

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 FEBRUARY 10, 2026

J.1 PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

- **PUBLIC COMMUNICATION**

From: [Mark Nelson \(Home Gmail\)](mailto:Mark.Nelson@redondo.org)
To: [CityClerk](mailto:CityClerk@redondo.org)
Subject: Fwd: PUBLIC COMMENT - Fwd: Red zone parked car 500 blk N Prospect
Date: Monday, February 9, 2026 2:15:55 PM

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

Public Comment - City Council for 2-10-26 RBCC meeting, non-agenda items

----- Forwarded message -----

From: **Mark Nelson (Home Gmail)** <menelson@gmail.com>
Date: Mon, Feb 9, 2026 at 9:28 AM
Subject: PUBLIC COMMENT - Fwd: Red zone parked car 500 blk N Prospect
To: James Light <james.light@redondo.org>, Paige Kaluderovic <Paige.Kaluderovic@redondo.org>, <stephen.sprenkel@redondo.org>

Parking a couple feet into the red zone - on a street with NOTHING BUT LEGAL OPEN AVAILABLE PARKING - is the new equivalent of the self-entitled ebike riders.

FYI - this is where LA County reported the child predator investigation to RBPW and it explains why the neighborhood keeps a clear line of sight to the bus stop, so it doesn't happen again. For whatever reason the black SUV decided it was ok to hang into the red zone when there are literally 50 legal and available empty spaces on the 500-600 N Prospect frontage. I called as well.

----- Forwarded message -----

From: **Mark Nelson** <menelson@gmail.com>
Date: Mon, Feb 9, 2026 at 8:51 AM
Subject: Red zone parked car 500 blk N Prospect
To: <mso2@redondo.org>

Its been 24 hours now. Across from 509 - 511 n prospect on the frontage road. Dark old Mercedes ML in the red zone. Backed right up to 6 inches from the only car parked on the street and left itself hanging in the red.

Can you deal with it today? At least put a warning notice on it if you decide a few feet in the red is now the new Ok standard. Thx.

Sent from my iPhone

NO
PARKING
FRIDAY
9am-12pm

Beach Cities
Health District

WaveImaging







ML 320

SEP California [redacted]

12E91237 [redacted]

From: [Tye Gillig](#)
To: [RedondoBeachFire](#); [Communications](#); [Jason Kilpatrick](#)
Cc: [Mike Witzansky](#); [CityClerk](#); [James Light](#)
Subject: Commendation and Thank You – February 3rd Medical Response
Date: Thursday, February 5, 2026 6:48:07 AM

You don't often get email from tagillig@icloud.com. [Learn why this is important](#)

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My name is Tye Gillig, and in the late afternoon of Tuesday, February 3rd, I placed a 911 call requesting medical assistance on the 500 block of Cluster Lane. Despite my best efforts, I wasn't able to retain the names of those who responded. I am therefore relying on—and trusting—whoever receives this message to route it to the appropriate individuals. In doing so, I would also like to thank you for taking the time to ensure this message reaches its intended recipients. I genuinely appreciate the role you play in connecting those in need with those who can help.

To those who responded to the call: compared to what I'm sure many of you would consider just another day at the office, my stomach pain was likely about as unremarkable as it gets. I've personally witnessed some of you respond to far more serious situations, including emergencies involving members of my own family, but this was the first time I found myself on the other end of that call.

As minor as the situation ultimately was, it gave me pause. It made me think about what lies ahead in life, and the near certainty that one day I may need to make that call again—under far more serious circumstances. The kind of circumstances where you don't get to complain about electrode pads pulling out hair, the mountain of paperwork that follows, or the nonstop stream of probing questions from curious neighbors. All of those inconveniences are, in reality, blessings—especially when compared to the alternative. The alternative that you have, at some point, come to know as part of a “normal day at the office.”

I don't know how many people truly stop to consider what you are

expected to witness, process, and then move past—sometimes without ceremony, sometimes without acknowledgment—and the toll that can take on your own well-being. I can only hope that each of you finds a balance between professionalism and empathy that allows you to continue doing what you do, while still going home with a sense of peace... or at least something close to it.

I simply wanted to say thank you. Not just for the other day, but also for that inevitable day when I may not be able to say it myself.

So if, sometime in the future, you get a wave from out of nowhere—or notice a car that signals early, pulls off to the right, and doesn't follow too closely—that could be me, wishing you all the best until we meet again.

God bless you all,

Tye Gillig

Sent from my iPhone

From: [Mark Nelson \(Home Gmail\)](#)
To: [CityClerk](#); [James Light](#); mike.witzanzky@redondo.org; [Scott Behrendt](#); [Zein Obagi](#); [Paige Kaluderovic](#); [Brad Waller](#); [Chadwick B. Castle](#)
Subject: Public Comment - Before we spend much more taxpayer funding on digitizing records - we should have the debate on posting images vs text
Date: Wednesday, February 4, 2026 11:32:34 PM

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I wanted to look at the general plan. Sadly, the PDF appears to be a giant image file, which is garbage for research. Why should I have to use my own AI agent to create a 95% accurate text document, when the City started with a text document? This is really unacceptable for residents.

https://cms2.revize.com/revize/redondobeachca/GPU%20Land%20Use%20Element-Map_11.05.2024.pdf?t=202503191759560&t=202503191759560

From: [Mark Nelson \(Home Gmail\)](#)
To: [CityClerk](#); [CityClerk](#); citycouncil@torranceca.gov; [James Light](#); [Chadwick B. Castle](#); [Brad Waller](#); [Paige Kaluderovic](#); [Zein Obagi](#); [Scott Berhrendt](#); [Joy Ford](#)
Subject: Public Comment - Recap - Blue Folder Item 2-10-26
Date: Monday, February 9, 2026 7:01:35 AM
Attachments: [image.png](#)

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TO: Redondo Beach Mayor, Council, City Attorney, Planning Director; Torrance Mayor, Council, City Attorney, Planning Manager

As was entered into the record at last week's RBCC meeting, **the current building stock on the 10 acre, 450,000-sf Prospect campus is 99.7% 52-feet and under.** BCHD has repeatedly made a false claim that the 4-story hospital is 60-feet tall, while page 13/35 of BCHD's 2/2/2022 Pre-CUP submission clearly call out the parapet wall on top of the 4-story hospital at 51.5-feet. 60-feet is a piece of mechanical equipment (appears to be an air intake or heat exchanger) and the 952-sf penthouse stands alone as a needle peak of 0.3% of campus floor space.

Furthermore, **every building at 44-feet tall or taller is set back A MINIMUM of 115-feet** from its residential neighborhood lot line.

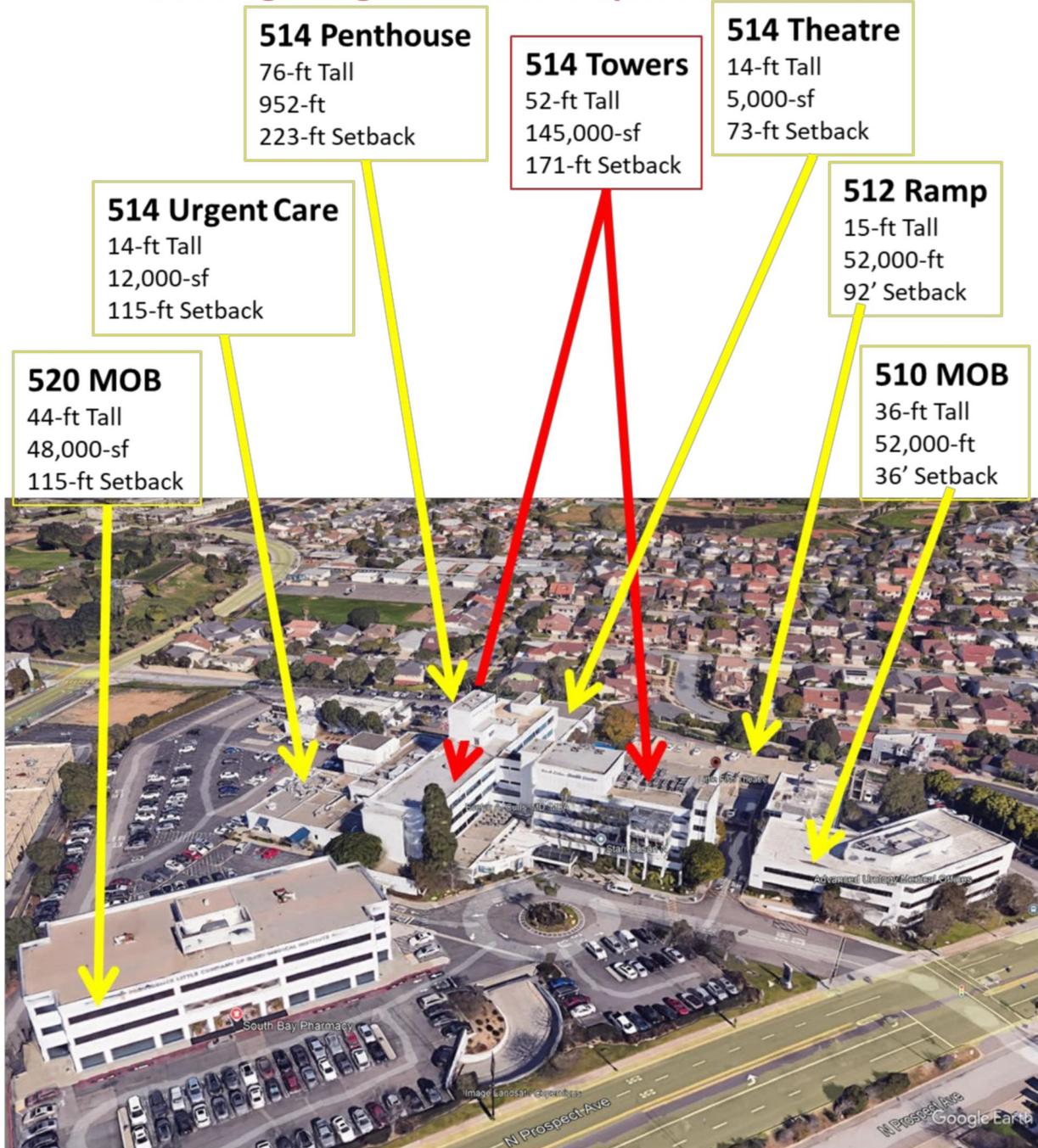
The BCHD site is land rich, and the Redondo Beach City Council should not be complicit in an UNNECESSARY CONFISCATORY EVENT by allowing BCHDs 100% privately building, owned and operated facilities to build far higher and far closer to the residential lot lines than the current buidings. Low height caps and deep setbacks do not impact the buildability of the site - but it does avoid unnecessary tens to hundreds of millions of dollars in inverse condemnation of Torrance and Redondo Beach property values as a result of reckless development restrictions.

BCHD's GREAT LIE – The 4-story Hospital is 51.5-ft to the top of its Parapet – Not the Bakaly Claim of 60-ft

A 10-ACRE LOT SURROUNDED BY 17 to 30-FOOT RESIDENTIAL DOES NOT NEED A 60-FOOT HEIGHT LIMIT

99.7% of the Current Building Floorspace is at 52-feet or Lower

The average height of ALL floorspace is under 40-feet



From: [Mark Nelson \(Home Gmail\)](#)
To: [CityClerk](#); [CityClerk](#); citycouncil@torranceca.gov; [Chadwick B. Castle](#); [Brad Waller](#); [Scott Behrendt](#); [Paige Kaluderovic](#); [Zein Obagi](#); [Joy Ford](#); [James Light](#)
Subject: Public Comment: Current BCHD Damages to Neighborhood Value are Draft Estimated at \$213M with current campus height, size, setbacks and activity
Date: Monday, February 9, 2026 7:00:17 AM

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In order to protect surrounding neighborhoods from additional damages of the potentially larger than CenterCal FAR 1.25 BCHD private developer project; the parcel's heights and setbacks must be carefully controlled with objective standards, such as 52-foot maximum height and 100-foot minimum setbacks from residential abutting lotlines. Those would both be more generous than the setbacks in use today, and describe all but 952-sf of the 312,900-sf campus floor space.

The current hedonic pricing model (HPM) analysis shows damages in excess of \$200M to surrounding neighborhoods with the current campus parameters. Shallow setback and excessive 60-foot heights will only increase damages to the surrounding \$8B in residential property. Hedonic pricing models are the gold standard for litigation valuation of damages.

For those who recall their graduate statistics programs, the HPM in use for this project has over 6000 degrees of freedom and incredibly significant coefficient estimates. It is an exceptionally robust analysis

EXECUTIVE SUMMARY: Forensic Analysis of Multi-Factor Value Degradation

PROJECT: 500,000 SF Mixed-Use Regional Facility (Medical/Residential)

IMPACT ZONE: 1-Mile Radius (Approximately 6,000 Dwellings; 15,000 Residents)

DATE: February 8, 2026

1. Dimensional and Aesthetic Diminution

Vertical Incursion & Solar Access: The introduction of 60–133 ft structures into a

17–30 ft low-rise residential fabric causes "Solar Theft." Homes losing afternoon sun face a verified **3% to 10% valuation decrease** (Stamps, 1998, *Environment and Behavior*; Benson et al., 1998, *Journal of Real Estate Finance and Economics*).

The Overlook Effect: High-density balconies overlooking private 1–2 story yards cause a **9% to 15% loss** in property value due to privacy intrusion and the loss of "visual seclusion" (Des Rosiers et al., 2002, *Real Estate Economics*; Heath et al., 2000, *Journal of Environmental Psychology*).

2. Operational Externalities & Siren Penalty

The 7.6% Siren Penalty: Proximity to 24/7 high-decibel emergency transit routes and high-turnover Medical Office Buildings (MOBs) results in a documented **7.6% decrease** in home value (Realtor.com / PA Realtors, 2017, *Noise Factor Study*; Li et al., 2025, *Environmental Health Risk*).

Physiological Burden: Chronic exposure to high-decibel sirens (110–120 dB) causes a **57% increase in cognitive failure** and is linked to a **100% probability** of increased depression and anxiety in surrounding residents (Nature: Scientific Reports, 2024, *Scientific Reports*; Yousaf et al., 2025, *F1000Research*).

Cardiovascular Risk: Adults in the impact zone face a **3.5% to 14% increase** in hypertension and hospitalizations due to nocturnal noise-induced cortisol spikes that occur even during sleep (Correia et al., 2013, *BMJ*; Basner & McGuire, 2018, *IJERPH*).

3. Fiscal & Workforce Inequity ("Net Negative Welfare")

The Subsidy Argument: Developer research (taxpayer-funded, BCHD/MDS Market Studies) shows 80–95% of users will be drawn from non-resident prospect populations, with a bias toward high income, Palos Verdes Peninsula. With services priced in the BCHD 2020 studies at **\$11k–\$15k/month**, the facility is economically inaccessible to the local taxpaying residents who bear the externalities (Brueckner & Fansler, 1983, *Journal of Urban Economics*; HUD, 2020, *Market Analysis*).

High Projected Cost of Assisted Living on BCHD Site: According to Table 2-1 in BCHD MDS Market Study, escalated by the specific increase in high end assisted living costs in the Redondo Beach area, we can reasonably expect **the assisted living costs at the proposed 100% private facility on our public land to range from \$14,060 to \$21,960 monthly**.

Workforce Pressure: A non-local, low-wage workforce (aides/housekeeping) creates a "**Spatial Mismatch**," resulting in 100% curb occupancy and parking spillover on

residential streets, further suppressing property desirability (Tyndall, 2021, *Journal of Transport Geography*; Shoup, 2017, *The High Cost of Free Parking*).

Pedestrian & Air Quality Risk: Regional 30-mile service radius transit (van fleets) increases localized NO₂ and particulate matter concentrations, creating "street canyons" that trap pollutants near the 1,500 children in the dataset (Vardoulakis et al., 2003, *Atmospheric Environment*; McConnell et al., 2006, *EHP*).

4. Causal Attribution Requirement

To isolate the expansion as the primary driver of these damages, a site-specific **Hedonic Pricing Model (HPM)** analysis is required. This methodology represents the "**Gold Standard**" for quantifying the multimillion-dollar equity loss across the 6,000-dwelling impact zone (Currie et al., 2015, *The American Economic Review*; Muehlenbachs & Spiller, 2023, *Journal of Environmental Economics and Management*). It is also the most common litigation basis for damages.

The spatial, hedonic data has been licensed and preliminary, draft analysis shows a reduction in property values of \$213M against a total property value of \$8.6B for the Torrance and Redondo Beach residents within one-mile of BCHD with its current characteristics.

Those CURRENT characteristics creating the \$200M+ in value reductions are:

- 100,000-sf of medical office building,
- 120 memory care beds,
- 312,900-sf of total above ground construction,
- 99.7% of floor space at a height below 52-ft, and
- minimum 100-foot setbacks from residential interface lot lines to any building with a height of 44-feet or greater.

These reductions in existing value result from the existing footprint, height, activity, etc at its current scale.

The proposed project size (height, square footage, reduced setback) is much larger, more invasive and will yield increased damages without adequate zoning restrictions:

- up to 550,000-sf at FAR 1.25 (larger than voter denied CenterCal mall-by-the-sea),
- significantly higher and more obstructive viewlines with BCHD incorrectly citing a false 60-foot existing 4-story height,
- significantly shallower setbacks per the "winning" vendor diagrams of record,

- significantly more low-wage commuters, bus-delivered PACE enrollees, and additional MOB vehicle churn from 30,000-sf increased MOB,
- unknown size impact and privacy reduction from the approximately 350 rental units.

In short, the planned facility is 50% or more larger than existing, with increased incursion into neighborhood privacy, property value, and safety. Any additions to height, square feet, or traffic over the current levels will create lower property values in hedonic modeling.

The Council can (and is most likely obligated) to protect the surrounding neighborhoods with lower height limits and greater setbacks based on the very large public parcel. This will help to mitigate the large existing demonstrated damages to impacted neighborhoods, and the proposed increased damages from massive expansion. The proposed private, commercial usage of the P-CF parcel as an expensive, regional provider of \$15,000 to \$22,000 per month assisted living will provide generally low wage employment (\$18 to \$22 per hour for non supervisory personnel) According to BCHD's prior market research firm's data, facility use will come from an 80% non-District/non-taxpayer prospect base, pricing the residents of Redondo Beach out of the market from our own land use.