FTA limits. Further, modeling shows surrounding neighborhoods have already sacrificed $200M of property value. This larger, closer to the edge, taller facility will undoubtedly accelerate the taking of our property value.

Torrance contacts: CityClerk@Torranceca.gov CityCouncil@Torranceca.gov
Redondo contacts: CityClerk@redondo.org

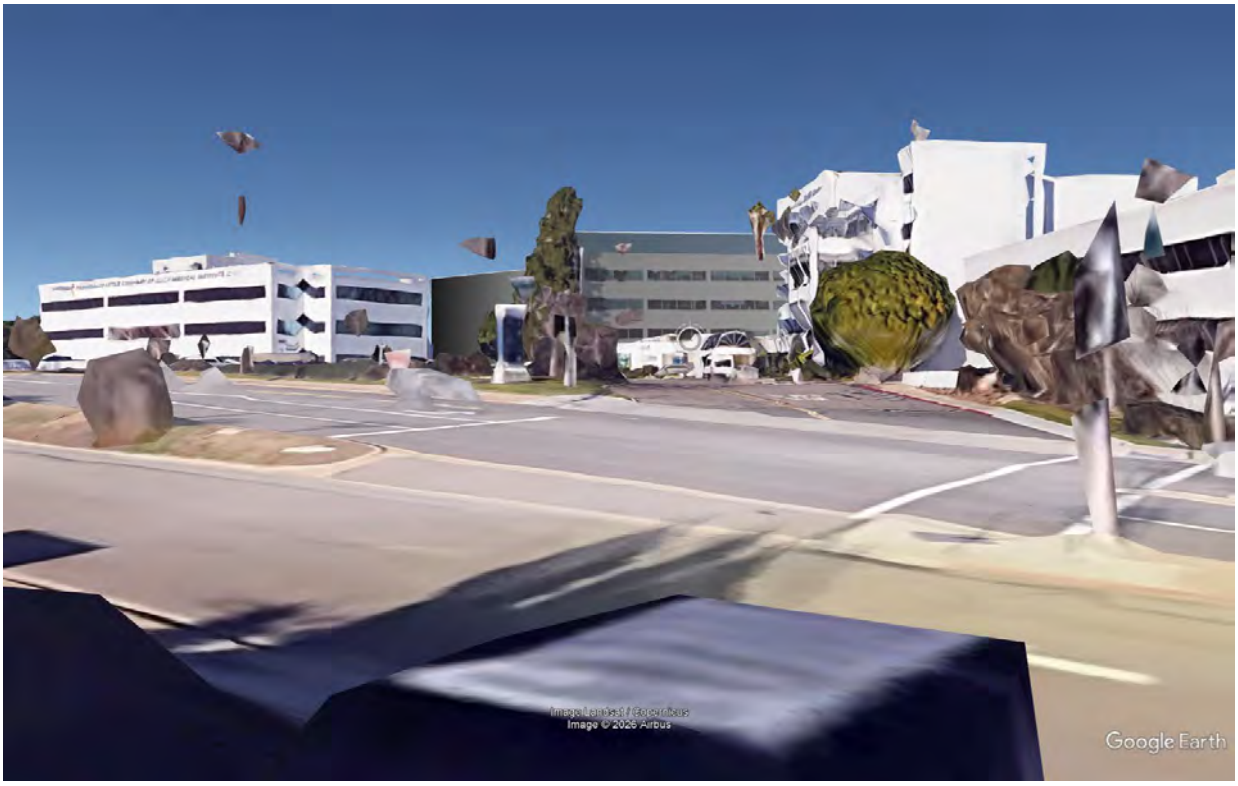
Sunrise's Conceptual Drawing of BCHD's Crayon Drawing of the Site Plan

Sunrise Senior Living
Conceptual Site Plan

Proposed New Development	
A	allcove Beach Cities
B	Sunrise Senior Living Community
C	Indoor Community Commons
D	Pool
E	Outdoor Community Commons
F	Walking Loop
G	Sunrise Community Parking

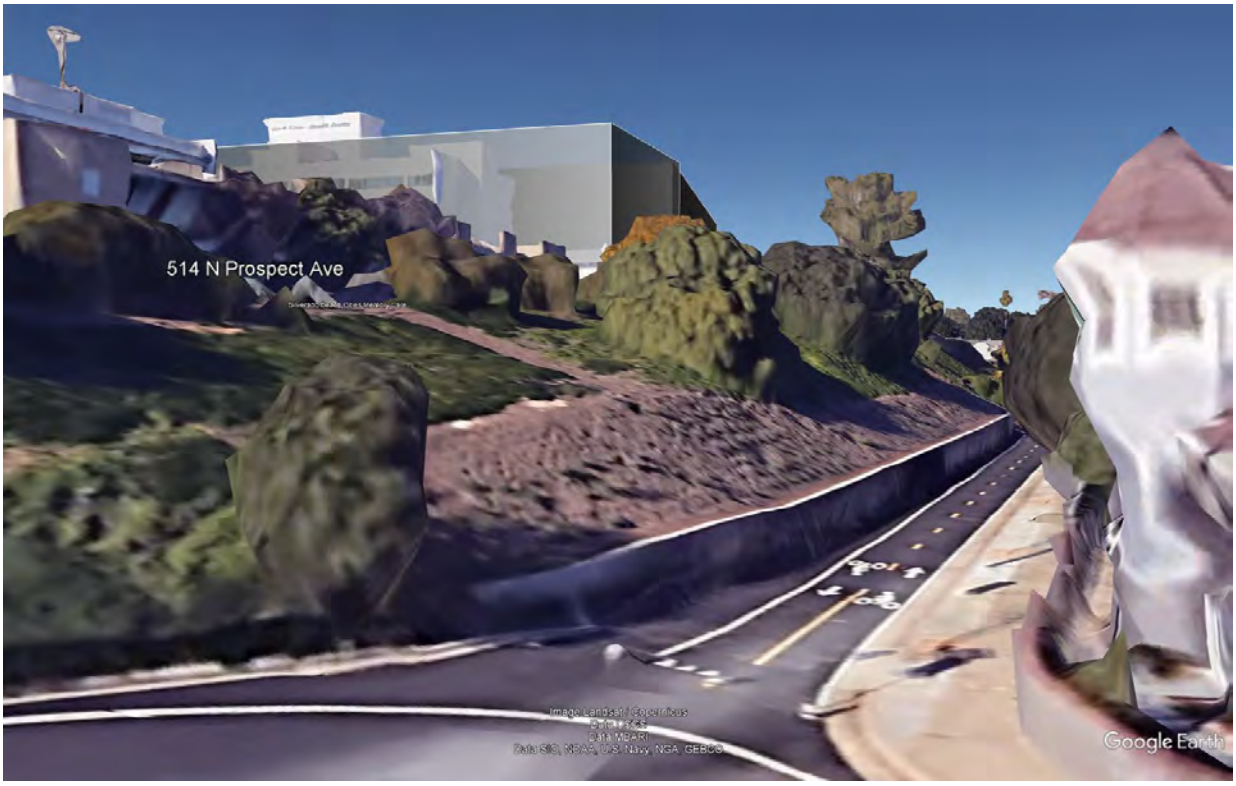
BCHD's Prior Crayola Drawn "Bubbles" of the Site Plan

From Frontage at BCHD Intersection



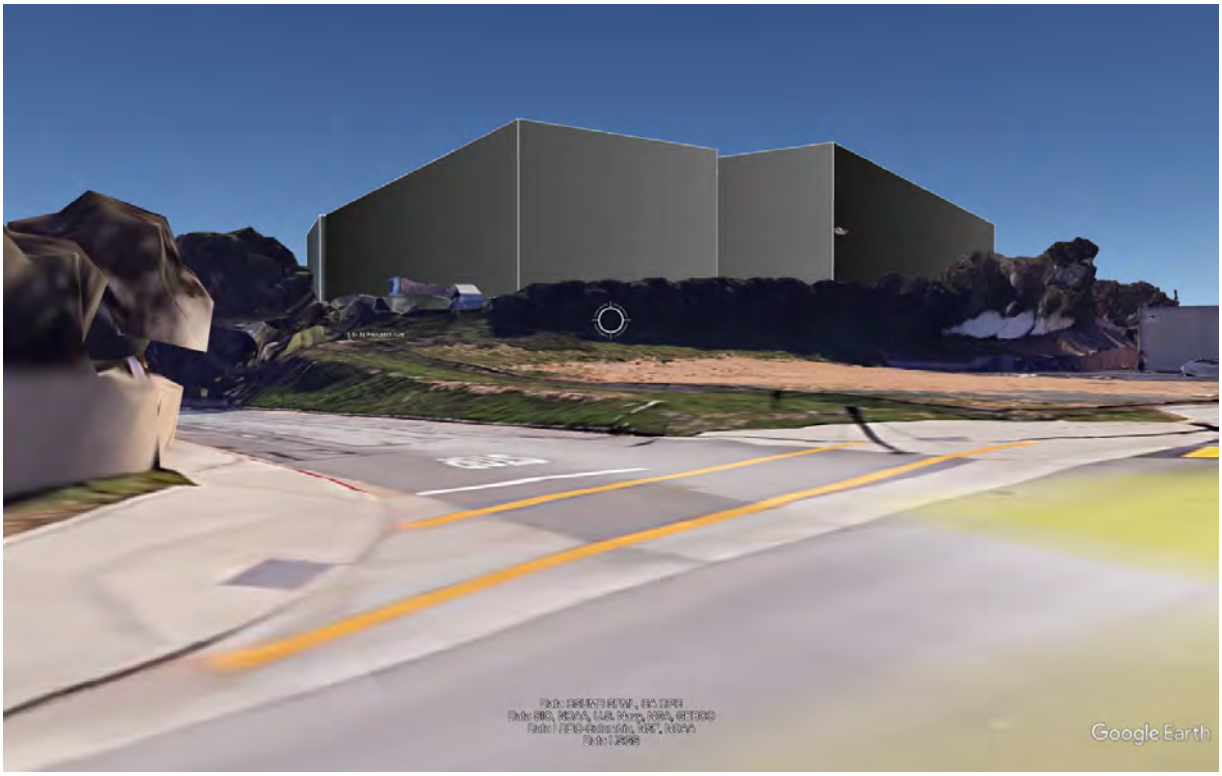
From Approximately 601 N Prospect (Midblock)

From Diamond Street Neighbors - SERIOUS REDUCTION IN SETBACKS



Towers & Tomlee

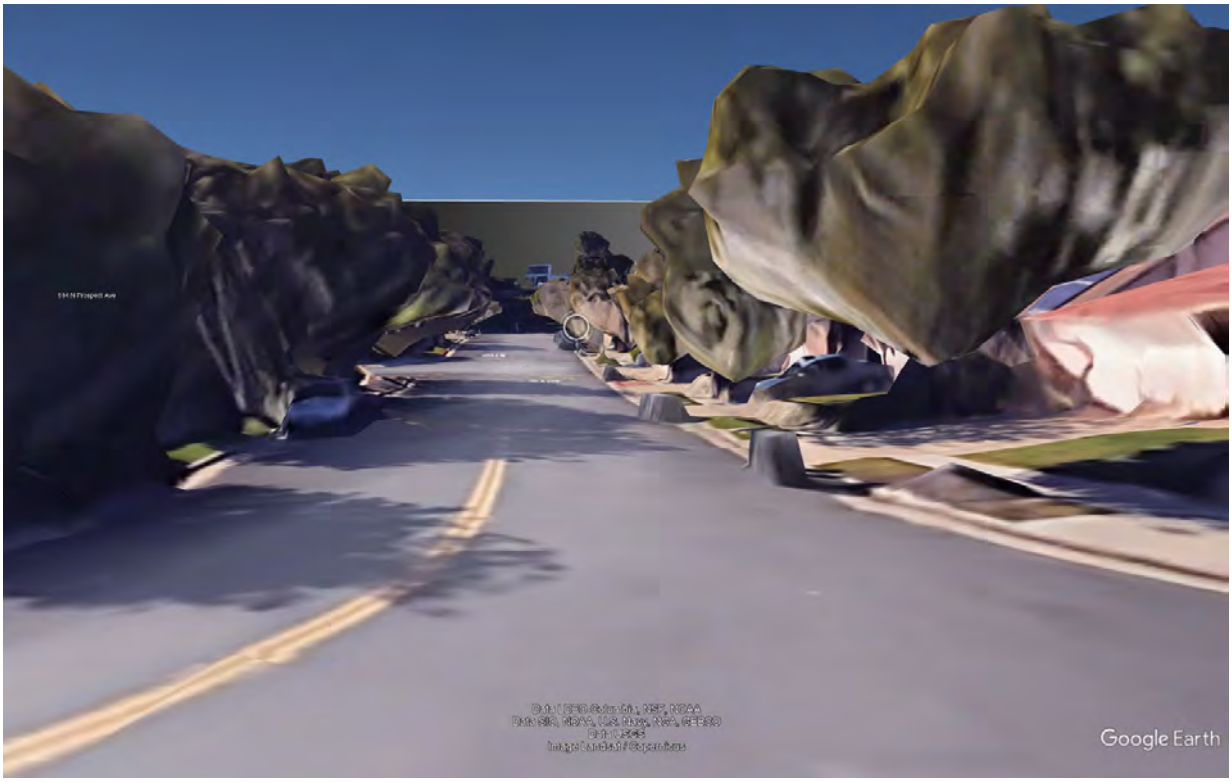
Flagler & Beryl



Harkness & Beryl

South/Lower Tomlee Curve

Redbeam & Towers



Redbeam & Deelane

190th & Flagler

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StopBCHD.com (StopBCHD@gmail.com) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984.Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

From:	Tim Ozenne
To:	Stop BCHD
Cc:	cityclerk@torranceca.gov; CityClerk; citycouncil@torranceca.gov; Zein Obagi; Scott Behrendt; Chadwick B. Castle; Brad Waller; Paige Kaluderovic; Kevin Cody
Subject:	Re: BCHD Update - Proposed Development is 20% taller than 99.7% of the Existing BCHD Campus Buildings
Date:	Tuesday, May 12, 2026 9:45:55 AM
Attachments:	image.png image.png image.png image.png image.png image.png image.png image.png image.png image.png image.png image.png

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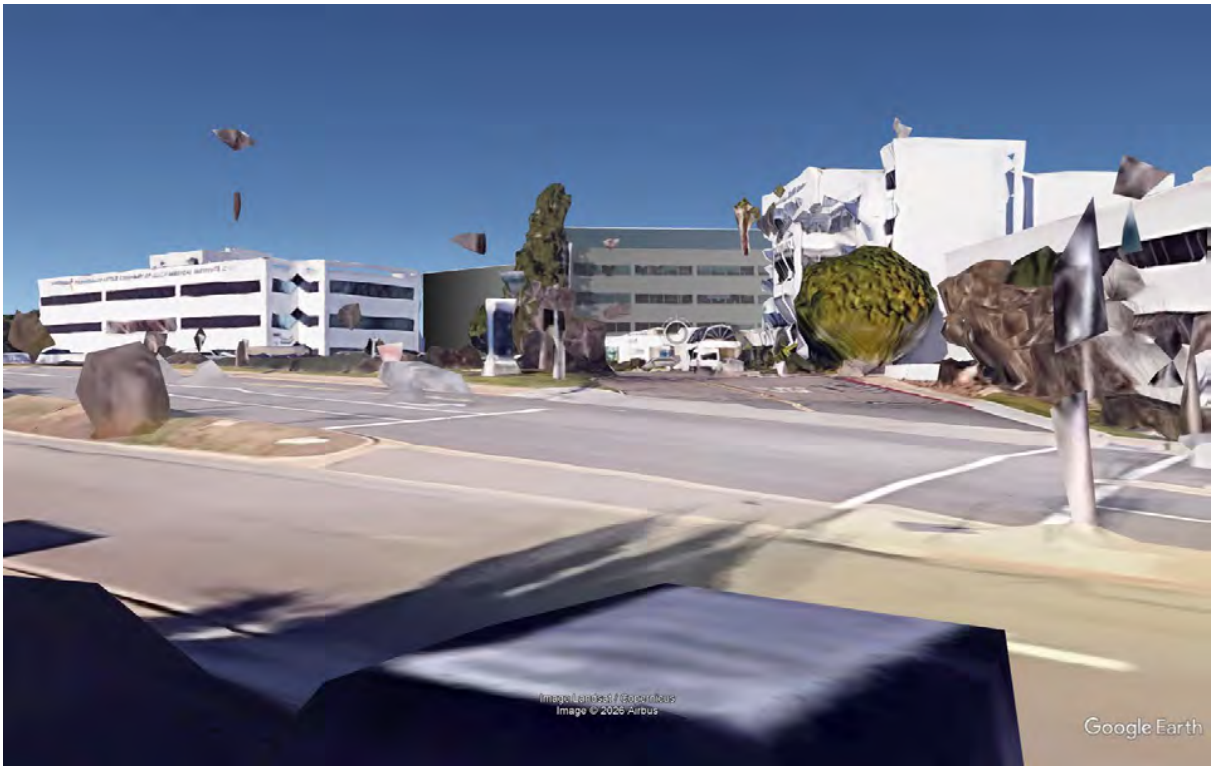
We have lived here for decades. The so-called BCHD defunct hospital is all too visible from our west windows, and the BCHD plan seems to entail **enlarging** the buildings and further taking property values from our neighborhood. I don't know how to convince Torrance officials to oppose this proposal.
Tim Ozenne
Linda Drive Torrance

On Tue, May 12, 2026 at 8:01 AM Stop BCHD <stop.bchd@gmail.com> wrote:

> TIme to start contacting your City Governments!
>
> These are approximations of the views of the proposed BCHD/Sunrise 60-foot tall buildings. You'll see that they blot out the view substantially, and create a significant noise reflection and peeping tom 5-story, 60-foot tall wall toward surrounding residential neighborhoods. Given the 30-foot elevated site, the buildings are 90-feet or more above most residential and 120 feet above some Torrance neighborhood homes.
>
> We urge you to contact your Mayors and City Councils to preserve both NEIGHBORHOOD HEALTH and PROPERTY VALUES. BCHD admits it will have significant noise impacts for up to 5 years from construction. The peer reviewed literature is clear about the health dangers of BCHD's proposed noise that exceed FTA limits. Further, modeling shows surrounding neighborhoods have already sacrificed $200M of property value. This larger, closer to the edge, taller facility will undoubtedly accelerate the taking of our property value.
>
> Torrance contacts: CityClerk@Torranceca.gov CityCouncil@Torranceca.gov
> Redondo contacts: CityClerk@redondo.org
>
> Sunrise's Conceptual Drawing of BCHD's Crayon Drawing of the Site Plan

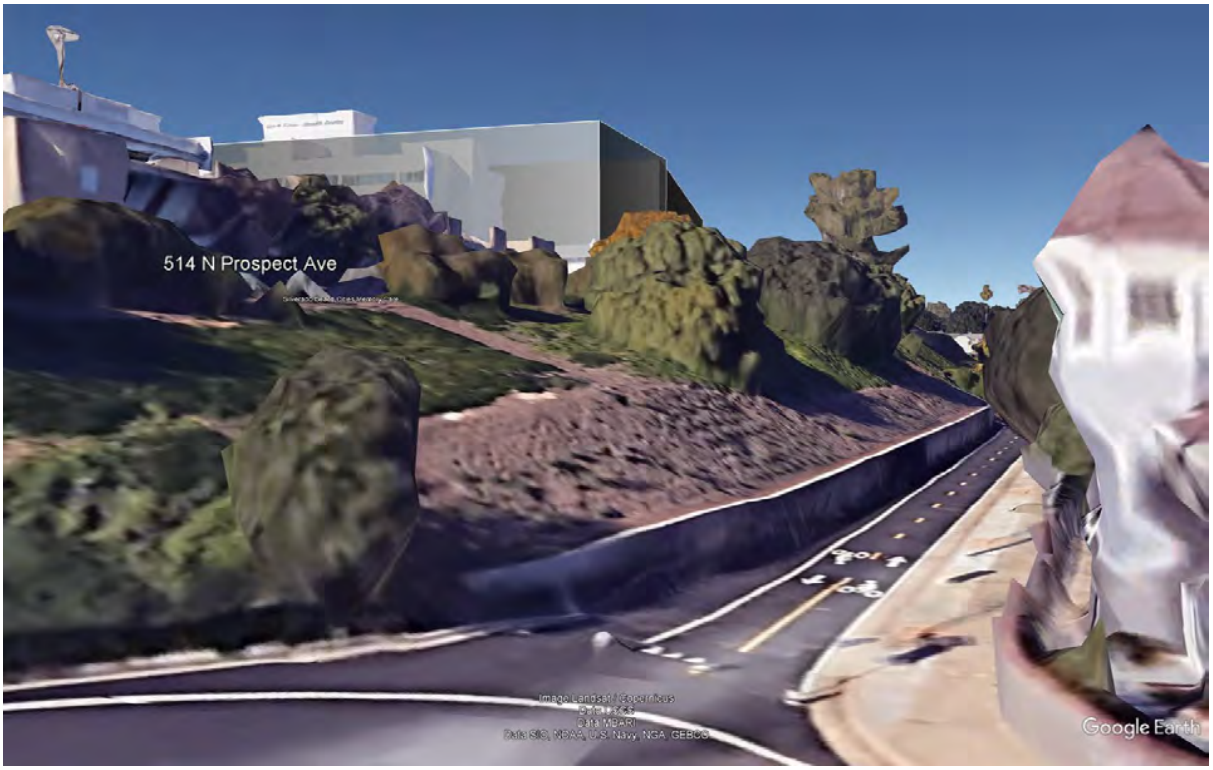
BCHD's Prior Crayola Drawn "Bubbles" of the Site Plan

From Frontage at BCHD Intersection



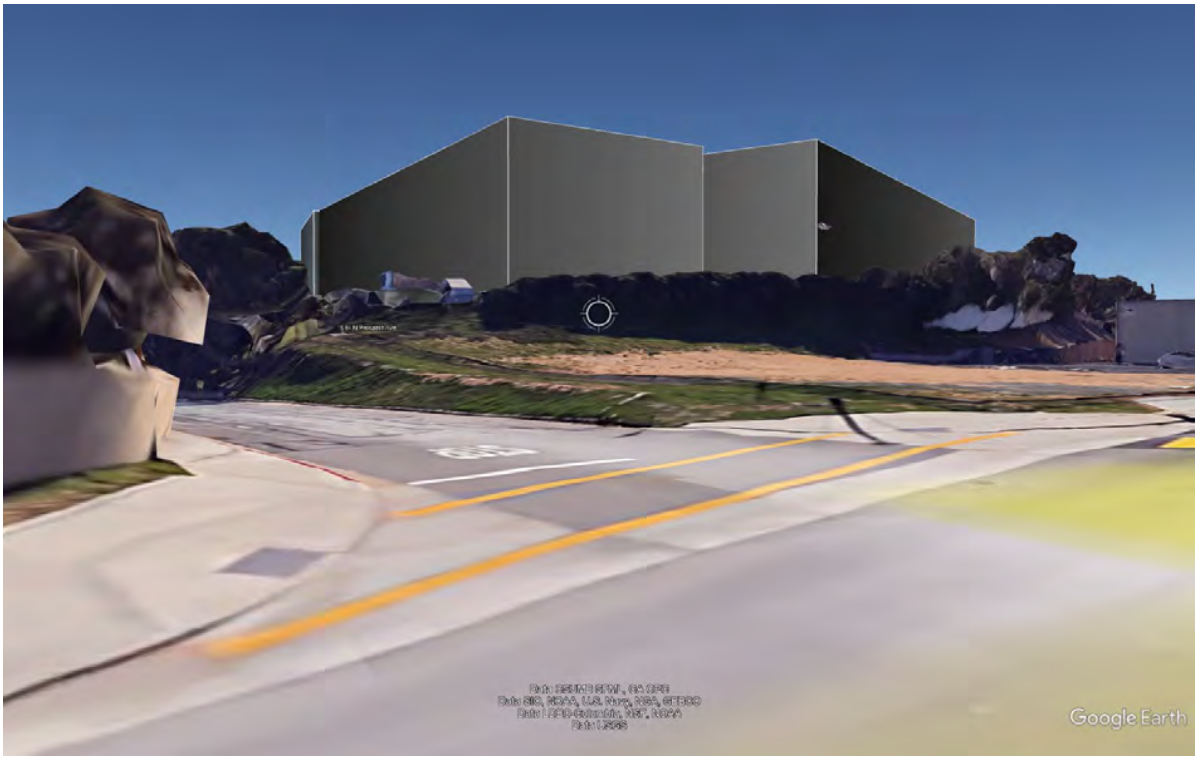
From Approximately 601 N Prospect (Midblock)

From Diamond Street Neighbors - SERIOUS REDUCTION IN SETBACKS



Towers & Tomlee

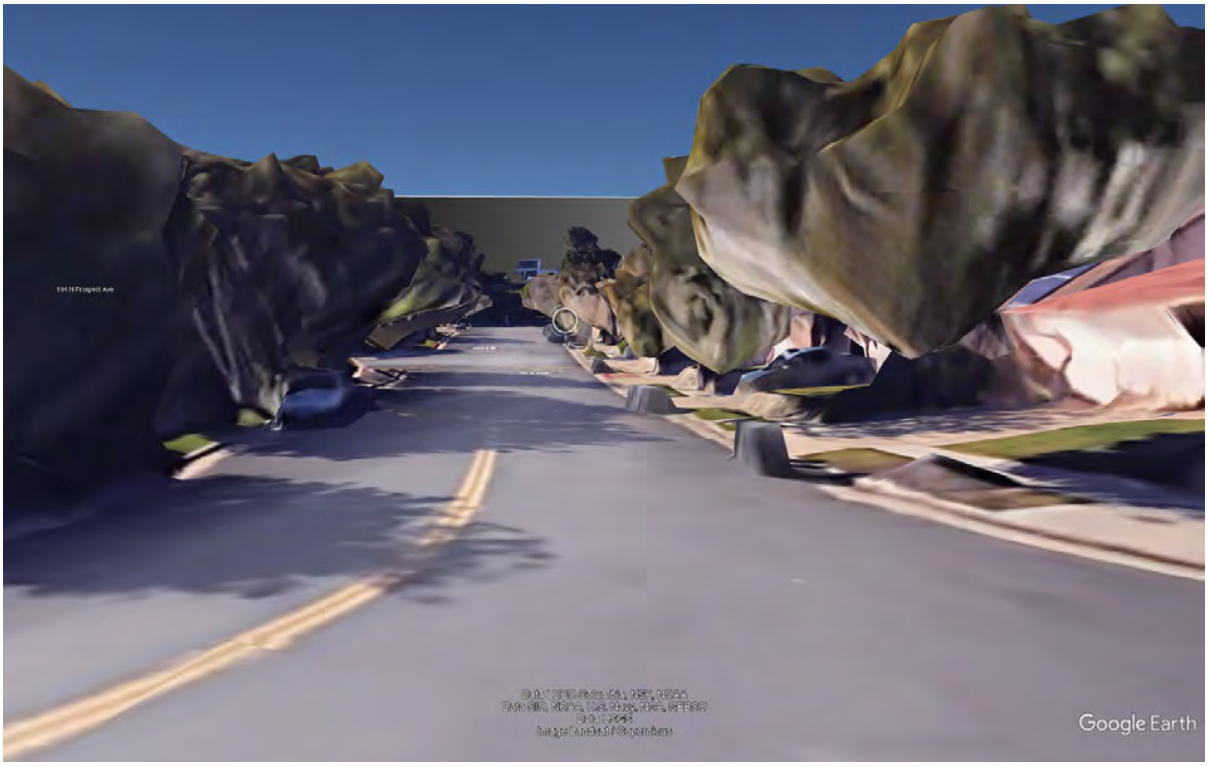
Flagler & Beryl



Harkness & Beryl

South/Lower Tomlee Curve

Redbeam & Towers



Redbeam & Deelane

190th & Flagler

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StopBCHD.com (StopBCHD@gmail.com) is a Neighborhood Quality-of-Life Community

concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984.Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

From: Gennaro Pupa
To: CityClerk
Subject: Redondo new construction
Date: Tuesday, May 12, 2026 9:15:43 AM

You don't often get email from jerrypooboo@gmail.com. Learn why this is important

*CAUTION: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

Please, do no allow the proposed BCHD buildings height. That is far beyond what most residential areas here in the South Bay. I live within 1/4 mile of BCHD and all the traffic and usual safe and joy of living here has been wonderful. Please do not allow the development to go further. Gennaro Pupa