

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 MARCH 19, 2024

J.1 PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

- **PUBLIC COMMUNICATIONS**

From: [Scott Hendersen](#)
To: [CityClerk](#)
Subject: Ceasefire in Gaza
Date: Thursday, March 14, 2024 9:33:09 PM

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Dear City Council,

As a resident of Redondo Beach and a father of three kids, I urge you to adopt a resolution demanding an immediate ceasefire in Gaza. Far too many innocent children (more than 13,000) were killed during this war, and the rest of them are being starved to death. Isreal has demolished all schools, hospitals, universities, mosques, and infrastructure and caused immeasurable suffering to all civilians. As humans we all should ask for this war to stop and look for a peaceful resolution to more than 75 years of suffering of the Palestinian people. I trust that our honorable council members will do the right thing and unanimously vote yes for a ceasefire resolution.

Thanks,
Scott

From: [Huda Rashid](#)
To: [CityClerk](#)
Subject: Urgent Call for Ceasefire Resolution in Response to Gaza Genocide
Date: Wednesday, March 13, 2024 1:47:41 PM

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Dear Redondo Beach Mayor and City Council Members,

I am writing to urge the Redondo Beach City Council to adopt a ceasefire resolution in response to the ongoing genocide in Gaza. The escalating violence and loss of innocent lives in Gaza demand immediate action and solidarity from all communities, including ours.

The situation in Gaza is dire, with countless civilians, including women and children, bearing the brunt of the conflict. It is imperative that we, as a city council, take a stand against the violence and advocate for a ceasefire to prevent further loss of life and suffering.

By adopting a ceasefire resolution, Redondo Beach can send a clear message of support for peace and human rights in the region. Our voices matter, and our actions can make a difference in promoting dialogue, de-escalation, and ultimately, a sustainable solution to the Israeli-Palestinian conflict.

I urge you to prioritize this issue and work towards the adoption of a ceasefire resolution in solidarity with the people of Gaza. Let us stand on the right side of history and advocate for peace, justice, and human rights for all.

Thank you for your attention to this urgent matter.

Sincerely,
Huda

From: [Gennaro Pupa](#)
To: [CityClerk](#)
Subject: BCHD has displayed a lack of concern for the will of the residents of Redondo Beach. Redondo Beach would be a better place to live without the presence of the RBHD. Currently there are several opportunities in the surrounding areas for developing th...
Date: Tuesday, March 19, 2024 4:37:16 AM

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. Apparently, the RBHD has no respect for the citizens of RB, resulting in RBHD just proving to be BAD NEIGHBORS.
Gennaro.

From: [Mark Nelson \(Home Gmail\)](#)
To: [CityClerk](#); [Planredondo](#); [Planning Redondo](#); [Sean Scully](#); [Michael Webb](#); [Kevin Cody](#); [Lisa Jacobs](#)
Subject: BCHD's 91% to 97% REDONDO BEACH NON-RESIDENT/NON-TAXPAYER USE OF THE TAXPAYER OWNED BEACH CITIES HOSPITAL CAMPUS
Date: Saturday, March 16, 2024 1:44:24 AM

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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Public Comment to Mayor, Council, Planning Commission, City Attorney,
Planning Director, General Plan Update Comments

Unlike City of Redondo Beach facilities that are built and operated for the primary benefit of Redondo Beach residents, the residents of Redondo Beach will see nearly no value from BCHD HLC, and will absorb 100% of damages from the facility for the next 5 generations. Detailed computations available by request.

BCHD HLC WILL BE 91% TO 97% NON-RESIDENT/NON-TAXPAYERS OF REDONDO BEACH

HLC Component: PACE 97% Redondo Beach Non-Resident/Non-Taxpayer Enrollees

Service Area: LA County

Demography: **97% non-resident/non-taxpayers of Redondo Beach**

(Enrollees per National PACE Association statistics and US Census 2020)

(Note: BCHD refused to disclose any forecasted PACE information in a CPRA response Fri, Mar 1, 1:51 PM)

HLC Component: allcove Beach Cities 95% Redondo Beach Non-Resident/Non-Taxpayer Service Area

Service Area: LA County SPA8

Demography: **95% non-resident/non-taxpayers of Redondo Beach**

(Service area per BCHD CPRA response Mon, Dec 4, 2023, 11:30 AM)

HLC Component: PMB LLC Assisted Living 91% Redondo Beach Non-Resident/Non-Taxpayer Tenants

Service Area: US, CA, LA County, District Residents

Demography: **91% non-resident/non-taxpayers of Redondo Beach**

(Tenants per BCHD MDS Market Study, Rev 2, Exhibit 3-3 and Page 1-15)

From: [Mark Nelson \(Home Gmail\)](#)
To: [Judy Rae](#)
Cc: [CityClerk](#)
Subject: LTE on P/I FAR
Date: Tuesday, March 12, 2024 8:44:45 PM

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Where were GPAC members in 2022 when the Public/Institutional (includes P-CF) floor area ratios (FARs) were converted from subjective to objective measures? The FARs went from whatever the Planning Commission approves to an upfront, known number as part of the State's guidelines. Apparently many GPAC members were not reading their own meeting documents that were published to the public and the GPAC record.

The FARs were published in the GPAC record as early as March 2022. And the FARs of 0.75 and 1.25 continued to be published and included in the draft plan for every subsequent GPAC meeting. Where were GPAC members that didn't read the FARs? Didn't they read their own committee materials? Complaining two years later that didn't know what their meeting materials contained isn't much of an argument. In fact, it's an admission of their non-participation.

In 2023, the City published the FARs in the Notice of Intent for the General Plan's environmental impact review (EIR). Again, where were the GPAC members? Didn't GPAC bother to review the EIR for their committee's work product? Guess not.

From a practical standpoint, 0.75 for an FAR is appropriate. BCHD and the GPAC members that apparently quit reading their own agenda documents starting in 2022 are acting like this FAR wasn't public record for two years. Clearly it was.

And what does BCHD really want? It wants a 100% private developer to build a 100% private building that's 100-feet above Beryl St. All told, BCHD wants to expand the failed hospital to 792,000 square feet. That's larger than every house in Beryl Heights added together. With an FAR of 0.75, BCHD can maintain the campus size it has, and if it wants to modernize, it can either upgrade the existing buildings, or demolish and rebuild them.

Let's hear no more nonsense about the FAR being hidden. GPAC members had an obligation to read their own draft plan and the meeting materials. And if they didn't, then shame on them. The record speaks for itself.

Mark Nelson
Redondo Beach

Public Comment: Redondo Mayor and Council, Redondo Planning Commission, Redondo Planning Director

From: [Mark Nelson \(Home Gmail\)](#)
To: [Communications](#)
Cc: [Noel Chun](#); [Vanessa I. Poster](#); [Jane Diehl](#); [Michelle Bholat](#); [Martha Koo](#)
Subject: Public Comment - all agencies and electeds
Date: Wednesday, March 13, 2024 12:29:05 PM

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<https://www.stopbchd.com/post/bchd-cannot-be-allowed-high-density-development-for-it-s-non-resident-project>

BCHD CANNOT be Allowed HIGH DENSITY DEVELOPMENT for it's NON-RESIDENT PROJECT

80% to 95% NON-RESIDENTS/NON-TAXPAYERS DO NOT DESERVE OUR TAXPAYER OWNED LAND!

BCHD is seeking to build a 792,500 sf "Healthy" Living Campus for 80% to 95% non-resident/non-taxpayers of the District that founded and funded it.

THE ONLY REASON BCHD WANTS HIGH DENSITY DEVELOPMENT IS TO SERVICE NON-RESIDENTS!

That's an UNDISPUTED FACT from LA County Public Health data, BCHD's MDS Market Study data, and the National PACE Association data.

PACE - 95% NON-RESIDENT/NON-TAXPAYER ENROLLEES

The National PACE Association data shows that **only 1-in-1,000 seniors uses a PACE facility**. There are fewer than 17,000 seniors in the District, meaning that the District only needs facilities for 17 PACE enrollees. Yet, BCHD's investment bankers plan to build for 400 enrollees - **95% OF PACE ENROLLEES WILL BE NON-RESIDENT/NON-TAXPAYERS**

ALLCOVE - 91% NON-RESIDENT/NON-TAXPAYER SERVICE AREA

ALLCOVE is unfunded beyond 2025 and the ALLCOVE building must operate for a minimum of 30 years. THIS IS ALL AT DISTRICT TAXPAYER RISK!

BCHD contracted to provide ALLCOVE to all of LA County Department of Public Health's SPA8 area. That's from Avalon to Long Beach and is 1.4M population. The District is only 120,000 population - **91% OF ALLCOVE'S SERVICE AREA ARE NON-RESIDENT/NON-TAXPAYERS**

ASSISTED LIVING - 80% NON-RESIDENT/NON-TAXPAYER TENANTS

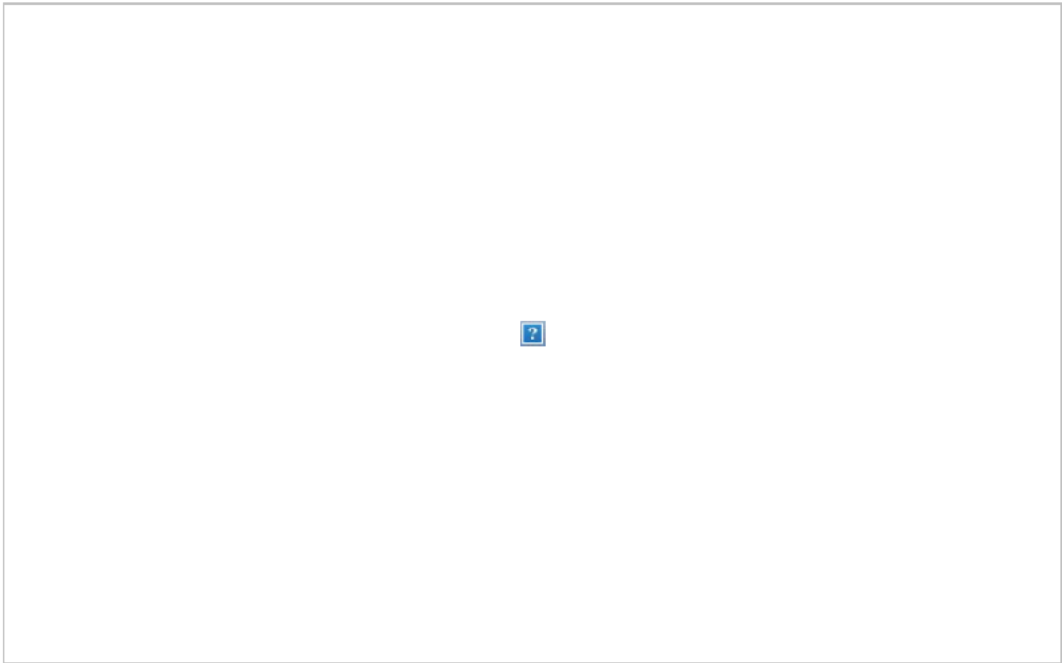
BCHD paid MDS to conduct a zip code level market study and 2 follow-up studies. MDS stated that 30% of all

tenants will be from outside the entire area (rest of California, rest of US, etc.). MDS's Exhibit 3-3 shows that the majority of assisted living tenants will be from Palos Verdes with only 20% total from District zip codes. **80% OF ASSISTED LIVING TENANTS WILL BE NON-RESIDENT/NON-TAXPAYERS**

FACT: BCHD's 792,500 sf proposed NON-RESIDENT project is larger than all Beryl Heights homes added together!

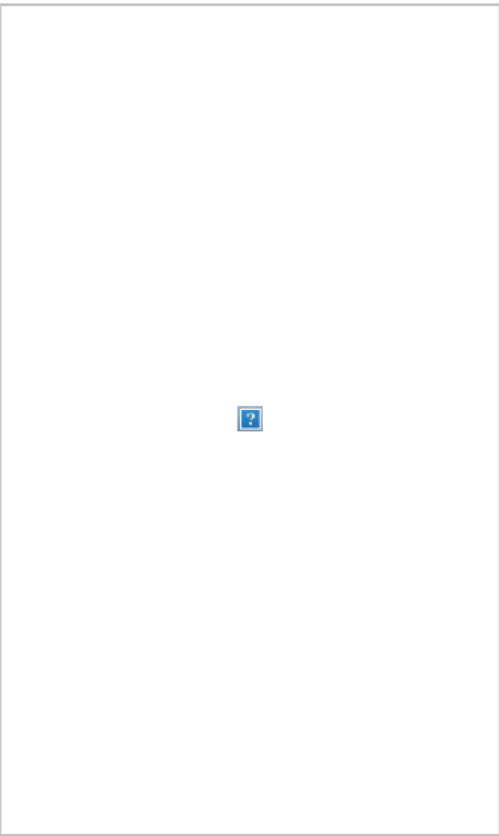


FACT: The District was Founded and Funded for the Benefit of "Residents who Reside" in the District

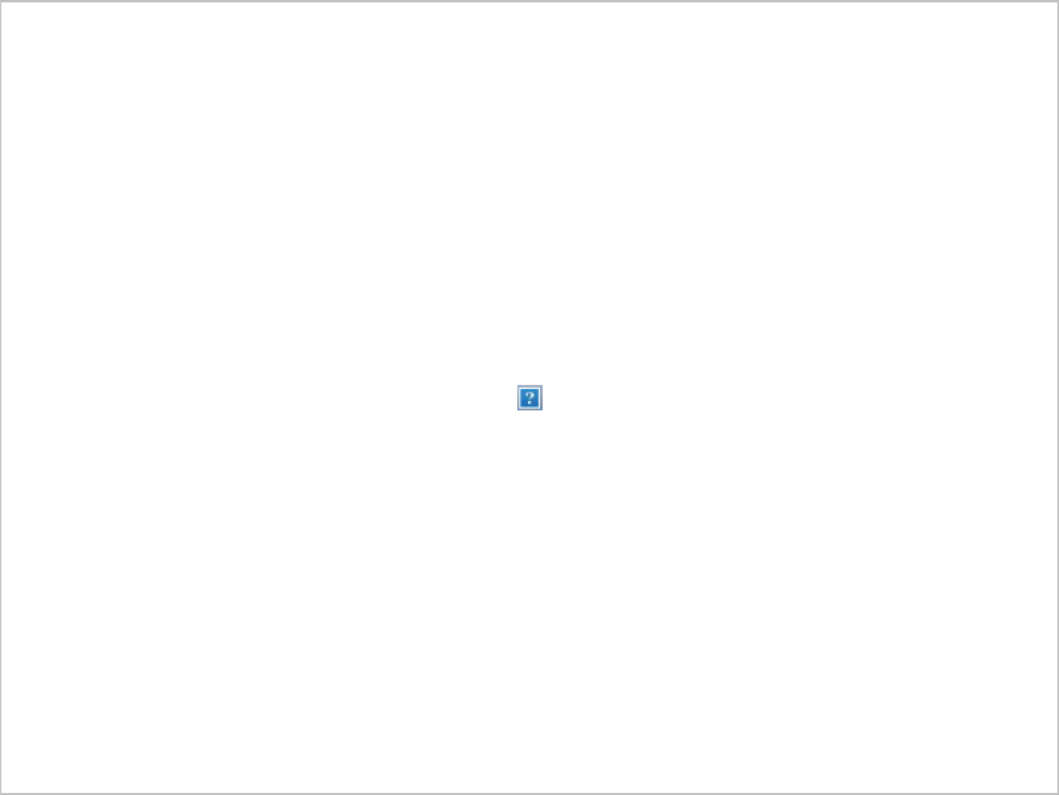


FACT: ALLCOVE's Service Area is SPA8 with 1.4M Population





FACT: 80% of ASSISTED LIVING are Non-Residents



bcc: Agencies and Electeds

From: [Mark Nelson \(Home Gmail\)](#)
To: [Communications](#); [CityClerk](#); [Judy Rae](#); [Todd Loewenstein](#); [Nils Nehrenheim](#); [Scott Behrendt](#); [executiveoffice@bos.lacounty.gov](#); [Holly J. Mitchell](#); [Zein Obagi](#); [Paige Kaluderovic](#); [Planredondo](#); [Planning Redondo](#); [Michael Webb](#); [Vanessa I. Poster](#); [Martha Koo](#); [Jane Diehl](#); [Michelle Bholat](#); [Noel Chun](#); [info@redondochamber.org](#); [rmiller@hooperlundy.com](#); [Robert W. Lundy](#)
Subject: PUBLIC COMMENT - BCHD's ONGOING FALSE CLAIM ABOUT RB GENERAL PLAN
Date: Friday, March 15, 2024 1:04:14 PM

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NO. Redondo Beach did NOT only place a 0.75 floor area ratio (FAR) on the BCHD parcel. THAT IS SIMPLY FALSE and BCHD continues to email out that false claim over and over.

All Public/Institutional (P/I) zoned land was designated 0.75 FAR except for a limited area of City-owned land that is held for development for the BENEFIT of CITY OF REDONDO BEACH RESIDENTS. All other similarly zoned P/I land, including the failed South Bay Hospital campus (assumed by BCHD) was zoned for 0.75 FAR.

Why would the City take this action? It's quite simple. The taller, larger and denser a development is, the more damage to surrounding health, quality-of-life, and property values it creates. That's a development fact. By limiting the FAR to 0.75, the City is protecting the health, quality-of-life, and property values of surrounding residents. In the special case where all the benefits of municipal development accrue almost exclusively to residents of Redondo Beach, the City increased the density of development to 1.25 FAR.

This isn't just about BCHD. But even if it were, BCHD's Healthy Living Campus is for the benefit of a supermajority of non-Redondo Beach residents. The HLC is 91% to 97% non-residents of Redondo Beach. So quite clearly, the damages of dense development overwhelm any benefits to nearby Redondo Beach neighborhoods as BCHD develops to house 91% non-RB resident tenants in the assisted living, 95% non-RB resident participants in allcove and 97% non-RB resident enrollees in PACE.

The City must create objective standards for development. The prior standard is no longer acceptable, and it was loosely "whatever the Planning Commission decided". That could have been an FAR of 0.1 to 2.0 or higher. Now, the FAR is 0.75 for all P/I development except a limited amount of City-owned land to be developed for resident benefit.

This is a Redondo Beach General Plan for the benefit of Redondo Beach residents. The City has no obligation to make any concessions to commercial developers like PMB LLC as they consume our precious P/I land on the BCHD campus for 95 years. We need local, not regional benefits in exchange for the give generations of residents who reside in Redondo who will be denied use of taxpayer owned land by BCHD as it services a supermajority of non-residents of the City.

Mark Nelson
Redondo Beach

From: [Mark Nelson \(Home Gmail\)](#)
To: [Planredondo](#)
Cc: [CityClerk](#); [Sean Scully](#); [Michael Webb](#); [CityClerk](#)
Subject: Public Comment - General Plan - Large Commercial Developments Damage Property Values
Date: Thursday, March 14, 2024 3:15:39 PM

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Public Comment: Redondo Beach and Torrance Mayors, Councils, Planning Commissions, Planning Directors, City Attorneys

REDONDO BEACH PROPERTY WITHIN 1/2-MILE OF BCHD SUFFERS \$74M DEVALUATION

Based on econometric modeling of real estate data, **Redondo Beach residential property within 1/2-mile of the BCHD campus has suffered a \$74M value loss** as of 2020 data. With the run up in property values overall during the subsequent years, that loss to local property values likely exceeds \$100M in Redondo Beach alone. Torrance neighborhoods likely have similar value losses, however, due to the RBMC, it is unclear if Torrance property values matter.

The data below shows a house by house econometric model estimate of the damages. These amounts represent the value increase of the same property if BCHD were not present, or if the property was located more than 1/2-mile from BCHD in Redondo Beach.

The results are posted at <https://www.stopbchd.com/post/redondo-property-values-within-1-2-mile-of-bchd-show-estimated-74m-value-loss> also.

BCHD WILL NOT, DOES NOT, AND CANNOT EVALUATE THE COMMUNITY BENEFIT OF BCHD TO RESIDENTS

Because of BCHD lax practices of evaluating net benefits of programs, we have no method to determine if the homes within 1/2-mile of BCHD receive \$74M in services from BCHD. It seems highly unlikely following 1) the failure of the public hospital in 1984 and 2) the termination of the hospital rental to AMI in 1998. Clearly the 24/7 emergency room was the highest value item on the site.

The BCHD public records response is pasted below. In short **BCHD states "calculating a dollar community benefit for each program is beyond the scope of the District's mission, financial resources and abilities."**

The response of BCHD stating its inability to evaluate community benefits is posted at <https://www.stopbchd.com/post/bchd-can-only-guess-which-programs-have-any-resident-taxpayer-benefits>

BCHD's CURRENT FAR OF 0.73 DAMAGES SURROUNDING NEIGHBORHOODS - INCREASES WOULD CAUSE FURTHER DAMAGES TO PROPERTY VALUES

Based on BCHD's CEQA NOP, the current FAR for the site with 312,900 sf is 0.73 which is conforming with the 0.75 FAR in the proposed General Plan. Increases would cause damages to local property beyond the current \$74M level.

See details at: <https://www.stopbchd.com/post/bchd-s-existing-far-is-0-72-with-property-value-damages-of-74m-to-surrounding-rb-residential-proper> including BCHD NOP data.

REDONDO BEACH RESIDENTIAL PROPERTY WITHIN 1/2-MILE OF BCHD HAS REDUCED VALUE OF \$74M

Redondo Property Values within 1/2-mile of BCHD Show Estimated \$74M Value Loss

REDONDO BEACH PROPERTY VALUE IMPACT OF BCHD PROXIMITY

(use CNTL-F to search for you street address or scroll down to see the economic statistical model estimates of the value damage of being near the existing BCHD compound.)

BCHD & PMB LLC MUST ADHERE TO RBMC

RBMC 10-2.2502 Planning Commission Design Review

This code requires that the RB Planning Commission protect property values.

NO COMPETENT REAL ESTATE ECONOMIST CAN CONCLUDE BCHD'S PROJECT EXPANSION PROTECTS PROPERTY VALUES!

THE FACTS ARE DAMNING FOR BCHD & PMB LLC

- 1. Models estimate Redondo Beach Property Values Within 1/2-mile of BCHD Current Compound are Reduced by Over \$70M**
- 2. BCHD Phase 1+2 Project Increases Total SQFT by 254%**
- 3. BCHD Phase 1 Alone Increases the SQFT at 76-feet or taller by over 28,000% (from 962 sqft to 275,000 sqft)**
- 4. BCHD Phase 1 Alone Increases Visual Height by 200-300% Due to Construction on the Site Perimeter (vs. current center-buffered layout)**
- 5. BCHD Phase 2 Will Add an 8-10 Story Parking Ramp Near Prospect & Diamond Homes**
- 6. Redondo Beach Will See Only SMALL Benefit from the Super-Majority Non-Resident Use of the Proposed Compound (RB use estimates range from 3% to 9% of Phase 1 PACE, ALLCOVE and RCFE**

Redondo Beach suffers the damages for 91% to 97% non-resident benefits

INCREASING THE COMPOUND'S SQUARE FEET, MOVING TO THE SITE PERIMETER, INCREASING SQUARE FEET AT MAX HEIGHT CAN ONLY FURTHER DECREASE PROPERTY VALUES!

BCHDs PLANNED ACTIONS WILL NOT PROTECT VALUES AS REQUIRED!

Analysis shows steep estimated declines in property values near BCHD's existing 312,000 sqft compound. Expansion to 792,000 sqft and 200%-300% increase in visual height coupled with a 28,000% increase in square feet at or above 76-feet WILL FURTHER DIMINISH SURROUNDING PROPERTY VALUES.

Using econometric modeling and data purchased (licensed) from a data supplier that BCHD uses also, the model demonstrates steep value declines within a 1/2-mile radius of BCHD current 312,000 sqft complex. At present, only 962 sqft (0.3%) of the building space is at 76-feet tall as measured from the base of the 514 failed hospital building. The remaining 99.7% is at 52-feet tall or lower.

Based on the estimates of BCHD's vendor MDS, the National PACE Association data, the US Census, and the contract funding for ALLCOVE, 90277 only stands to gain between 2% and 4% of the benefits of the PMC LLC private development and any associated rental space purchased by BCHD. That leave a 96% to 98% NON-BENEFIT of the phase 1 building aimed right at 90277

Phase 1 will increase the BCHD compound sqft at (or above 76-feet tall) by 286-times Phase 1 will be significantly larger and taller than the current neighborhood value-damaging facility. Phase 1 is projected to increase the amount of square feet of space at or above 76-feet tall (measured from the base of the existing failed hospital building) from 962 sqft to 275,000 sqft. That an increase by 28,586% of square feet at or above the current maximum height.

Phase 1 will increase the overall size of the BCHD compound by 37%

The 275,000 sqft PMB LLC building pledges to electively tear down the 514 failed hospital building for seismic causes. Yet, BCHD's consultant Youssef Assoc. stated that Best Practice allows 25 years continued use. If PMB LLC tears down the 161,200 sqft 514 building, then the over compound will increase from 312,000 sqft to 427,000 sqft. That is an increase of 37% over the current property value damaging size.

Phase 2 will increase the overall size of the BCHD compound by 254% from 312,000 to 792,000 SQFT

The current statistically modeled property damages to Redondo Beach residents are over \$70M. That is without BCHD's proposed increase of total square feet by 254% and increase in square feet at or above today's maximum height of at least 28,000% (from 962 sqft to roughly 275,000 sqft at or above 76-feet above the current base of the 514 building).

Phase 1 will increase the visual height of the compound by 200-300%

Because PMB LLC plans to build on the north and east campus perimeter, and BCHD plans an 8-10 story parking ramp at roughly Prospect & Diamond, the final compound development will appear 200-300% taller than the current centered compound tallest 962 sqft Penthouse.

Model: Application of Custom Econometric Value Impact Analysis & Model

Impact Location: Torrance Within 0.5 Mile of BCHD per Data Vendor Computation

Data Source: Commercial Vendor used by BCHD's MDS Consultants

Summary Estimated Impacts on Redondo Beach Property Values Within 1/2-Mile of BCHD

Total Impact -\$73,761,000

Avg Impact per Property -\$48,816

Max Impact per Property -\$239,141

(Use CNTL-F to Search for Addresses)

Address within 1/2-Mile of BCHD Estimated Proximity Impact % Impact

1803 1/2 Armour Ln Redondo Beach -\$21,197 -2.6%
1805 1/2 Armour Ln Redondo Beach -\$21,197 -2.0%
711 1/2 N Irena Ave Redondo Beach -\$20,035 -1.6%
1901 190th St Redondo Beach -\$30,548 -2.4%
1903 190th St Redondo Beach -\$30,823 -2.0%
1905 190th St Redondo Beach -\$30,536 -2.7%
1907 190th St Redondo Beach -\$29,891 -2.2%
1909 190th St Redondo Beach -\$29,235 -1.5%
1911 190th St Redondo Beach -\$28,643 -2.2%
1913 190th St Redondo Beach -\$29,126 -2.1%
2129 190th St Redondo Beach -\$16,618 -1.4%
2131 190th St Redondo Beach -\$15,769 -1.6%
2133 190th St Redondo Beach -\$14,904 -1.2%
2135 190th St Redondo Beach -\$14,032 -1.1%
2137 190th St Redondo Beach -\$13,091 -1.1%
2211 190th St Redondo Beach -\$4,463 -0.5%
2213 190th St Redondo Beach -\$3,292 -0.3%
2215 190th St Redondo Beach -\$2,011 -0.2%
2217 190th St Redondo Beach -\$2,953 -0.2%
508 Agate St Redondo Beach -\$18,113 -1.5%
510 Agate St Redondo Beach -\$18,854 -1.7%
514 Agate St Redondo Beach -\$19,775 -1.1%
604 Agate St Redondo Beach -\$25,826 -2.2%
608 Agate St Redondo Beach -\$27,424 -1.4%
411 Anita St Redondo Beach -\$8,843 -0.9%
413 Anita St Redondo Beach -\$9,591 -0.7%

415 Anita St Redondo Beach -\$10,336 -0.7%
423 Anita St Redondo Beach -\$13,328 -1.1%
425 Anita St Redondo Beach -\$14,071 -0.8%
505 Anita St Redondo Beach -\$18,489 -0.8%
507 Anita St Redondo Beach -\$16,627 -0.7%
509 Anita St Redondo Beach -\$16,868 -0.7%
511 Anita St Redondo Beach -\$17,100 -0.7%
513 Anita St Redondo Beach -\$17,339 -0.7%
517 Anita St Redondo Beach -\$21,337 -1.3%
519 Anita St Redondo Beach -\$22,043 -1.4%
521 Anita St Redondo Beach -\$22,736 -1.9%
523 Anita St Redondo Beach -\$23,428 -1.2%
525 Anita St Redondo Beach -\$24,106 -1.6%
527 Anita St Redondo Beach -\$24,774 -1.5%
529 Anita St Redondo Beach -\$25,367 -1.7%
531 Anita St Redondo Beach -\$26,016 -1.7%
533 Anita St Redondo Beach -\$26,753 -1.6%
701 Anita St Redondo Beach -\$34,745 -2.3%
703 Anita St Redondo Beach -\$35,115 -2.4%
705 Anita St Redondo Beach -\$35,433 -2.4%
707 Anita St Redondo Beach -\$35,732 -2.5%
709 Anita St Redondo Beach -\$36,002 -2.7%
711 Anita St Redondo Beach -\$36,246 -2.5%
713 Anita St Redondo Beach -\$36,478 -3.3%
715 Anita St Redondo Beach -\$36,672 -2.8%
717 Anita St Redondo Beach -\$36,840 -2.5%
719 Anita St Redondo Beach -\$36,993 -2.6%
721 Anita St Redondo Beach -\$37,108 -2.3%
723 Anita St Redondo Beach -\$37,192 -2.4%
725 Anita St Redondo Beach -\$37,265 -2.9%
727 Anita St Redondo Beach -\$37,299 -3.0%
729 Anita St Redondo Beach -\$36,956 -2.5%
803 Anita St Redondo Beach -\$37,122 -2.6%
805 Anita St Redondo Beach -\$37,002 -4.3%
807 Anita St Redondo Beach -\$36,856 -3.3%
809 Anita St Redondo Beach -\$36,697 -2.5%
811 Anita St Redondo Beach -\$36,499 -3.5%
813 Anita St Redondo Beach -\$36,275 -2.5%
815 Anita St Redondo Beach -\$36,036 -2.9%
817 Anita St Redondo Beach -\$35,762 -2.3%
819 Anita St Redondo Beach -\$35,464 -3.1%
821 Anita St Redondo Beach -\$35,155 -2.4%
823 Anita St Redondo Beach -\$34,903 -2.9%
825 Anita St Redondo Beach -\$34,841 -2.2%
827 Anita St Redondo Beach -\$34,788 -2.8%
417 Anita St # A Redondo Beach -\$9,290 -0.4%
419 Anita St # A Redondo Beach -\$9,409 -0.4%
421 Anita St # A Redondo Beach -\$9,536 -0.5%
503 Anita St # A Redondo Beach -\$16,289 -0.9%
417 Anita St # B Redondo Beach -\$9,290 -0.4%

419 Anita St # B Redondo Beach -\$9,409 -0.5%
421 Anita St # B Redondo Beach -\$9,536 -0.5%
1600 Armour Ln Redondo Beach -\$10,239 -0.8%
1601 Armour Ln Redondo Beach -\$6,967 -0.5%
1602 Armour Ln Redondo Beach -\$10,659 -1.0%
1603 Armour Ln Redondo Beach -\$7,360 -0.7%
1604 Armour Ln Redondo Beach -\$11,066 -0.9%
1605 Armour Ln Redondo Beach -\$7,747 -0.6%
1606 Armour Ln Redondo Beach -\$11,484 -0.9%
1607 Armour Ln Redondo Beach -\$8,239 -0.7%
1608 Armour Ln Redondo Beach -\$11,845 -1.0%
1610 Armour Ln Redondo Beach -\$12,530 -1.2%
1611 Armour Ln Redondo Beach -\$9,229 -0.7%
1612 Armour Ln Redondo Beach -\$13,170 -1.3%
1613 Armour Ln Redondo Beach -\$9,612 -0.7%
1615 Armour Ln Redondo Beach -\$9,989 -0.7%
1616 Armour Ln Redondo Beach -\$13,797 -1.3%
1617 Armour Ln Redondo Beach -\$10,482 -0.8%
1619 Armour Ln Redondo Beach -\$11,085 -1.1%
1620 Armour Ln Redondo Beach -\$14,428 -1.4%
1623 Armour Ln Redondo Beach -\$11,678 -1.3%
1624 Armour Ln Redondo Beach -\$15,063 -0.8%
1627 Armour Ln Redondo Beach -\$12,268 -1.0%
1628 Armour Ln Redondo Beach -\$15,682 -1.1%
1631 Armour Ln Redondo Beach -\$12,857 -1.0%
1632 Armour Ln Redondo Beach -\$16,899 -1.4%
1634 Armour Ln Redondo Beach -\$17,504 -2.0%
1635 Armour Ln Redondo Beach -\$13,434 -1.4%
1636 Armour Ln Redondo Beach -\$18,097 -1.5%
1637 Armour Ln Redondo Beach -\$13,995 -1.1%
1639 Armour Ln Redondo Beach -\$14,565 -1.7%
1700 Armour Ln Redondo Beach -\$19,170 -1.5%
1702 Armour Ln Redondo Beach -\$19,523 -1.4%
1704 Armour Ln Redondo Beach -\$19,883 -1.5%
1706 Armour Ln Redondo Beach -\$20,243 -1.7%
1708 Armour Ln Redondo Beach -\$20,594 -1.5%
1709 Armour Ln Redondo Beach -\$16,625 -1.3%
1710 Armour Ln Redondo Beach -\$20,942 -1.9%
1711 Armour Ln Redondo Beach -\$17,108 -1.8%
1712 Armour Ln Redondo Beach -\$21,280 -1.6%
1713 Armour Ln Redondo Beach -\$17,532 -1.7%
1714 Armour Ln Redondo Beach -\$21,619 -1.6%
1716 Armour Ln Redondo Beach -\$21,954 -2.0%
1717 Armour Ln Redondo Beach -\$17,997 -1.6%
1718 Armour Ln Redondo Beach -\$22,288 -2.7%
1719 Armour Ln Redondo Beach -\$18,439 -1.7%
1720 Armour Ln Redondo Beach -\$22,614 -1.7%
1722 Armour Ln Redondo Beach -\$22,934 -2.0%
1723 Armour Ln Redondo Beach -\$18,884 -1.3%
1724 Armour Ln Redondo Beach -\$23,254 -1.9%

1725 Armour Ln Redondo Beach -\$19,288 -1.3%
1726 Armour Ln Redondo Beach -\$23,554 -2.3%
1727 Armour Ln Redondo Beach -\$19,570 -1.3%
1729 Armour Ln Redondo Beach -\$19,850 -1.3%
1730 Armour Ln Redondo Beach -\$24,163 -1.8%
1731 Armour Ln Redondo Beach -\$20,149 -1.8%
1732 Armour Ln Redondo Beach -\$24,458 -1.8%
1734 Armour Ln Redondo Beach -\$24,893 -2.0%
1735 Armour Ln Redondo Beach -\$20,539 -1.5%
1737 Armour Ln Redondo Beach -\$20,900 -1.4%
1738 Armour Ln Redondo Beach -\$25,311 -2.5%
1740 Armour Ln Redondo Beach -\$25,571 -2.1%
1741 Armour Ln Redondo Beach -\$21,519 -1.2%
1741 Armour Ln Redondo Beach -\$21,519 -1.5%
1742 Armour Ln Redondo Beach -\$25,840 -2.1%
1744 Armour Ln Redondo Beach -\$26,098 -2.3%
1745 Armour Ln Redondo Beach -\$21,871 -1.8%
1746 Armour Ln Redondo Beach -\$26,354 -2.2%
1747 Armour Ln Redondo Beach -\$22,090 -1.6%
1800 Armour Ln Redondo Beach -\$27,777 -3.0%
1802 Armour Ln Redondo Beach -\$28,229 -2.5%
1803 Armour Ln Redondo Beach -\$21,197 -1.9%
1804 Armour Ln Redondo Beach -\$28,641 -2.3%
1805 Armour Ln Redondo Beach -\$21,197 -2.2%
1806 Armour Ln Redondo Beach -\$29,019 -2.5%
1807 Armour Ln Redondo Beach -\$21,197 -2.0%
1808 Armour Ln Redondo Beach -\$29,378 -2.3%
1812 Armour Ln Redondo Beach -\$30,419 -2.5%
1814 Armour Ln Redondo Beach -\$30,349 -2.4%
1816 Armour Ln Redondo Beach -\$30,309 -2.9%
1821 Armour Ln Redondo Beach -\$25,317 -1.8%
1809 Armour Ln Apt 1 Redondo Beach -\$21,197 -2.3%
1809 Armour Ln Apt 2 Redondo Beach -\$21,197 -2.3%
1809 Armour Ln Apt 4 Redondo Beach -\$21,197 -2.3%
1809 Armour Ln Apt 5 Redondo Beach -\$21,197 -2.1%
611 Beryl St Redondo Beach -\$19,355 -1.4%
612 Beryl St Redondo Beach -\$22,231 -1.7%
614 Beryl St Redondo Beach -\$23,316 -2.4%
615 Beryl St Redondo Beach -\$20,395 -1.8%
619 Beryl St Redondo Beach -\$22,665 -1.3%
702 Beryl St Redondo Beach -\$33,439 -3.0%
706 Beryl St Redondo Beach -\$34,716 -2.7%
708 Beryl St Redondo Beach -\$38,183 -3.2%
710 Beryl St Redondo Beach -\$38,183 -2.6%
712 Beryl St Redondo Beach -\$38,183 -2.3%
807 Beryl St Redondo Beach -\$41,267 -2.7%
1111 Beryl St Apt 1 Redondo Beach -\$72,666 -5.8%
1111 Beryl St Apt 2 Redondo Beach -\$72,666 -6.5%
1111 Beryl St Apt 3 Redondo Beach -\$72,666 -6.8%
1111 Beryl St Apt 4 Redondo Beach -\$72,666 -7.9%

1111 Beryl St Apt 5 Redondo Beach -\$72,666 -7.3%
1111 Beryl St Apt 6 Redondo Beach -\$72,666 -5.8%
1111 Beryl St Apt 7 Redondo Beach -\$72,666 -6.8%
1111 Beryl St Apt 8 Redondo Beach -\$72,666 -6.5%
1111 Beryl St Apt 9 Redondo Beach -\$72,666 -7.4%
621 Beryl St Apt A Redondo Beach -\$24,536 -2.1%
621 Beryl St Apt B Redondo Beach -\$24,536 -2.0%
621 Beryl St Apt C Redondo Beach -\$24,536 -2.3%
1112 Beryl St Unit 1 Redondo Beach -\$88,369 -10.7%
620 Beryl St Unit 1 Redondo Beach -\$27,601 -2.7%
1112 Beryl St Unit 10 Redondo Beach -\$88,369 -10.1%
620 Beryl St Unit 10 Redondo Beach -\$27,601 -4.1%
1321 Beryl St Unit 101 Redondo Beach -\$88,429 -9.3%
1321 Beryl St Unit 102 Redondo Beach -\$88,429 -10.3%
1321 Beryl St Unit 103 Redondo Beach -\$88,429 -10.1%
1321 Beryl St Unit 105 Redondo Beach -\$88,429 -10.9%
1321 Beryl St Unit 106 Redondo Beach -\$88,429 -9.4%
1112 Beryl St Unit 11 Redondo Beach -\$88,369 -11.0%
620 Beryl St Unit 11 Redondo Beach -\$27,601 -3.1%
1112 Beryl St Unit 12 Redondo Beach -\$88,369 -10.0%
620 Beryl St Unit 12 Redondo Beach -\$27,601 -3.0%
1112 Beryl St Unit 13 Redondo Beach -\$88,369 -9.9%
620 Beryl St Unit 13 Redondo Beach -\$27,601 -3.2%
1112 Beryl St Unit 14 Redondo Beach -\$88,369 -11.5%
620 Beryl St Unit 14 Redondo Beach -\$27,601 -3.3%
1112 Beryl St Unit 15 Redondo Beach -\$88,369 -11.1%
620 Beryl St Unit 15 Redondo Beach -\$27,601 -3.1%
1112 Beryl St Unit 16 Redondo Beach -\$88,369 -9.8%
620 Beryl St Unit 16 Redondo Beach -\$27,601 -2.7%
1112 Beryl St Unit 17 Redondo Beach -\$88,369 -11.6%
620 Beryl St Unit 17 Redondo Beach -\$27,601 -3.0%
1112 Beryl St Unit 2 Redondo Beach -\$88,369 -10.5%
620 Beryl St Unit 2 Redondo Beach -\$27,601 -2.7%
1321 Beryl St Unit 201 Redondo Beach -\$88,429 -10.9%
1321 Beryl St Unit 202 Redondo Beach -\$88,429 -10.2%
1321 Beryl St Unit 203 Redondo Beach -\$88,429 -9.7%
1321 Beryl St Unit 204 Redondo Beach -\$88,429 -11.4%
1321 Beryl St Unit 205 Redondo Beach -\$88,429 -10.5%
1321 Beryl St Unit 206 Redondo Beach -\$88,429 -10.4%
1112 Beryl St Unit 3 Redondo Beach -\$88,369 -9.9%
620 Beryl St Unit 3 Redondo Beach -\$27,601 -3.2%
1321 Beryl St Unit 301 Redondo Beach -\$88,429 -10.5%
1321 Beryl St Unit 302 Redondo Beach -\$88,429 -10.5%
1321 Beryl St Unit 303 Redondo Beach -\$88,429 -11.1%
1321 Beryl St Unit 304 Redondo Beach -\$88,429 -10.2%
1321 Beryl St Unit 305 Redondo Beach -\$88,429 -10.3%
1112 Beryl St Unit 4 Redondo Beach -\$88,369 -9.8%
1112 Beryl St Unit 5 Redondo Beach -\$88,369 -10.0%
1112 Beryl St Unit 6 Redondo Beach -\$88,369 -10.4%
620 Beryl St Unit 6 Redondo Beach -\$27,601 -2.6%

1112 Beryl St Unit 7 Redondo Beach -\$88,369 -11.5%
607 Beryl St Unit 7 Redondo Beach -\$17,455 -1.7%
620 Beryl St Unit 7 Redondo Beach -\$27,601 -2.7%
1112 Beryl St Unit 8 Redondo Beach -\$88,369 -10.1%
607 Beryl St Unit 8 Redondo Beach -\$17,455 -1.5%
620 Beryl St Unit 8 Redondo Beach -\$27,601 -2.8%
1112 Beryl St Unit 9 Redondo Beach -\$88,369 -12.1%
607 Beryl St Unit 9 Redondo Beach -\$17,455 -1.5%
620 Beryl St Unit 9 Redondo Beach -\$27,601 -2.5%
507 Blossom Ln Redondo Beach -\$20,298 -1.7%
509 Blossom Ln Redondo Beach -\$18,814 -1.4%
511 Blossom Ln Redondo Beach -\$17,348 -1.3%
1002 Carnelian St Redondo Beach -\$80,645 -6.9%
512 Carnelian St Redondo Beach -\$8,345 -0.7%
711 Carnelian St Redondo Beach -\$27,325 -2.1%
712 Carnelian St Redondo Beach -\$31,807 -4.0%
715 Carnelian St Redondo Beach -\$28,426 -2.2%
717 Carnelian St Redondo Beach -\$29,711 -2.4%
721 Carnelian St Redondo Beach -\$30,833 -2.3%
723 Carnelian St Redondo Beach -\$32,159 -2.6%
731 Carnelian St Redondo Beach -\$34,877 -2.7%
806 Carnelian St Redondo Beach -\$51,016 -3.3%
807 Carnelian St Redondo Beach -\$48,828 -2.9%
808 Carnelian St Redondo Beach -\$54,279 -3.1%
906 Carnelian St Redondo Beach -\$70,240 -5.6%
907 Carnelian St Redondo Beach -\$59,992 -3.6%
911 Carnelian St Redondo Beach -\$65,356 -3.3%
803 Carnelian St # A Redondo Beach -\$44,512 -4.7%
803 Carnelian St # B Redondo Beach -\$44,512 -4.7%
501 Cluster Ln Redondo Beach -\$27,075 -2.4%
503 Cluster Ln Redondo Beach -\$25,368 -2.0%
505 Cluster Ln Redondo Beach -\$23,692 -2.6%
507 Cluster Ln Redondo Beach -\$22,045 -2.1%
508 Cluster Ln Redondo Beach -\$21,719 -1.8%
509 Cluster Ln Redondo Beach -\$20,430 -1.7%
510 Cluster Ln Redondo Beach -\$20,179 -1.6%
512 Cluster Ln Redondo Beach -\$18,657 -1.6%
1003 Del Amo St Redondo Beach -\$65,662 -4.0%
1005 Del Amo St Redondo Beach -\$66,959 -2.8%
1007 Del Amo St Redondo Beach -\$68,338 -6.2%
1011 Diamond St Redondo Beach -\$69,300 -5.6%
1019 Diamond St Redondo Beach -\$73,443 -3.0%
1101 Diamond St Redondo Beach -\$85,027 -4.5%
1105 Diamond St Redondo Beach -\$105,270 -6.9%
1400 Diamond St Redondo Beach -\$227,520 -11.8%
1402 Diamond St Redondo Beach -\$222,664 -16.5%
1404 Diamond St Redondo Beach -\$216,799 -14.9%
1406 Diamond St Redondo Beach -\$217,844 -13.0%
1408 Diamond St Redondo Beach -\$216,206 -13.8%
1410 Diamond St Redondo Beach -\$207,108 -11.2%

519 Diamond St Redondo Beach -\$1,055 -0.1%
601 Diamond St Redondo Beach -\$6,555 -0.5%
615 Diamond St Redondo Beach -\$8,688 -0.5%
711 Diamond St Redondo Beach -\$24,564 -2.0%
907 Diamond St Redondo Beach -\$49,788 -2.8%
915 Diamond St Unit 1 Redondo Beach -\$55,860 -5.1%
915 Diamond St Unit 2 Redondo Beach -\$55,860 -5.5%
915 Diamond St Unit 3 Redondo Beach -\$55,860 -4.9%
915 Diamond St Unit 4 Redondo Beach -\$55,860 -5.6%
915 Diamond St Unit 5 Redondo Beach -\$55,860 -5.6%
915 Diamond St Unit 6 Redondo Beach -\$55,860 -5.8%
2208 Earle Ct Redondo Beach -\$3,415 -0.3%
2210 Earle Ct Redondo Beach -\$2,579 -0.2%
2212 Earle Ct Redondo Beach -\$1,707 -0.1%
2214 Earle Ct Redondo Beach \$0 0.0%
500 Earle Ln Redondo Beach -\$9,010 -0.7%
501 Earle Ln Redondo Beach -\$1,933 -0.1%
503 Earle Ln Redondo Beach -\$1,892 -0.2%
505 Earle Ln Redondo Beach -\$1,847 -0.1%
507 Earle Ln Redondo Beach -\$1,802 -0.1%
509 Earle Ln Redondo Beach -\$1,761 -0.2%
110 El Redondo Ave Redondo Beach -\$20,482 -0.9%
410 El Redondo Ave Redondo Beach -\$14,912 -0.8%
412 El Redondo Ave Redondo Beach -\$14,874 -0.7%
501 El Redondo Ave Redondo Beach -\$12,927 -1.0%
401 Flagler Ln Redondo Beach -\$31,289 -3.4%
200 Goodman Ave Redondo Beach -\$31,287 -2.1%
500 Green Ln Redondo Beach -\$28,326 -1.8%
501 Green Ln Redondo Beach -\$29,106 -2.1%
502 Green Ln Redondo Beach -\$26,528 -2.3%
503 Green Ln Redondo Beach -\$26,915 -2.1%
504 Green Ln Redondo Beach -\$24,735 -2.1%
505 Green Ln Redondo Beach -\$25,282 -1.3%
506 Green Ln Redondo Beach -\$22,987 -1.7%
507 Green Ln Redondo Beach -\$23,419 -1.9%
508 Green Ln Redondo Beach -\$21,264 -1.7%
509 Green Ln Redondo Beach -\$21,397 -1.8%
501 Harkness Ln Redondo Beach -\$15,920 -0.8%
506 Harkness Ln Redondo Beach -\$21,197 -2.7%
508 Harkness Ln Redondo Beach -\$21,197 -2.6%
510 Harkness Ln Redondo Beach -\$21,197 -2.5%
512 Harkness Ln Redondo Beach -\$21,197 -3.0%
514 Harkness Ln Redondo Beach -\$21,197 -2.1%
518 Harkness Ln Redondo Beach -\$21,197 -3.9%
504 Harkness Ln Apt 1 Redondo Beach -\$21,197 -2.3%
504 Harkness Ln Apt 2 Redondo Beach -\$21,197 -2.1%
504 Harkness Ln Apt 3 Redondo Beach -\$21,197 -2.3%
504 Harkness Ln Apt 4 Redondo Beach -\$21,197 -2.3%
504 Harkness Ln Apt 5 Redondo Beach -\$21,197 -2.3%
504 Harkness Ln Apt 6 Redondo Beach -\$21,197 -2.4%

2124 Havemeyer Ln Redondo Beach -\$10,492 -0.9%
2126 Havemeyer Ln Redondo Beach -\$12,018 -0.9%
2128 Havemeyer Ln Redondo Beach -\$13,741 -1.2%
2130 Havemeyer Ln Redondo Beach -\$12,781 -1.0%
2132 Havemeyer Ln Redondo Beach -\$11,634 -1.0%
2134 Havemeyer Ln Redondo Beach -\$10,778 -0.7%
1601 Lomax Ln Redondo Beach -\$18,954 -1.3%
1603 Lomax Ln Redondo Beach -\$19,440 -1.3%
1605 Lomax Ln Redondo Beach -\$19,940 -1.3%
1606 Lomax Ln Redondo Beach -\$23,950 -2.3%
1607 Lomax Ln Redondo Beach -\$20,534 -2.0%
1608 Lomax Ln Redondo Beach -\$24,754 -1.8%
1610 Lomax Ln Redondo Beach -\$25,276 -2.5%
1611 Lomax Ln Redondo Beach -\$21,223 -1.7%
1612 Lomax Ln Redondo Beach -\$25,987 -1.3%
1613 Lomax Ln Redondo Beach -\$21,862 -1.9%
1615 Lomax Ln Redondo Beach -\$22,403 -2.4%
1616 Lomax Ln Redondo Beach -\$26,869 -1.9%
1617 Lomax Ln Redondo Beach -\$22,881 -2.2%
1619 Lomax Ln Redondo Beach -\$23,365 -1.8%
1620 Lomax Ln Redondo Beach -\$27,754 -2.5%
1621 Lomax Ln Redondo Beach -\$24,095 -2.5%
1622 Lomax Ln Redondo Beach -\$28,628 -3.3%
1624 Lomax Ln Redondo Beach -\$29,221 -2.8%
1627 Lomax Ln Redondo Beach -\$25,297 -2.8%
1628 Lomax Ln Redondo Beach -\$29,702 -2.4%
1630 Lomax Ln Redondo Beach -\$23,956 -1.5%
1631 Lomax Ln Redondo Beach -\$26,233 -2.4%
1633 Lomax Ln Redondo Beach -\$26,708 -2.7%
1635 Lomax Ln Redondo Beach -\$27,175 -2.5%
1703 Lomax Ln Redondo Beach -\$28,292 -1.8%
1705 Lomax Ln Redondo Beach -\$29,291 -2.0%
1707 Lomax Ln Redondo Beach -\$29,728 -3.2%
1709 Lomax Ln Redondo Beach -\$30,177 -2.8%
1711 Lomax Ln Redondo Beach -\$30,617 -2.4%
1713 Lomax Ln Redondo Beach -\$31,053 -2.8%
1715 Lomax Ln Redondo Beach -\$31,489 -2.4%
1717 Lomax Ln Redondo Beach -\$31,799 -2.7%
1719 Lomax Ln Redondo Beach -\$32,079 -3.1%
301 N Francisca Ave Redondo Beach -\$2,567 -0.1%
305 N Francisca Ave Redondo Beach -\$2,211 -0.2%
307 N Francisca Ave Redondo Beach -\$2,313 -0.2%
308 N Francisca Ave Redondo Beach -\$6,743 -0.4%
309 N Francisca Ave Redondo Beach -\$2,450 -0.2%
311 N Francisca Ave Redondo Beach -\$2,455 -0.2%
313 N Francisca Ave Redondo Beach -\$2,550 -0.2%
316 N Francisca Ave Redondo Beach -\$6,695 -0.4%
312 N Francisca Ave Unit 1 Redondo Beach -\$6,768 -0.7%
312 N Francisca Ave Unit 2 Redondo Beach -\$5,838 -0.5%
324 N Francisca Ave Unit 2 Redondo Beach -\$6,268 -0.6%

312 N Francisca Ave Unit 3 Redondo Beach -\$5,838 -0.5%
324 N Francisca Ave Unit 3 Redondo Beach -\$6,268 -0.6%
312 N Francisca Ave Unit 4 Redondo Beach -\$5,838 -0.7%
324 N Francisca Ave Unit 4 Redondo Beach -\$6,268 -0.6%
312 N Francisca Ave Unit 5 Redondo Beach -\$5,838 -0.6%
322 N Francisca Ave Unit A Redondo Beach -\$5,647 -0.4%
322 N Francisca Ave Unit B Redondo Beach -\$5,647 -0.4%
302 N Gertruda Ave Redondo Beach -\$13,706 -0.9%
303 N Gertruda Ave Redondo Beach -\$9,305 -0.5%
304 N Gertruda Ave Redondo Beach -\$14,119 -1.0%
305 N Gertruda Ave Redondo Beach -\$9,534 -0.6%
306 N Gertruda Ave Redondo Beach -\$14,424 -1.6%
309 N Gertruda Ave Redondo Beach -\$9,919 -0.5%
310 N Gertruda Ave Redondo Beach -\$14,949 -1.2%
311 N Gertruda Ave Redondo Beach -\$10,075 -0.7%
312 N Gertruda Ave Redondo Beach -\$15,162 -0.9%
313 N Gertruda Ave Redondo Beach -\$10,193 -0.7%
314 N Gertruda Ave Redondo Beach -\$15,353 -1.2%
316 N Gertruda Ave Redondo Beach -\$15,474 -0.9%
318 N Gertruda Ave Redondo Beach -\$15,533 -1.2%
320 N Gertruda Ave Redondo Beach -\$15,568 -1.2%
324 N Gertruda Ave Redondo Beach -\$15,537 -0.9%
326 N Gertruda Ave Redondo Beach -\$15,484 -1.1%
327 N Gertruda Ave Redondo Beach -\$10,045 -0.5%
328 N Gertruda Ave Redondo Beach -\$15,407 -1.0%
403 N Gertruda Ave Redondo Beach -\$9,656 -0.7%
404 N Gertruda Ave Redondo Beach -\$14,380 -1.0%
405 N Gertruda Ave Redondo Beach -\$9,473 -0.7%
410 N Gertruda Ave Redondo Beach -\$13,415 -1.5%
412 N Gertruda Ave Redondo Beach -\$13,187 -0.7%
426 N Gertruda Ave Redondo Beach -\$10,715 -0.7%
428 N Gertruda Ave Redondo Beach -\$10,314 -0.7%
402 N Gertruda Ave # A Redondo Beach -\$14,636 -1.2%
408 N Gertruda Ave # A Redondo Beach -\$13,872 -1.1%
424 N Gertruda Ave # A Redondo Beach -\$11,108 -1.1%
402 N Gertruda Ave # B Redondo Beach -\$13,808 -1.1%
501 N Guadalupe Ave Redondo Beach -\$16,191 -1.1%
507 N Guadalupe Ave Redondo Beach -\$17,046 -1.3%
508 N Guadalupe Ave Redondo Beach -\$23,084 -1.1%
509 N Guadalupe Ave Redondo Beach -\$17,385 -0.9%
510 N Guadalupe Ave Redondo Beach -\$23,417 -1.6%
511 N Guadalupe Ave Redondo Beach -\$17,694 -1.2%
512 N Guadalupe Ave Redondo Beach -\$23,754 -0.9%
513 N Guadalupe Ave Redondo Beach -\$17,973 -1.6%
514 N Guadalupe Ave Redondo Beach -\$24,065 -1.6%
516 N Guadalupe Ave Redondo Beach -\$24,356 -1.2%
517 N Guadalupe Ave Redondo Beach -\$18,416 -1.7%
519 N Guadalupe Ave Redondo Beach -\$18,558 -0.8%
521 N Guadalupe Ave Redondo Beach -\$18,665 -1.4%
525 N Guadalupe Ave Redondo Beach -\$18,740 -0.9%

527 N Guadalupe Ave Redondo Beach -\$18,798 -0.7%
600 N Guadalupe Ave Redondo Beach -\$24,811 -1.6%
607 N Guadalupe Ave Redondo Beach -\$17,988 -1.0%
626 N Guadalupe Ave Redondo Beach -\$20,436 -1.0%
628 N Guadalupe Ave Redondo Beach -\$19,917 -0.9%
705 N Guadalupe Ave Redondo Beach -\$13,252 -1.2%
707 N Guadalupe Ave Redondo Beach -\$11,907 -0.9%
714 N Guadalupe Ave Redondo Beach -\$14,622 -1.0%
602 N Guadalupe Ave # A Redondo Beach -\$25,190 -1.9%
603 N Guadalupe Ave # A Redondo Beach -\$18,392 -1.5%
605 N Guadalupe Ave # A Redondo Beach -\$18,206 -1.5%
716 N Guadalupe Ave # A Redondo Beach -\$13,905 -0.9%
602 N Guadalupe Ave # B Redondo Beach -\$25,190 -1.9%
603 N Guadalupe Ave # B Redondo Beach -\$18,392 -1.5%
605 N Guadalupe Ave # B Redondo Beach -\$18,206 -1.5%
716 N Guadalupe Ave # B Redondo Beach -\$13,905 -0.9%
615 N Guadalupe Ave Apt 1 Redondo Beach -\$16,897 -2.0%
615 N Guadalupe Ave Apt 2 Redondo Beach -\$16,897 -1.8%
615 N Guadalupe Ave Apt 3 Redondo Beach -\$16,897 -1.9%
618 N Guadalupe Ave Apt A Redondo Beach -\$23,510 -2.2%
618 N Guadalupe Ave Apt B Redondo Beach -\$23,510 -1.9%
618 N Guadalupe Ave Apt C Redondo Beach -\$23,510 -1.8%
610 N Guadalupe Ave Unit 1 Redondo Beach -\$24,974 -2.4%
611 N Guadalupe Ave Unit 1 Redondo Beach -\$17,613 -1.6%
616 N Guadalupe Ave Unit 1 Redondo Beach -\$24,174 -2.2%
619 N Guadalupe Ave Unit 1 Redondo Beach -\$16,403 -1.3%
625 N Guadalupe Ave Unit 1 Redondo Beach -\$14,857 -1.5%
627 N Guadalupe Ave Unit 1 Redondo Beach -\$14,857 -1.4%
706 N Guadalupe Ave Unit 1 Redondo Beach -\$17,455 -1.8%
710 N Guadalupe Ave Unit 1 Redondo Beach -\$16,308 -1.6%
610 N Guadalupe Ave Unit 10 Redondo Beach -\$24,974 -2.3%
610 N Guadalupe Ave Unit 2 Redondo Beach -\$24,974 -2.4%
611 N Guadalupe Ave Unit 2 Redondo Beach -\$17,613 -1.4%
616 N Guadalupe Ave Unit 2 Redondo Beach -\$24,174 -2.4%
619 N Guadalupe Ave Unit 2 Redondo Beach -\$16,403 -1.3%
625 N Guadalupe Ave Unit 2 Redondo Beach -\$14,857 -1.6%
627 N Guadalupe Ave Unit 2 Redondo Beach -\$14,857 -1.6%
706 N Guadalupe Ave Unit 2 Redondo Beach -\$17,455 -1.7%
710 N Guadalupe Ave Unit 2 Redondo Beach -\$16,308 -1.7%
610 N Guadalupe Ave Unit 3 Redondo Beach -\$24,974 -2.3%
611 N Guadalupe Ave Unit 3 Redondo Beach -\$17,613 -1.4%
616 N Guadalupe Ave Unit 3 Redondo Beach -\$24,174 -2.3%
619 N Guadalupe Ave Unit 3 Redondo Beach -\$16,403 -1.3%
625 N Guadalupe Ave Unit 3 Redondo Beach -\$14,857 -1.6%
627 N Guadalupe Ave Unit 3 Redondo Beach -\$14,857 -1.4%
706 N Guadalupe Ave Unit 3 Redondo Beach -\$17,455 -1.8%
710 N Guadalupe Ave Unit 3 Redondo Beach -\$16,308 -1.5%
610 N Guadalupe Ave Unit 4 Redondo Beach -\$24,974 -2.3%
611 N Guadalupe Ave Unit 4 Redondo Beach -\$17,613 -1.4%
616 N Guadalupe Ave Unit 4 Redondo Beach -\$24,174 -2.1%

619 N Guadalupe Ave Unit 4 Redondo Beach -\$16,403 -1.6%
625 N Guadalupe Ave Unit 4 Redondo Beach -\$14,857 -1.9%
627 N Guadalupe Ave Unit 4 Redondo Beach -\$14,857 -1.7%
706 N Guadalupe Ave Unit 4 Redondo Beach -\$17,455 -1.8%
710 N Guadalupe Ave Unit 4 Redondo Beach -\$16,308 -1.8%
610 N Guadalupe Ave Unit 5 Redondo Beach -\$24,974 -2.2%
611 N Guadalupe Ave Unit 5 Redondo Beach -\$17,613 -1.4%
616 N Guadalupe Ave Unit 5 Redondo Beach -\$24,174 -2.5%
619 N Guadalupe Ave Unit 5 Redondo Beach -\$16,403 -1.5%
625 N Guadalupe Ave Unit 5 Redondo Beach -\$14,857 -1.0%
627 N Guadalupe Ave Unit 5 Redondo Beach -\$14,857 -1.0%
706 N Guadalupe Ave Unit 5 Redondo Beach -\$17,455 -1.6%
710 N Guadalupe Ave Unit 5 Redondo Beach -\$16,308 -1.5%
611 N Guadalupe Ave Unit 6 Redondo Beach -\$17,613 -1.4%
616 N Guadalupe Ave Unit 6 Redondo Beach -\$24,174 -2.2%
619 N Guadalupe Ave Unit 6 Redondo Beach -\$16,403 -1.7%
706 N Guadalupe Ave Unit 6 Redondo Beach -\$17,455 -1.6%
710 N Guadalupe Ave Unit 6 Redondo Beach -\$16,308 -1.4%
610 N Guadalupe Ave Unit 7 Redondo Beach -\$24,974 -2.3%
616 N Guadalupe Ave Unit 7 Redondo Beach -\$24,174 -2.0%
610 N Guadalupe Ave Unit 8 Redondo Beach -\$24,974 -2.4%
610 N Guadalupe Ave Unit 9 Redondo Beach -\$24,974 -2.3%
520 N Guadalupe Ave Unit A Redondo Beach -\$25,124 -1.8%
604 N Guadalupe Ave Unit A Redondo Beach -\$26,162 -2.1%
606 N Guadalupe Ave Unit A Redondo Beach -\$25,694 -3.3%
622 N Guadalupe Ave Unit A Redondo Beach -\$22,553 -1.8%
624 N Guadalupe Ave Unit A Redondo Beach -\$22,044 -2.6%
520 N Guadalupe Ave Unit B Redondo Beach -\$25,124 -1.8%
604 N Guadalupe Ave Unit B Redondo Beach -\$26,162 -2.1%
622 N Guadalupe Ave Unit B Redondo Beach -\$22,553 -1.7%
624 N Guadalupe Ave Unit B Redondo Beach -\$22,044 -1.9%
520 N Guadalupe Ave Unit C Redondo Beach -\$25,124 -1.7%
604 N Guadalupe Ave Unit C Redondo Beach -\$26,162 -1.9%
606 N Guadalupe Ave Unit C Redondo Beach -\$25,694 -2.4%
622 N Guadalupe Ave Unit C Redondo Beach -\$22,553 -1.7%
624 N Guadalupe Ave Unit C Redondo Beach -\$22,044 -2.1%
520 N Guadalupe Ave Unit D Redondo Beach -\$25,124 -1.6%
606 N Guadalupe Ave Unit D Redondo Beach -\$25,694 -2.4%
606 N Guadalupe Ave Unit E Redondo Beach -\$25,694 -3.2%
606 N Guadalupe Ave Unit F Redondo Beach -\$25,694 -2.6%
606 N Guadalupe Ave Unit G Redondo Beach -\$25,694 -2.8%
606 N Guadalupe Ave Unit H Redondo Beach -\$25,694 -2.7%
606 N Guadalupe Ave Unit J Redondo Beach -\$25,694 -2.9%
505 N Helberta Ave Redondo Beach -\$25,845 -1.2%
514 N Helberta Ave Redondo Beach -\$33,923 -2.2%
515 N Helberta Ave Redondo Beach -\$27,268 -2.2%
519 N Helberta Ave Redondo Beach -\$28,296 -1.0%
521 N Helberta Ave Redondo Beach -\$28,718 -1.2%
524 N Helberta Ave Redondo Beach -\$38,208 -2.5%
525 N Helberta Ave Redondo Beach -\$29,533 -1.2%

526 N Helberta Ave Redondo Beach -\$40,295 -2.6%
529 N Helberta Ave Redondo Beach -\$30,347 -2.4%
518 N Helberta Ave # 1 Redondo Beach -\$34,247 -2.3%
518 N Helberta Ave # 2 Redondo Beach -\$30,258 -2.2%
502 N Helberta Ave # A Redondo Beach -\$32,715 -2.1%
504 N Helberta Ave # A Redondo Beach -\$32,848 -2.8%
502 N Helberta Ave # B Redondo Beach -\$30,014 -2.2%
504 N Helberta Ave # B Redondo Beach -\$30,091 -1.8%
506 N Helberta Ave Unit 1 Redondo Beach -\$33,100 -3.3%
506 N Helberta Ave Unit 2 Redondo Beach -\$30,148 -2.9%
506 N Helberta Ave Unit 3 Redondo Beach -\$30,148 -3.0%
506 N Helberta Ave Unit 4 Redondo Beach -\$30,148 -3.2%
506 N Helberta Ave Unit 5 Redondo Beach -\$30,148 -2.9%
506 N Helberta Ave Unit 6 Redondo Beach -\$30,148 -2.5%
506 N Helberta Ave Unit 7 Redondo Beach -\$30,148 -2.6%
240 N Irena Ave Redondo Beach -\$22,597 -1.2%
241 N Irena Ave Redondo Beach -\$18,754 -1.7%
502 N Irena Ave Redondo Beach -\$47,427 -4.2%
508 N Irena Ave Redondo Beach -\$46,176 -3.1%
516 N Irena Ave Redondo Beach -\$48,773 -2.8%
519 N Irena Ave Redondo Beach -\$39,496 -2.6%
523 N Irena Ave Redondo Beach -\$39,138 -2.7%
525 N Irena Ave Redondo Beach -\$40,295 -2.7%
617 N Irena Ave Redondo Beach -\$30,181 -2.3%
624 N Irena Ave Redondo Beach -\$34,875 -1.8%
626 N Irena Ave Redondo Beach -\$34,002 -2.8%
628 N Irena Ave Redondo Beach -\$31,846 -2.6%
708 N Irena Ave Redondo Beach -\$26,799 -2.5%
720 N Irena Ave Redondo Beach -\$21,214 -1.8%
724 N Irena Ave Redondo Beach -\$19,276 -1.1%
712 N Irena Ave # 1 Redondo Beach -\$28,395 -2.1%
712 N Irena Ave # 2 Redondo Beach -\$28,395 -2.1%
232 N Irena Ave # A Redondo Beach -\$19,581 -1.4%
238 N Irena Ave # A Redondo Beach -\$22,400 -2.1%
239 N Irena Ave # A Redondo Beach -\$17,902 -1.0%
239 N Irena Ave # A Redondo Beach -\$17,902 #DIV/0!
504 N Irena Ave # A Redondo Beach -\$49,117 -3.7%
506 N Irena Ave # A Redondo Beach -\$49,207 -4.9%
507 N Irena Ave # A Redondo Beach -\$39,646 -3.3%
510 N Irena Ave # A Redondo Beach -\$49,235 -4.6%
514 N Irena Ave # A Redondo Beach -\$49,017 -4.3%
518 N Irena Ave # A Redondo Beach -\$48,488 -3.4%
521 N Irena Ave # A Redondo Beach -\$39,344 -3.1%
524 N Irena Ave # A Redondo Beach -\$47,350 -3.7%
602 N Irena Ave # A Redondo Beach -\$43,785 -2.5%
604 N Irena Ave # A Redondo Beach -\$43,056 -4.6%
616 N Irena Ave # A Redondo Beach -\$38,295 -3.8%
618 N Irena Ave # A Redondo Beach -\$37,451 -2.6%
620 N Irena Ave # A Redondo Beach -\$36,603 -2.6%
622 N Irena Ave # A Redondo Beach -\$35,747 -3.1%

702 N Irena Ave # A Redondo Beach -\$29,545 -1.8%
704 N Irena Ave # A Redondo Beach -\$28,636 -2.4%
706 N Irena Ave # A Redondo Beach -\$27,713 -2.1%
707 N Irena Ave # A Redondo Beach -\$21,628 -1.4%
710 N Irena Ave # A Redondo Beach -\$25,885 -1.7%
715 N Irena Ave # A Redondo Beach -\$18,418 -1.4%
720 N Irena Ave # A Redondo Beach -\$21,214 -1.8%
722 N Irena Ave # A Redondo Beach -\$20,257 -1.5%
723 N Irena Ave # A Redondo Beach -\$15,007 -1.3%
232 N Irena Ave # B Redondo Beach -\$10,243 -0.7%
238 N Irena Ave # B Redondo Beach -\$22,400 -2.2%
239 N Irena Ave # B Redondo Beach -\$17,902 -1.0%
504 N Irena Ave # B Redondo Beach -\$45,896 -3.4%
506 N Irena Ave # B Redondo Beach -\$46,032 -4.1%
507 N Irena Ave # B Redondo Beach -\$42,094 -3.5%
510 N Irena Ave # B Redondo Beach -\$46,305 -4.5%
514 N Irena Ave # B Redondo Beach -\$46,309 -4.0%
515 N Irena Ave # B Redondo Beach -\$39,703 -2.2%
518 N Irena Ave # B Redondo Beach -\$46,512 -3.1%
521 N Irena Ave # B Redondo Beach -\$39,344 -2.2%
524 N Irena Ave # B Redondo Beach -\$47,350 -3.3%
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616 N Irena Ave # B Redondo Beach -\$41,721 -2.8%
618 N Irena Ave # B Redondo Beach -\$41,545 -2.7%
620 N Irena Ave # B Redondo Beach -\$41,366 -2.6%
622 N Irena Ave # B Redondo Beach -\$41,185 -2.9%
702 N Irena Ave # B Redondo Beach -\$29,545 -1.5%
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722 N Irena Ave # B Redondo Beach -\$20,257 -1.4%
234 N Irena Ave Apt 1 Redondo Beach -\$20,987 -1.7%
234 N Irena Ave Apt 2 Redondo Beach -\$10,642 -0.8%
234 N Irena Ave Apt 3 Redondo Beach -\$10,642 -0.9%
234 N Irena Ave Apt 4 Redondo Beach -\$10,642 -0.9%
234 N Irena Ave Apt 5 Redondo Beach -\$10,642 -0.9%
511 N Irena Ave Apt A Redondo Beach -\$39,745 -3.1%
716 N Irena Ave Apt A Redondo Beach -\$23,108 -2.3%
717 N Irena Ave Apt A Redondo Beach -\$16,740 -1.6%
721 N Irena Ave Apt A Redondo Beach -\$16,740 -1.7%
511 N Irena Ave Apt B Redondo Beach -\$39,745 -3.2%
716 N Irena Ave Apt B Redondo Beach -\$23,108 -2.1%
717 N Irena Ave Apt B Redondo Beach -\$16,740 -1.5%
721 N Irena Ave Apt B Redondo Beach -\$16,740 -1.5%
511 N Irena Ave Apt C Redondo Beach -\$39,745 -2.9%
716 N Irena Ave Apt C Redondo Beach -\$23,108 -2.4%
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716 N Irena Ave Apt D Redondo Beach -\$23,108 -2.6%
717 N Irena Ave Apt D Redondo Beach -\$16,740 -1.6%
511 N Irena Ave Apt E Redondo Beach -\$39,745 -2.8%
716 N Irena Ave Apt E Redondo Beach -\$23,108 -2.4%
717 N Irena Ave Apt E Redondo Beach -\$16,740 -1.7%
721 N Irena Ave Apt E Redondo Beach -\$16,740 -1.4%
513 N Irena Ave Unit A Redondo Beach -\$39,762 -2.9%
611 N Irena Ave Unit A Redondo Beach -\$31,429 -3.2%
612 N Irena Ave Unit A Redondo Beach -\$40,730 -3.9%
614 N Irena Ave Unit A Redondo Beach -\$39,120 -3.0%
619 N Irena Ave Unit A Redondo Beach -\$29,556 -2.8%
714 N Irena Ave Unit A Redondo Beach -\$23,108 -2.4%
513 N Irena Ave Unit B Redondo Beach -\$39,762 -2.8%
611 N Irena Ave Unit B Redondo Beach -\$38,812 -5.1%
612 N Irena Ave Unit B Redondo Beach -\$40,730 -4.9%
614 N Irena Ave Unit B Redondo Beach -\$41,901 -3.6%
619 N Irena Ave Unit B Redondo Beach -\$38,177 -3.1%
714 N Irena Ave Unit B Redondo Beach -\$23,108 -2.2%
513 N Irena Ave Unit C Redondo Beach -\$39,762 -3.0%
611 N Irena Ave Unit C Redondo Beach -\$38,812 -4.8%
612 N Irena Ave Unit C Redondo Beach -\$40,730 -4.3%
619 N Irena Ave Unit C Redondo Beach -\$38,177 -3.3%
714 N Irena Ave Unit C Redondo Beach -\$23,108 -2.7%
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714 N Irena Ave Unit D Redondo Beach -\$23,108 -2.2%
611 N Irena Ave Unit E Redondo Beach -\$38,812 -5.0%
611 N Irena Ave Unit F Redondo Beach -\$38,812 -4.1%
612 N Irena Ave Unit F Redondo Beach -\$40,730 -4.0%
611 N Irena Ave Unit G Redondo Beach -\$38,812 -5.1%
612 N Irena Ave Unit G Redondo Beach -\$40,730 -4.6%
612 N Irena Ave Unit H Redondo Beach -\$40,730 -3.6%
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611 N Irena Ave Unit L Redondo Beach -\$38,812 -4.6%
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611 N Irena Ave Unit N Redondo Beach -\$38,812 -4.0%
611 N Irena Ave Unit P Redondo Beach -\$38,812 -5.1%
233 N Juanita Ave Redondo Beach -\$20,409 -1.7%
240 N Juanita Ave Redondo Beach -\$28,599 -1.7%
244 N Juanita Ave Redondo Beach -\$30,151 -2.1%
412 N Juanita Ave Redondo Beach -\$65,904 -4.0%
500 N Juanita Ave Redondo Beach -\$65,138 -4.7%
507 N Juanita Ave Redondo Beach -\$58,894 -4.9%
510 N Juanita Ave Redondo Beach -\$67,381 -5.7%
519 N Juanita Ave Redondo Beach -\$55,166 -5.8%
520 N Juanita Ave Redondo Beach -\$65,557 -5.5%
521 N Juanita Ave Redondo Beach -\$54,767 -3.6%
600 N Juanita Ave Redondo Beach -\$59,992 -3.6%
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608 N Juanita Ave Redondo Beach -\$55,872 -3.1%
611 N Juanita Ave Redondo Beach -\$46,202 -3.0%
627 N Juanita Ave Redondo Beach -\$38,183 -2.2%
628 N Juanita Ave Redondo Beach -\$44,717 -2.8%
700 N Juanita Ave Redondo Beach -\$41,267 -2.8%
703 N Juanita Ave Redondo Beach -\$35,946 -2.1%
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705 N Juanita Ave Redondo Beach -\$34,350 -3.0%
712 N Juanita Ave Redondo Beach -\$34,367 -1.5%
720 N Juanita Ave Redondo Beach -\$29,680 -2.2%
727 N Juanita Ave Redondo Beach -\$21,690 -1.5%
729 N Juanita Ave Redondo Beach -\$20,782 -1.3%
808 N Juanita Ave Redondo Beach -\$15,625 -1.4%
810 N Juanita Ave Redondo Beach -\$14,490 -1.3%
234 N Juanita Ave # A Redondo Beach -\$25,276 -1.8%
235 N Juanita Ave # A Redondo Beach -\$21,406 -1.5%
236 N Juanita Ave # A Redondo Beach -\$14,688 -0.9%
502 N Juanita Ave # A Redondo Beach -\$67,352 -5.3%
506 N Juanita Ave # A Redondo Beach -\$67,513 [#DIV/0!](#)
506 N Juanita Ave # A Redondo Beach -\$67,513 [#DIV/0!](#)
508 N Juanita Ave # A Redondo Beach -\$67,495 -6.5%
512 N Juanita Ave # A Redondo Beach -\$67,210 -4.3%
513 N Juanita Ave # A Redondo Beach -\$56,038 -3.8%
514 N Juanita Ave # A Redondo Beach -\$66,934 -5.4%
523 N Juanita Ave # A Redondo Beach -\$54,297 -3.6%
602 N Juanita Ave # A Redondo Beach -\$59,015 -4.4%
603 N Juanita Ave # A Redondo Beach -\$49,653 -3.0%
607 N Juanita Ave # A Redondo Beach -\$47,951 -4.4%
609 N Juanita Ave # A Redondo Beach -\$47,082 -3.0%
610 N Juanita Ave # A Redondo Beach -\$54,808 -2.9%
612 N Juanita Ave # A Redondo Beach -\$53,725 -3.0%
615 N Juanita Ave # A Redondo Beach -\$44,377 -3.5%
616 N Juanita Ave # A Redondo Beach -\$51,515 -3.5%
617 N Juanita Ave # A Redondo Beach -\$43,456 -3.0%
620 N Juanita Ave # A Redondo Beach -\$49,270 -3.2%
622 N Juanita Ave # A Redondo Beach -\$48,143 -3.2%
702 N Juanita Ave # A Redondo Beach -\$40,108 -2.4%
707 N Juanita Ave # A Redondo Beach -\$31,655 -1.8%
710 N Juanita Ave # A Redondo Beach -\$39,299 -1.9%
713 N Juanita Ave # A Redondo Beach -\$28,576 -1.5%
713 N Juanita Ave # A Redondo Beach -\$28,576 -3.0%
714 N Juanita Ave # A Redondo Beach -\$33,202 -2.3%
717 N Juanita Ave # A Redondo Beach -\$26,471 -1.8%
718 N Juanita Ave # A Redondo Beach -\$30,858 -2.3%
719 N Juanita Ave # A Redondo Beach -\$25,406 -1.8%
721 N Juanita Ave # A Redondo Beach -\$24,337 -1.6%
723 N Juanita Ave # A Redondo Beach -\$23,255 -1.4%
725 N Juanita Ave # A Redondo Beach -\$22,172 -1.4%
804 N Juanita Ave # A Redondo Beach -\$17,936 -1.2%
805 N Juanita Ave # A Redondo Beach -\$15,088 -1.1%

806 N Juanita Ave # A Redondo Beach -\$16,774 -0.9%
234 N Juanita Ave # B Redondo Beach -\$25,276 -1.6%
235 N Juanita Ave # B Redondo Beach -\$21,406 -1.6%
236 N Juanita Ave # B Redondo Beach -\$14,688 -0.9%
502 N Juanita Ave # B Redondo Beach -\$67,352 -4.7%
504 N Juanita Ave # B Redondo Beach -\$67,474 -4.5%
506 N Juanita Ave # B Redondo Beach -\$67,513 -4.2%
508 N Juanita Ave # B Redondo Beach -\$63,962 -5.3%
512 N Juanita Ave # B Redondo Beach -\$64,210 -3.8%
513 N Juanita Ave # B Redondo Beach -\$56,038 -3.9%
514 N Juanita Ave # B Redondo Beach -\$64,326 -5.6%
523 N Juanita Ave # B Redondo Beach -\$59,757 -3.0%
602 N Juanita Ave # B Redondo Beach -\$59,015 -4.6%
603 N Juanita Ave # B Redondo Beach -\$49,653 -3.3%
607 N Juanita Ave # B Redondo Beach -\$47,951 -3.5%
609 N Juanita Ave # B Redondo Beach -\$47,082 -2.2%
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612 N Juanita Ave # B Redondo Beach -\$53,725 -3.0%
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616 N Juanita Ave # B Redondo Beach -\$51,515 -3.8%
620 N Juanita Ave # B Redondo Beach -\$49,270 -4.2%
622 N Juanita Ave # B Redondo Beach -\$48,143 -3.6%
702 N Juanita Ave # B Redondo Beach -\$40,108 -2.5%
707 N Juanita Ave # B Redondo Beach -\$37,398 -1.9%
710 N Juanita Ave # B Redondo Beach -\$39,299 -2.2%
713 N Juanita Ave # B Redondo Beach -\$28,576 -1.6%
714 N Juanita Ave # B Redondo Beach -\$33,202 -2.2%
715 N Juanita Ave # B Redondo Beach -\$27,532 -2.2%
715 N Juanita Ave # B Redondo Beach -\$27,532 -2.2%
716 N Juanita Ave # B Redondo Beach -\$32,035 -1.5%
717 N Juanita Ave # B Redondo Beach -\$35,924 -2.6%
718 N Juanita Ave # B Redondo Beach -\$30,858 -1.9%
719 N Juanita Ave # B Redondo Beach -\$35,623 -2.7%
721 N Juanita Ave # B Redondo Beach -\$35,333 -2.7%
723 N Juanita Ave # B Redondo Beach -\$35,031 -2.2%
725 N Juanita Ave # B Redondo Beach -\$34,740 -2.0%
804 N Juanita Ave # B Redondo Beach -\$20,734 -1.3%
805 N Juanita Ave # B Redondo Beach -\$19,605 -1.4%
806 N Juanita Ave # B Redondo Beach -\$20,414 -1.2%
239 N Juanita Ave Apt A Redondo Beach -\$23,916 -2.3%
239 N Juanita Ave Apt B Redondo Beach -\$23,916 -2.5%
239 N Juanita Ave Apt C Redondo Beach -\$23,916 -2.3%
239 N Juanita Ave Apt D Redondo Beach -\$23,916 -2.5%
239 N Juanita Ave Apt E Redondo Beach -\$23,916 -2.3%
239 N Juanita Ave Apt F Redondo Beach -\$23,916 -2.2%
509 N Juanita Ave Unit 1 Redondo Beach -\$56,154 -5.6%
606 N Juanita Ave Unit 1 Redondo Beach -\$57,481 -7.2%
711 N Juanita Ave Unit 1 Redondo Beach -\$30,120 -3.3%
724 N Juanita Ave Unit 1 Redondo Beach -\$26,730 -2.3%
800 N Juanita Ave Unit 1 Redondo Beach -\$20,198 -1.7%

509 N Juanita Ave Unit 2 Redondo Beach -\$59,027 -5.9%
606 N Juanita Ave Unit 2 Redondo Beach -\$57,481 -6.0%
711 N Juanita Ave Unit 2 Redondo Beach -\$36,813 -3.6%
724 N Juanita Ave Unit 2 Redondo Beach -\$26,730 -2.1%
800 N Juanita Ave Unit 2 Redondo Beach -\$20,908 -1.9%
509 N Juanita Ave Unit 3 Redondo Beach -\$59,027 -6.3%
606 N Juanita Ave Unit 3 Redondo Beach -\$57,481 -6.7%
711 N Juanita Ave Unit 3 Redondo Beach -\$36,813 -4.2%
724 N Juanita Ave Unit 3 Redondo Beach -\$26,730 -2.2%
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509 N Juanita Ave Unit 6 Redondo Beach -\$59,027 -5.6%
606 N Juanita Ave Unit 6 Redondo Beach -\$57,481 -5.8%
709 N Juanita Ave Unit 6 Redondo Beach -\$37,112 -4.0%
800 N Juanita Ave Unit 6 Redondo Beach -\$20,908 -1.9%
800 N Juanita Ave Unit 7 Redondo Beach -\$20,908 -1.8%
206 N Lucia Ave Redondo Beach -\$28,398 -2.2%
208 N Lucia Ave Redondo Beach -\$29,625 -1.7%
216 N Lucia Ave Redondo Beach -\$21,490 -1.3%
221 N Lucia Ave Redondo Beach -\$28,950 -2.5%
227 N Lucia Ave Redondo Beach -\$33,791 -1.9%
400 N Lucia Ave Redondo Beach -\$72,946 -3.7%
402 N Lucia Ave Redondo Beach -\$75,345 -6.4%
403 N Lucia Ave Redondo Beach -\$71,546 -4.0%
404 N Lucia Ave Redondo Beach -\$77,588 -3.0%
405 N Lucia Ave Redondo Beach -\$73,493 -5.9%
406 N Lucia Ave Redondo Beach -\$79,826 -5.2%
407 N Lucia Ave Redondo Beach -\$74,634 -4.1%
408 N Lucia Ave Redondo Beach -\$81,910 -3.2%
409 N Lucia Ave Redondo Beach -\$74,074 -3.1%
410 N Lucia Ave Redondo Beach -\$83,819 -4.2%
411 N Lucia Ave Redondo Beach -\$74,600 -4.8%
412 N Lucia Ave Redondo Beach -\$85,580 -4.2%
414 N Lucia Ave Redondo Beach -\$87,232 -4.5%
416 N Lucia Ave Redondo Beach -\$88,399 -3.8%
418 N Lucia Ave Redondo Beach -\$89,782 -4.4%
500 N Lucia Ave Redondo Beach -\$90,856 -4.8%
501 N Lucia Ave Redondo Beach -\$78,031 -6.0%
503 N Lucia Ave Redondo Beach -\$78,262 -5.8%
516 N Lucia Ave Redondo Beach -\$88,747 -5.4%
517 N Lucia Ave Redondo Beach -\$80,625 -8.4%
519 N Lucia Ave Redondo Beach -\$74,367 -4.6%

520 N Lucia Ave Redondo Beach -\$86,860 -7.3%
521 N Lucia Ave Redondo Beach -\$73,702 -5.8%
522 N Lucia Ave Redondo Beach -\$85,760 -4.9%
524 N Lucia Ave Redondo Beach -\$84,575 -3.4%
526 N Lucia Ave Redondo Beach -\$83,319 -4.3%
530 N Lucia Ave Redondo Beach -\$80,645 -6.8%
601 N Lucia Ave Redondo Beach -\$67,972 -4.3%
607 N Lucia Ave Redondo Beach -\$63,458 -6.5%
701 N Lucia Ave Redondo Beach -\$46,538 -3.3%
703 N Lucia Ave Redondo Beach -\$45,189 -3.0%
704 N Lucia Ave Redondo Beach -\$50,019 -3.3%
707 N Lucia Ave Redondo Beach -\$41,854 -2.8%
715 N Lucia Ave Redondo Beach -\$36,650 -1.6%
717 N Lucia Ave Redondo Beach -\$35,319 -1.3%
728 N Lucia Ave Redondo Beach -\$32,214 -2.0%
804 N Lucia Ave Redondo Beach -\$25,848 -2.4%
805 N Lucia Ave Redondo Beach -\$20,894 -1.3%
806 N Lucia Ave Redondo Beach -\$24,710 -2.0%
807 N Lucia Ave Redondo Beach -\$19,558 -1.8%
808 N Lucia Ave Redondo Beach -\$23,595 -2.6%
810 N Lucia Ave Redondo Beach -\$22,487 -1.7%
816 N Lucia Ave Redondo Beach -\$19,251 -1.5%
817 N Lucia Ave Redondo Beach -\$15,210 -0.7%
818 N Lucia Ave Redondo Beach -\$18,198 -1.6%
820 N Lucia Ave Redondo Beach -\$17,165 -1.0%
821 N Lucia Ave Redondo Beach -\$13,264 -0.5%
822 N Lucia Ave Redondo Beach -\$16,097 -0.7%
826 N Lucia Ave Redondo Beach -\$13,960 -1.6%
830 N Lucia Ave Redondo Beach -\$11,799 -0.5%
726 N Lucia Ave # 1 Redondo Beach -\$33,617 -3.4%
726 N Lucia Ave # 2 Redondo Beach -\$33,617 -3.2%
204 N Lucia Ave # A Redondo Beach -\$27,174 -2.1%
210 N Lucia Ave # A Redondo Beach -\$30,879 -2.2%
211 N Lucia Ave # A Redondo Beach -\$23,212 -1.5%
212 N Lucia Ave # A Redondo Beach -\$32,148 -2.7%
213 N Lucia Ave # A Redondo Beach -\$24,339 -1.7%
214 N Lucia Ave # A Redondo Beach -\$33,420 -2.6%
215 N Lucia Ave # A Redondo Beach -\$25,478 -2.0%
218 N Lucia Ave # A Redondo Beach -\$36,038 -2.8%
219 N Lucia Ave # A Redondo Beach -\$20,520 -1.2%
223 N Lucia Ave # A Redondo Beach -\$30,135 -2.1%
225 N Lucia Ave # A Redondo Beach -\$31,318 -2.1%
504 N Lucia Ave # A Redondo Beach -\$91,163 -6.9%
505 N Lucia Ave # A Redondo Beach -\$76,316 -5.0%
506 N Lucia Ave # A Redondo Beach -\$91,147 -6.6%
508 N Lucia Ave # A Redondo Beach -\$86,475 -5.7%
509 N Lucia Ave # A Redondo Beach -\$76,107 -5.5%
513 N Lucia Ave # A Redondo Beach -\$75,823 -4.9%
515 N Lucia Ave # A Redondo Beach -\$75,448 -6.3%
519 N Lucia Ave # A Redondo Beach -\$74,367 -4.9%

523 N Lucia Ave # A Redondo Beach -\$80,985 -4.3%
525 N Lucia Ave # A Redondo Beach -\$72,148 -6.5%
527 N Lucia Ave # A Redondo Beach -\$71,218 -6.5%
609 N Lucia Ave # A Redondo Beach -\$62,246 -4.5%
613 N Lucia Ave # A Redondo Beach -\$59,771 -3.3%
615 N Lucia Ave # A Redondo Beach -\$69,495 -4.3%
625 N Lucia Ave # A Redondo Beach -\$52,166 -4.3%
627 N Lucia Ave # A Redondo Beach -\$50,897 -3.3%
705 N Lucia Ave # A Redondo Beach -\$43,155 -2.7%
706 N Lucia Ave # A Redondo Beach -\$48,244 -2.5%
709 N Lucia Ave # A Redondo Beach -\$40,551 -2.7%
710 N Lucia Ave # A Redondo Beach -\$45,157 -3.2%
712 N Lucia Ave # A Redondo Beach -\$43,651 -3.0%
714 N Lucia Ave # A Redondo Beach -\$42,167 -2.8%
716 N Lucia Ave # A Redondo Beach -\$40,730 -2.6%
718 N Lucia Ave # A Redondo Beach -\$39,323 -2.5%
721 N Lucia Ave # A Redondo Beach -\$32,704 -1.7%
722 N Lucia Ave # A Redondo Beach -\$36,434 -2.1%
723 N Lucia Ave # A Redondo Beach -\$31,393 -1.7%
723 N Lucia Ave # A Redondo Beach -\$31,393 -2.7%
725 N Lucia Ave # A Redondo Beach -\$30,080 -1.9%
727 N Lucia Ave # A Redondo Beach -\$28,822 -2.2%
800 N Lucia Ave # A Redondo Beach -\$27,463 -1.8%
204 N Lucia Ave # B Redondo Beach -\$19,186 -1.4%
210 N Lucia Ave # B Redondo Beach -\$20,325 -1.4%
211 N Lucia Ave # B Redondo Beach -\$23,212 -1.6%
212 N Lucia Ave # B Redondo Beach -\$20,715 -1.7%
213 N Lucia Ave # B Redondo Beach -\$24,339 -1.6%
214 N Lucia Ave # B Redondo Beach -\$21,096 -1.7%
215 N Lucia Ave # B Redondo Beach -\$19,764 -1.6%
218 N Lucia Ave # B Redondo Beach -\$36,038 -2.6%
219 N Lucia Ave # B Redondo Beach -\$20,520 -1.3%
223 N Lucia Ave # B Redondo Beach -\$21,282 -1.6%
225 N Lucia Ave # B Redondo Beach -\$31,318 -2.4%
504 N Lucia Ave # B Redondo Beach -\$91,163 -7.7%
505 N Lucia Ave # B Redondo Beach -\$76,316 -5.1%
506 N Lucia Ave # B Redondo Beach -\$91,147 -6.9%
507 N Lucia Ave # B Redondo Beach -\$76,317 -4.4%
507 N Lucia Ave # B Redondo Beach -\$76,317 -7.0%
508 N Lucia Ave # B Redondo Beach -\$86,475 -6.0%
509 N Lucia Ave # B Redondo Beach -\$80,021 -5.8%
515 N Lucia Ave # B Redondo Beach -\$80,479 -6.0%
523 N Lucia Ave # B Redondo Beach -\$80,985 -4.3%
525 N Lucia Ave # B Redondo Beach -\$72,148 -5.5%
527 N Lucia Ave # B Redondo Beach -\$71,218 -5.5%
609 N Lucia Ave # B Redondo Beach -\$62,246 -4.9%
613 N Lucia Ave # B Redondo Beach -\$59,771 -3.3%
615 N Lucia Ave # B Redondo Beach -\$69,495 -4.5%
623 N Lucia Ave # B Redondo Beach -\$53,449 -5.7%
625 N Lucia Ave # B Redondo Beach -\$52,166 -4.4%

705 N Lucia Ave # B Redondo Beach -\$43,155 -2.4%
708 N Lucia Ave # B Redondo Beach -\$46,696 -2.6%
709 N Lucia Ave # B Redondo Beach -\$40,551 -2.2%
710 N Lucia Ave # B Redondo Beach -\$45,157 -3.1%
712 N Lucia Ave # B Redondo Beach -\$43,651 -3.0%
714 N Lucia Ave # B Redondo Beach -\$42,167 -2.8%
716 N Lucia Ave # B Redondo Beach -\$40,730 -2.5%
718 N Lucia Ave # B Redondo Beach -\$39,323 -2.5%
720 N Lucia Ave # B Redondo Beach -\$37,867 -2.2%
721 N Lucia Ave # B Redondo Beach -\$32,704 -1.8%
722 N Lucia Ave # B Redondo Beach -\$36,434 -2.5%
723 N Lucia Ave # B Redondo Beach -\$31,393 -1.8%
725 N Lucia Ave # B Redondo Beach -\$30,080 -2.0%
727 N Lucia Ave # B Redondo Beach -\$28,822 -2.0%
800 N Lucia Ave # B Redondo Beach -\$27,463 -1.8%
815 N Lucia Ave Unit A Redondo Beach -\$23,701 -1.4%
815 N Lucia Ave Unit B Redondo Beach -\$23,701 -1.3%
815 N Lucia Ave Unit C Redondo Beach -\$23,701 -1.5%
400 N Maria Ave Redondo Beach -\$76,053 -4.8%
401 N Maria Ave Redondo Beach -\$75,058 -3.2%
402 N Maria Ave Redondo Beach -\$78,659 -4.9%
403 N Maria Ave Redondo Beach -\$77,411 -6.1%
404 N Maria Ave Redondo Beach -\$81,005 -6.1%
405 N Maria Ave Redondo Beach -\$79,577 -7.1%
406 N Maria Ave Redondo Beach -\$83,433 -5.5%
407 N Maria Ave Redondo Beach -\$81,762 -5.2%
408 N Maria Ave Redondo Beach -\$85,895 -5.1%
409 N Maria Ave Redondo Beach -\$84,006 -5.0%
410 N Maria Ave Redondo Beach -\$88,420 -5.9%
411 N Maria Ave Redondo Beach -\$86,290 -7.2%
412 N Maria Ave Redondo Beach -\$91,040 -4.9%
413 N Maria Ave Redondo Beach -\$88,544 -6.3%
414 N Maria Ave Redondo Beach -\$93,698 -4.0%
415 N Maria Ave Redondo Beach -\$90,912 -6.4%
416 N Maria Ave Redondo Beach -\$96,458 -6.1%
417 N Maria Ave Redondo Beach -\$93,305 -7.9%
418 N Maria Ave Redondo Beach -\$99,258 -6.6%
419 N Maria Ave Redondo Beach -\$95,826 -5.7%
420 N Maria Ave Redondo Beach -\$102,304 -8.5%
421 N Maria Ave Redondo Beach -\$98,156 -4.8%
422 N Maria Ave Redondo Beach -\$105,505 -7.3%
424 N Maria Ave Redondo Beach -\$108,685 -6.2%
425 N Maria Ave Redondo Beach -\$101,980 -6.2%
426 N Maria Ave Redondo Beach -\$111,969 -8.1%
427 N Maria Ave Redondo Beach -\$104,387 -5.6%
428 N Maria Ave Redondo Beach -\$115,078 -7.1%
430 N Maria Ave Redondo Beach -\$117,750 -8.3%
432 N Maria Ave Redondo Beach -\$120,291 -7.5%
434 N Maria Ave Redondo Beach -\$122,649 -7.5%
436 N Maria Ave Redondo Beach -\$125,934 -8.1%

500 N Maria Ave Redondo Beach -\$128,543 -9.9%
501 N Maria Ave Redondo Beach -\$105,270 -7.1%
502 N Maria Ave Redondo Beach -\$128,576 -10.6%
506 N Maria Ave Redondo Beach -\$127,935 -7.8%
507 N Maria Ave Redondo Beach -\$105,428 -8.8%
508 N Maria Ave Redondo Beach -\$127,063 -8.4%
510 N Maria Ave Redondo Beach -\$125,799 -5.8%
512 N Maria Ave Redondo Beach -\$124,285 -8.0%
514 N Maria Ave Redondo Beach -\$122,585 -8.2%
516 N Maria Ave Redondo Beach -\$120,698 -7.3%
518 N Maria Ave Redondo Beach -\$118,622 -9.2%
520 N Maria Ave Redondo Beach -\$116,492 -7.5%
522 N Maria Ave Redondo Beach -\$114,276 -8.5%
524 N Maria Ave Redondo Beach -\$111,983 -8.7%
526 N Maria Ave Redondo Beach -\$109,668 -9.8%
528 N Maria Ave Redondo Beach -\$107,381 -7.6%
530 N Maria Ave Redondo Beach -\$104,963 -7.0%
531 N Maria Ave Redondo Beach -\$90,558 -5.7%
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602 N Maria Ave Redondo Beach -\$100,444 -5.9%
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608 N Maria Ave Redondo Beach -\$93,115 -6.0%
610 N Maria Ave Redondo Beach -\$90,815 -5.7%
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616 N Maria Ave Redondo Beach -\$84,105 -3.8%
618 N Maria Ave Redondo Beach -\$81,922 -3.4%
620 N Maria Ave Redondo Beach -\$79,792 -4.7%
622 N Maria Ave Redondo Beach -\$77,676 -4.8%
624 N Maria Ave Redondo Beach -\$75,595 -6.1%
628 N Maria Ave Redondo Beach -\$71,551 -5.5%
630 N Maria Ave Redondo Beach -\$69,401 -4.2%
700 N Maria Ave Redondo Beach -\$63,903 -3.5%
702 N Maria Ave Redondo Beach -\$61,806 -2.4%
704 N Maria Ave Redondo Beach -\$59,422 -4.0%
705 N Maria Ave Redondo Beach -\$53,734 -3.4%
706 N Maria Ave Redondo Beach -\$57,552 -4.8%
707 N Maria Ave Redondo Beach -\$52,106 -2.8%
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710 N Maria Ave Redondo Beach -\$53,913 -2.7%
711 N Maria Ave Redondo Beach -\$48,906 -3.2%
712 N Maria Ave Redondo Beach -\$52,143 -4.1%
713 N Maria Ave Redondo Beach -\$47,336 -2.9%
714 N Maria Ave Redondo Beach -\$50,405 -2.4%
715 N Maria Ave Redondo Beach -\$45,780 -4.1%
716 N Maria Ave Redondo Beach -\$48,691 -1.9%
717 N Maria Ave Redondo Beach -\$44,253 -3.1%
718 N Maria Ave Redondo Beach -\$47,004 -2.5%
719 N Maria Ave Redondo Beach -\$42,774 -2.6%

720 N Maria Ave Redondo Beach -\$45,343 -3.7%
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722 N Maria Ave Redondo Beach -\$43,707 -3.4%
723 N Maria Ave Redondo Beach -\$39,766 -1.9%
724 N Maria Ave Redondo Beach -\$42,096 -2.0%
725 N Maria Ave Redondo Beach -\$38,282 -2.5%
726 N Maria Ave Redondo Beach -\$40,538 -2.6%
727 N Maria Ave Redondo Beach -\$36,822 -1.8%
728 N Maria Ave Redondo Beach -\$38,862 -2.2%
729 N Maria Ave Redondo Beach -\$35,303 -2.0%
730 N Maria Ave Redondo Beach -\$37,190 -2.3%
800 N Maria Ave Redondo Beach -\$35,475 -1.4%
801 N Maria Ave Redondo Beach -\$33,713 -1.3%
802 N Maria Ave Redondo Beach -\$34,245 -1.4%
803 N Maria Ave Redondo Beach -\$32,157 -2.5%
804 N Maria Ave Redondo Beach -\$32,853 -1.5%
805 N Maria Ave Redondo Beach -\$30,586 -2.7%
806 N Maria Ave Redondo Beach -\$31,404 -1.8%
809 N Maria Ave Redondo Beach -\$27,826 -2.1%
811 N Maria Ave Redondo Beach -\$26,529 -1.7%
812 N Maria Ave Redondo Beach -\$27,274 -1.9%
814 N Maria Ave Redondo Beach -\$25,937 -2.3%
815 N Maria Ave Redondo Beach -\$24,004 -1.4%
816 N Maria Ave Redondo Beach -\$24,631 -1.2%
817 N Maria Ave Redondo Beach -\$22,768 -2.1%
818 N Maria Ave Redondo Beach -\$23,336 -1.3%
819 N Maria Ave Redondo Beach -\$21,546 -2.1%
820 N Maria Ave Redondo Beach -\$21,999 -1.7%
821 N Maria Ave Redondo Beach -\$20,271 -1.6%
822 N Maria Ave Redondo Beach -\$20,793 -0.8%
823 N Maria Ave Redondo Beach -\$19,058 -0.8%
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825 N Maria Ave Redondo Beach -\$17,929 -1.0%
827 N Maria Ave Redondo Beach -\$16,806 -0.8%
829 N Maria Ave Redondo Beach -\$15,684 -1.3%
831 N Maria Ave Redondo Beach -\$14,560 -0.7%
833 N Maria Ave Redondo Beach -\$12,896 -0.6%
503 N Maria Ave # A Redondo Beach -\$105,515 -7.6%
505 N Maria Ave # A Redondo Beach -\$105,554 -7.6%
511 N Maria Ave # A Redondo Beach -\$104,355 -6.8%
517 N Maria Ave # A Redondo Beach -\$101,445 -9.6%
521 N Maria Ave # A Redondo Beach -\$98,674 -9.8%
523 N Maria Ave # A Redondo Beach -\$97,165 -5.6%
527 N Maria Ave # A Redondo Beach -\$93,934 -7.2%
529 N Maria Ave # A Redondo Beach -\$92,232 -7.5%
503 N Maria Ave # B Redondo Beach -\$111,285 -8.9%
505 N Maria Ave # B Redondo Beach -\$105,554 -7.1%
511 N Maria Ave # B Redondo Beach -\$112,198 -7.4%
517 N Maria Ave # B Redondo Beach -\$111,806 -10.2%
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523 N Maria Ave # B Redondo Beach -\$97,165 -5.7%
527 N Maria Ave # B Redondo Beach -\$112,081 -8.5%
529 N Maria Ave # B Redondo Beach -\$112,085 -11.2%
310 N Pacific Coast Hwy Redondo Beach -\$640 0.0%
402 N Pacific Coast Hwy Redondo Beach -\$6,667 -0.5%
408 N Pacific Coast Hwy Redondo Beach -\$8,118 -0.5%
400 N Paulina Ave Redondo Beach -\$77,540 -6.1%
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402 N Paulina Ave Redondo Beach -\$80,278 -4.9%
403 N Paulina Ave Redondo Beach -\$78,130 -4.1%
404 N Paulina Ave Redondo Beach -\$82,830 -5.1%
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408 N Paulina Ave Redondo Beach -\$88,209 -5.3%
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412 N Paulina Ave Redondo Beach -\$93,962 -6.0%
413 N Paulina Ave Redondo Beach -\$91,017 -6.0%
414 N Paulina Ave Redondo Beach -\$96,983 -6.3%
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416 N Paulina Ave Redondo Beach -\$100,147 -6.0%
417 N Paulina Ave Redondo Beach -\$96,750 -6.3%
418 N Paulina Ave Redondo Beach -\$103,406 -6.6%
419 N Paulina Ave Redondo Beach -\$99,777 -6.7%
420 N Paulina Ave Redondo Beach -\$106,832 -8.0%
421 N Paulina Ave Redondo Beach -\$102,878 -6.1%
422 N Paulina Ave Redondo Beach -\$110,371 -7.4%
423 N Paulina Ave Redondo Beach -\$106,083 -6.0%
424 N Paulina Ave Redondo Beach -\$114,102 -8.5%
425 N Paulina Ave Redondo Beach -\$109,434 -7.6%
426 N Paulina Ave Redondo Beach -\$117,972 -7.3%
427 N Paulina Ave Redondo Beach -\$112,880 -9.4%
428 N Paulina Ave Redondo Beach -\$122,031 -9.1%
429 N Paulina Ave Redondo Beach -\$116,483 -7.2%
430 N Paulina Ave Redondo Beach -\$126,458 -6.7%
431 N Paulina Ave Redondo Beach -\$120,187 -8.2%
432 N Paulina Ave Redondo Beach -\$131,263 -9.1%
433 N Paulina Ave Redondo Beach -\$124,104 -7.7%
434 N Paulina Ave Redondo Beach -\$136,310 -8.7%
435 N Paulina Ave Redondo Beach -\$127,967 -8.2%
436 N Paulina Ave Redondo Beach -\$141,562 -7.9%
437 N Paulina Ave Redondo Beach -\$131,742 -6.6%
438 N Paulina Ave Redondo Beach -\$147,068 -9.1%
439 N Paulina Ave Redondo Beach -\$135,475 -9.0%
441 N Paulina Ave Redondo Beach -\$139,098 -7.9%
442 N Paulina Ave Redondo Beach -\$158,866 -11.7%
444 N Paulina Ave Redondo Beach -\$165,143 -12.0%
445 N Paulina Ave Redondo Beach -\$147,206 -10.7%

446 N Paulina Ave Redondo Beach -\$171,168 -12.2%
448 N Paulina Ave Redondo Beach -\$176,993 -10.8%
450 N Paulina Ave Redondo Beach -\$184,383 -11.9%
500 N Paulina Ave Redondo Beach -\$196,215 -11.7%
502 N Paulina Ave Redondo Beach -\$193,915 -10.7%
503 N Paulina Ave Redondo Beach -\$151,140 -12.8%
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505 N Paulina Ave Redondo Beach -\$150,742 -9.0%
506 N Paulina Ave Redondo Beach -\$188,838 -11.3%
507 N Paulina Ave Redondo Beach -\$149,811 -8.1%
508 N Paulina Ave Redondo Beach -\$184,699 -14.1%
509 N Paulina Ave Redondo Beach -\$148,598 -10.5%
510 N Paulina Ave Redondo Beach -\$180,007 -11.8%
511 N Paulina Ave Redondo Beach -\$146,593 -6.5%
512 N Paulina Ave Redondo Beach -\$174,941 -15.5%
513 N Paulina Ave Redondo Beach -\$143,869 -12.5%
514 N Paulina Ave Redondo Beach -\$169,663 -12.5%
515 N Paulina Ave Redondo Beach -\$141,165 -10.1%
516 N Paulina Ave Redondo Beach -\$164,370 -10.8%
517 N Paulina Ave Redondo Beach -\$138,359 -8.6%
518 N Paulina Ave Redondo Beach -\$159,139 -14.4%
519 N Paulina Ave Redondo Beach -\$135,410 -8.4%
520 N Paulina Ave Redondo Beach -\$154,073 -9.0%
521 N Paulina Ave Redondo Beach -\$132,378 -7.4%
522 N Paulina Ave Redondo Beach -\$149,100 -11.3%
523 N Paulina Ave Redondo Beach -\$129,328 -11.2%
524 N Paulina Ave Redondo Beach -\$144,289 -13.1%
525 N Paulina Ave Redondo Beach -\$126,217 -10.1%
526 N Paulina Ave Redondo Beach -\$139,687 -12.5%
527 N Paulina Ave Redondo Beach -\$123,101 -8.3%
528 N Paulina Ave Redondo Beach -\$135,269 -11.9%
529 N Paulina Ave Redondo Beach -\$119,936 -7.5%
530 N Paulina Ave Redondo Beach -\$130,858 -5.0%
531 N Paulina Ave Redondo Beach -\$116,799 -7.3%
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602 N Paulina Ave Redondo Beach -\$122,586 -8.6%
603 N Paulina Ave Redondo Beach -\$110,533 -7.3%
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607 N Paulina Ave Redondo Beach -\$104,701 -8.1%
608 N Paulina Ave Redondo Beach -\$111,503 -9.9%
611 N Paulina Ave Redondo Beach -\$99,106 -5.5%
612 N Paulina Ave Redondo Beach -\$104,803 -6.4%
613 N Paulina Ave Redondo Beach -\$96,074 -8.0%
614 N Paulina Ave Redondo Beach -\$101,645 -8.2%
615 N Paulina Ave Redondo Beach -\$92,803 -4.3%
618 N Paulina Ave Redondo Beach -\$95,595 -5.6%
619 N Paulina Ave Redondo Beach -\$89,607 -6.4%

620 N Paulina Ave Redondo Beach -\$92,753 -5.5%
621 N Paulina Ave Redondo Beach -\$86,496 -4.8%
623 N Paulina Ave Redondo Beach -\$83,778 -4.3%
624 N Paulina Ave Redondo Beach -\$87,283 -6.1%
625 N Paulina Ave Redondo Beach -\$81,411 -4.5%
626 N Paulina Ave Redondo Beach -\$84,720 -6.1%
627 N Paulina Ave Redondo Beach -\$79,097 -4.3%
628 N Paulina Ave Redondo Beach -\$82,334 -6.9%
629 N Paulina Ave Redondo Beach -\$76,852 -5.7%
630 N Paulina Ave Redondo Beach -\$79,926 -7.2%
631 N Paulina Ave Redondo Beach -\$74,398 -5.4%
701 N Paulina Ave Redondo Beach -\$67,992 -4.1%
703 N Paulina Ave Redondo Beach -\$65,898 -2.5%
705 N Paulina Ave Redondo Beach -\$63,811 -3.0%
706 N Paulina Ave Redondo Beach -\$64,270 -4.3%
707 N Paulina Ave Redondo Beach -\$61,765 -4.2%
708 N Paulina Ave Redondo Beach -\$61,831 -5.0%
709 N Paulina Ave Redondo Beach -\$59,909 -2.8%
710 N Paulina Ave Redondo Beach -\$59,542 -3.7%
711 N Paulina Ave Redondo Beach -\$57,923 -2.1%
712 N Paulina Ave Redondo Beach -\$57,312 -3.1%
714 N Paulina Ave Redondo Beach -\$55,500 -3.8%
715 N Paulina Ave Redondo Beach -\$54,275 -2.9%
716 N Paulina Ave Redondo Beach -\$53,421 -2.0%
717 N Paulina Ave Redondo Beach -\$52,497 -4.1%
718 N Paulina Ave Redondo Beach -\$51,259 -2.6%
719 N Paulina Ave Redondo Beach -\$50,749 -2.0%
720 N Paulina Ave Redondo Beach -\$49,437 -2.2%
721 N Paulina Ave Redondo Beach -\$49,032 -3.8%
722 N Paulina Ave Redondo Beach -\$47,662 -2.8%
723 N Paulina Ave Redondo Beach -\$47,349 -2.1%
724 N Paulina Ave Redondo Beach -\$45,932 -3.0%
725 N Paulina Ave Redondo Beach -\$45,695 -3.0%
726 N Paulina Ave Redondo Beach -\$44,306 -2.4%
728 N Paulina Ave Redondo Beach -\$42,698 -1.7%
729 N Paulina Ave Redondo Beach -\$42,406 -1.9%
730 N Paulina Ave Redondo Beach -\$41,084 -1.8%
732 N Paulina Ave Redondo Beach -\$39,521 -2.0%
800 N Paulina Ave Redondo Beach -\$38,063 -2.5%
801 N Paulina Ave Redondo Beach -\$39,147 -2.8%
802 N Paulina Ave Redondo Beach -\$36,684 -1.9%
803 N Paulina Ave Redondo Beach -\$37,283 -1.8%
804 N Paulina Ave Redondo Beach -\$35,343 -2.5%
806 N Paulina Ave Redondo Beach -\$33,966 -1.5%
807 N Paulina Ave Redondo Beach -\$33,909 -1.7%
808 N Paulina Ave Redondo Beach -\$33,116 -1.2%
809 N Paulina Ave Redondo Beach -\$32,311 -1.7%
810 N Paulina Ave Redondo Beach -\$31,197 -1.2%
811 N Paulina Ave Redondo Beach -\$30,861 -1.9%
812 N Paulina Ave Redondo Beach -\$29,714 -1.3%

813 N Paulina Ave Redondo Beach -\$29,492 -1.9%
815 N Paulina Ave Redondo Beach -\$28,155 -1.6%
819 N Paulina Ave Redondo Beach -\$24,079 -1.3%
1004 N Prospect Ave Redondo Beach -\$18,229 -1.2%
210 N Prospect Ave Redondo Beach -\$20,480 -1.1%
212 N Prospect Ave Redondo Beach -\$21,733 -1.7%
214 N Prospect Ave Redondo Beach -\$23,005 -1.7%
220 N Prospect Ave Redondo Beach -\$26,956 -1.7%
224 N Prospect Ave Redondo Beach -\$29,691 -2.5%
226 N Prospect Ave Redondo Beach -\$31,088 -1.9%
300 N Prospect Ave Redondo Beach -\$34,640 -1.4%
302 N Prospect Ave Redondo Beach -\$36,217 -1.6%
304 N Prospect Ave Redondo Beach -\$37,707 -2.4%
306 N Prospect Ave Redondo Beach -\$39,224 -2.6%
311 N Prospect Ave Redondo Beach -\$42,636 -2.8%
312 N Prospect Ave Redondo Beach -\$43,914 -2.4%
314 N Prospect Ave Redondo Beach -\$47,343 -3.2%
316 N Prospect Ave Redondo Beach -\$47,205 -3.4%
318 N Prospect Ave Redondo Beach -\$48,903 -3.5%
320 N Prospect Ave Redondo Beach -\$50,629 -3.1%
324 N Prospect Ave Redondo Beach -\$54,188 -3.4%
326 N Prospect Ave Redondo Beach -\$56,024 -3.3%
328 N Prospect Ave Redondo Beach -\$57,897 -3.3%
332 N Prospect Ave Redondo Beach -\$63,559 -2.9%
400 N Prospect Ave Redondo Beach -\$82,655 -5.1%
401 N Prospect Ave Redondo Beach -\$80,241 -5.5%
402 N Prospect Ave Redondo Beach -\$85,441 -6.5%
403 N Prospect Ave Redondo Beach -\$83,181 -7.2%
404 N Prospect Ave Redondo Beach -\$88,059 -6.2%
405 N Prospect Ave Redondo Beach -\$85,863 -6.1%
406 N Prospect Ave Redondo Beach -\$90,850 -6.2%
407 N Prospect Ave Redondo Beach -\$88,607 -5.4%
408 N Prospect Ave Redondo Beach -\$93,658 -5.8%
409 N Prospect Ave Redondo Beach -\$91,450 -7.0%
410 N Prospect Ave Redondo Beach -\$96,614 -7.7%
411 N Prospect Ave Redondo Beach -\$94,423 -6.0%
412 N Prospect Ave Redondo Beach -\$99,738 -6.2%
413 N Prospect Ave Redondo Beach -\$97,490 -5.9%
414 N Prospect Ave Redondo Beach -\$102,914 -6.1%
415 N Prospect Ave Redondo Beach -\$100,652 -5.9%
416 N Prospect Ave Redondo Beach -\$106,228 -6.5%
417 N Prospect Ave Redondo Beach -\$103,982 -6.8%
418 N Prospect Ave Redondo Beach -\$109,605 -6.6%
419 N Prospect Ave Redondo Beach -\$107,443 -6.1%
420 N Prospect Ave Redondo Beach -\$113,162 -6.6%
421 N Prospect Ave Redondo Beach -\$111,051 -6.1%
422 N Prospect Ave Redondo Beach -\$116,950 -7.1%
423 N Prospect Ave Redondo Beach -\$114,814 -6.7%
424 N Prospect Ave Redondo Beach -\$120,844 -7.7%
425 N Prospect Ave Redondo Beach -\$118,795 -7.2%

426 N Prospect Ave Redondo Beach -\$124,893 -8.2%
427 N Prospect Ave Redondo Beach -\$122,936 -7.3%
428 N Prospect Ave Redondo Beach -\$129,054 -7.8%
429 N Prospect Ave Redondo Beach -\$127,344 -7.7%
430 N Prospect Ave Redondo Beach -\$133,472 -8.0%
431 N Prospect Ave Redondo Beach -\$131,954 -8.2%
432 N Prospect Ave Redondo Beach -\$138,260 -8.4%
433 N Prospect Ave Redondo Beach -\$137,057 -9.9%
434 N Prospect Ave Redondo Beach -\$143,274 -9.2%
435 N Prospect Ave Redondo Beach -\$142,656 -9.4%
436 N Prospect Ave Redondo Beach -\$148,740 -9.6%
437 N Prospect Ave Redondo Beach -\$148,626 -9.0%
438 N Prospect Ave Redondo Beach -\$154,556 -8.7%
439 N Prospect Ave Redondo Beach -\$155,096 -11.3%
440 N Prospect Ave Redondo Beach -\$160,739 -9.1%
441 N Prospect Ave Redondo Beach -\$161,975 -9.1%
442 N Prospect Ave Redondo Beach -\$167,417 -9.6%
443 N Prospect Ave Redondo Beach -\$169,538 -9.2%
444 N Prospect Ave Redondo Beach -\$174,646 -10.3%
445 N Prospect Ave Redondo Beach -\$177,786 -12.9%
446 N Prospect Ave Redondo Beach -\$182,636 -9.7%
447 N Prospect Ave Redondo Beach -\$186,690 -11.6%
448 N Prospect Ave Redondo Beach -\$191,248 -11.0%
449 N Prospect Ave Redondo Beach -\$196,005 -10.4%
450 N Prospect Ave Redondo Beach -\$200,615 -12.1%
451 N Prospect Ave Redondo Beach -\$206,423 -14.4%
453 N Prospect Ave Redondo Beach -\$221,103 -11.5%
501 N Prospect Ave Redondo Beach -\$239,141 -14.8%
503 N Prospect Ave Redondo Beach -\$238,379 -18.2%
505 N Prospect Ave Redondo Beach -\$234,211 -15.0%
507 N Prospect Ave Redondo Beach -\$227,072 -15.4%
509 N Prospect Ave Redondo Beach -\$218,744 -13.0%
513 N Prospect Ave Redondo Beach -\$200,946 -11.6%
515 N Prospect Ave Redondo Beach -\$192,430 -12.2%
517 N Prospect Ave Redondo Beach -\$184,437 -14.0%
519 N Prospect Ave Redondo Beach -\$176,858 -10.8%
521 N Prospect Ave Redondo Beach -\$169,760 -8.9%
523 N Prospect Ave Redondo Beach -\$163,163 -12.5%
525 N Prospect Ave Redondo Beach -\$156,928 -10.0%
527 N Prospect Ave Redondo Beach -\$151,116 -8.0%
529 N Prospect Ave Redondo Beach -\$144,703 -9.4%
531 N Prospect Ave Redondo Beach -\$138,915 -7.7%
601 N Prospect Ave Redondo Beach -\$134,077 -7.9%
603 N Prospect Ave Redondo Beach -\$129,597 -9.1%
605 N Prospect Ave Redondo Beach -\$125,480 -8.1%
607 N Prospect Ave Redondo Beach -\$121,621 -6.9%
609 N Prospect Ave Redondo Beach -\$117,766 -6.9%
611 N Prospect Ave Redondo Beach -\$113,945 -8.3%
613 N Prospect Ave Redondo Beach -\$110,287 -8.3%
615 N Prospect Ave Redondo Beach -\$106,803 -6.8%

617 N Prospect Ave Redondo Beach -\$103,448 -7.1%
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621 N Prospect Ave Redondo Beach -\$96,825 -5.7%
707 N Prospect Ave Redondo Beach -\$66,519 -2.9%
709 N Prospect Ave Redondo Beach -\$63,927 -4.2%
711 N Prospect Ave Redondo Beach -\$61,478 -3.6%
713 N Prospect Ave Redondo Beach -\$59,125 -3.4%
715 N Prospect Ave Redondo Beach -\$57,393 -4.2%
717 N Prospect Ave Redondo Beach -\$55,291 -3.6%
719 N Prospect Ave Redondo Beach -\$52,933 -2.3%
902 N Prospect Ave Redondo Beach -\$26,024 -2.2%
908 N Prospect Ave Redondo Beach -\$24,142 -2.0%
910 N Prospect Ave Redondo Beach -\$23,485 -1.8%
914 N Prospect Ave Redondo Beach -\$22,181 -1.7%
916 N Prospect Ave Redondo Beach -\$21,532 -2.1%
216 N Prospect Ave # A Redondo Beach -\$24,295 -1.3%
222 N Prospect Ave # A Redondo Beach -\$28,330 -4.3%
218 N Prospect Ave # B Redondo Beach -\$25,638 -2.1%
222 N Prospect Ave # B Redondo Beach -\$28,330 -2.0%
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508 Rindge Ln Redondo Beach -\$5,929 -0.6%
1607 Ripley Ave Redondo Beach -\$26,999 -2.3%
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1721 Ripley Ave Redondo Beach -\$32,467 -2.3%
1725 Ripley Ave Redondo Beach -\$33,132 -3.0%
1801 Ripley Ave Redondo Beach -\$31,722 -3.6%
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1805 Ripley Ave Redondo Beach -\$32,013 -3.6%
1807 Ripley Ave Redondo Beach -\$32,099 -3.8%
1809 Ripley Ave Redondo Beach -\$32,150 -3.5%
1819 Ripley Ave Redondo Beach -\$30,010 -1.9%
1902 Ripley Ave Redondo Beach -\$28,559 -2.2%
1903 Ripley Ave Redondo Beach -\$23,783 -1.9%
1904 Ripley Ave Redondo Beach -\$27,582 -2.2%
1905 Ripley Ave Redondo Beach -\$23,368 -1.8%
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1907 Ripley Ave Redondo Beach -\$22,857 -1.5%
1908 Ripley Ave Redondo Beach -\$25,574 -2.4%
1909 Ripley Ave Redondo Beach -\$22,150 -2.5%
1910 Ripley Ave Redondo Beach -\$24,565 -2.2%
1912 Ripley Ave Redondo Beach -\$23,445 -1.6%
1914 Ripley Ave Redondo Beach -\$22,169 -1.8%
1600 Spreckels Ln Redondo Beach -\$4,696 -0.4%
1602 Spreckels Ln Redondo Beach -\$5,059 -0.5%
1604 Spreckels Ln Redondo Beach -\$5,427 -0.4%
1606 Spreckels Ln Redondo Beach -\$5,813 -0.7%

1608 Spreckels Ln Redondo Beach -\$6,355 -0.5%
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1612 Spreckels Ln Redondo Beach -\$7,071 -0.9%
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1700 Spreckels Ln Redondo Beach -\$13,134 -1.4%
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1720 Spreckels Ln Redondo Beach -\$16,141 -1.1%
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1740 Spreckels Ln Redondo Beach -\$14,881 -1.0%
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1746 Spreckels Ln Redondo Beach -\$19,174 -1.3%
1806 Spreckels Ln Apt 1 Redondo Beach -\$21,197 -2.2%
1806 Spreckels Ln Apt 2 Redondo Beach -\$21,197 -2.1%
1806 Spreckels Ln Apt 4 Redondo Beach -\$21,197 -2.2%
1806 Spreckels Ln Apt 5 Redondo Beach -\$21,197 -2.3%
1806 Spreckels Ln Apt 6 Redondo Beach -\$21,197 -2.5%
1806 Spreckels Ln Apt 7 Redondo Beach -\$21,197 -2.9%
1601 Van Horne Ln Redondo Beach -\$12,634 -1.2%
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1637 Van Horne Ln Redondo Beach -\$20,384 -1.5%
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1708 Van Horne Ln Redondo Beach -\$27,275 -2.8%
1710 Van Horne Ln Redondo Beach -\$27,685 -3.2%
1711 Van Horne Ln Redondo Beach -\$23,708 -2.5%
1714 Van Horne Ln Redondo Beach -\$28,496 -2.4%
1715 Van Horne Ln Redondo Beach -\$24,433 -2.1%
1716 Van Horne Ln Redondo Beach -\$28,892 -2.3%
1717 Van Horne Ln Redondo Beach -\$24,792 -1.9%
1719 Van Horne Ln Redondo Beach -\$25,146 -2.1%
1720 Van Horne Ln Redondo Beach -\$29,664 -2.5%
1721 Van Horne Ln Redondo Beach -\$25,500 -2.0%
1722 Van Horne Ln Redondo Beach -\$30,045 -2.8%
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1724 Van Horne Ln Redondo Beach -\$30,426 -2.4%
1725 Van Horne Ln Redondo Beach -\$26,295 -2.0%
1728 Van Horne Ln Redondo Beach -\$31,161 -2.4%
1729 Van Horne Ln Redondo Beach -\$26,870 -2.4%
1730 Van Horne Ln Redondo Beach -\$31,524 -2.4%
1732 Van Horne Ln Redondo Beach -\$32,165 -2.8%
1733 Van Horne Ln Redondo Beach -\$27,436 -2.2%
1734 Van Horne Ln Redondo Beach -\$32,400 -2.9%

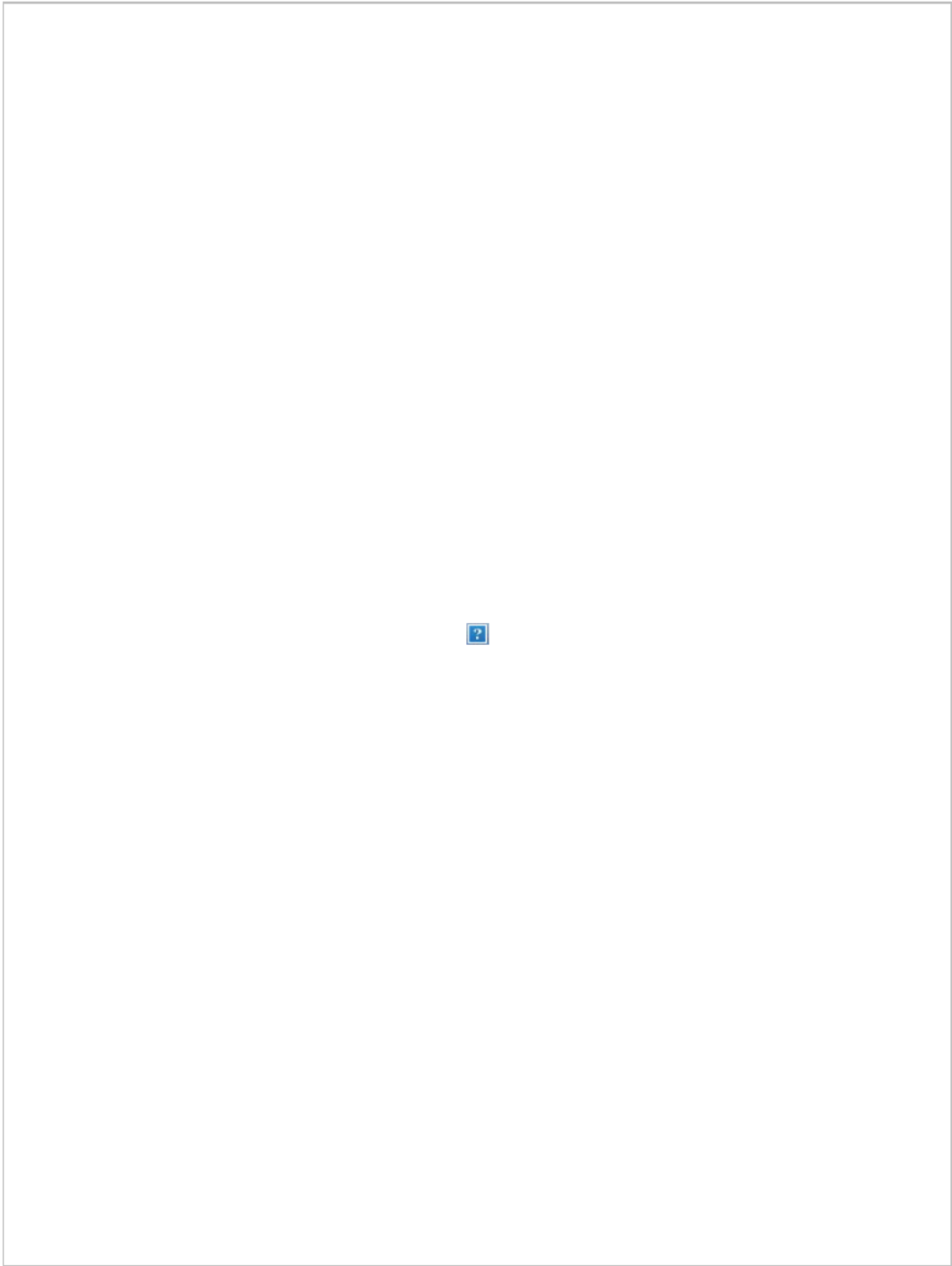
1737 Van Horne Ln Redondo Beach -\$27,984 -2.6%
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715 Vincent Park Redondo Beach -\$7,012 -0.5%
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1016 Vincent St Redondo Beach -\$33,791 -2.0%
1126 Vincent St Redondo Beach -\$42,636 -3.0%
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808 Vincent St Redondo Beach -\$18,754 -1.7%
920 Vincent St Redondo Beach -\$27,264 -2.6%
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1114 Vincent St # A Redondo Beach -\$39,687 -2.7%
1116 Vincent St # A Redondo Beach -\$39,687 -2.8%
1118 Vincent St # A Redondo Beach -\$40,471 -3.6%
1120 Vincent St # A Redondo Beach -\$40,958 -2.6%
1122 Vincent St # A Redondo Beach -\$41,407 -3.6%
1124 Vincent St # A Redondo Beach -\$41,817 -3.4%
1104 Vincent St # B Redondo Beach -\$36,365 -2.0%
1106 Vincent St # B Redondo Beach -\$36,637 -2.6%
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1120 Vincent St # B Redondo Beach -\$40,958 -2.5%
1122 Vincent St # B Redondo Beach -\$41,407 -3.0%
1124 Vincent St # B Redondo Beach -\$41,817 -3.4%

BCHD CANNOT EVALUATE PUBLIC BENEFITS OF PROGRAMS

**BCHD can only GUESS which programs have
any Resident-Taxpayer Benefits**

Are BCHD's Board's "pet programs" aimed at Non-Residents cost-effective for the Resident-Taxpayers that
FOUNDED, FUNDED, and OWN the District?

WE'LL NEVER KNOW...



From: [Stop BCHD](#)
To: [CityClerk](#)
Subject: Public Comment of StopBCHD.com
Date: Monday, March 18, 2024 7:07:44 PM

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

Please note that we support the proposed FAR for P/I of 0.75 with the exception of City of Redondo Beach development. City development serves a supermajority of Redondo Beach Taxpayers and Residents and therefore, deserves additional development density if required.

Other P/I uses do not. They have no restriction on use for the benefit of Redondo Beach residents, and Kensington, for example services a majority non-resident tenant base on P-CF land.

Please see our website for information.

<https://www.stopbchd.com/post/bchd-s-scheme-for-dense-development-for-non-residents-is-a-non-starter>

BCHD's Scheme for Dense Development for Non-Residents is a NON-STARTER

email PLANRedondo@redondo.org and Support 0.75 FAR for P/I public zoning, except in the case of City of Redondo Beach use, where the benefits accrue almost EXCLUSIVELY to Residents. Let the City have an FAR of 1.25 for RESIDENT BENEFIT.



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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: [Mark Nelson \(Home Gmail\)](#)
To: [CityClerk](#); [Michael Webb](#); [Planredondo](#); [Sean Scully](#); [Planning Redondo](#); [Kevin Cody](#); [Lisa Jacobs](#)
Subject: Public Comment: BCHD's Gift of TAXPAYER LAND to allcove - The \$4M lot at Flagler & Beryl
Date: Sunday, March 17, 2024 2:19:33 AM

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

Public Comment: Mayor, Council, Planning Commission, City Attorney, General Plan

BCHD Gift of TAXPAYER LAND to allcove - The \$4M lot at Flagler & Beryl

District = 9% of allcove service area, Redondo Beach = 5% of allcove service area

allcove Beach Cities is contracted for services to LA County Health SPA8, an area from Avalon to Long Beach to El Segundo with 1.4M population. BCHD taxpayers are only 9% of that population and Redondo Beach residents are only 5%.

BCHD's allcove Freebie - Fair Market Value Lot = \$4M, Annual Lease Value \$250,000

Despite being only 9% of the service area and having no future funding stream for operation of allcove, BCHD offered to donate control of the lot at Flagler & Beryl to allcove. Neither a sale of the lot, nor a lease were arranged by BCHD to compensate taxpayers.

BCHD Also Signed an Unfunded Agreement to Operate the allcove Facility for 30 Years

In order to receive State funding of \$6M for the nearly \$10M cost of the allcove building, BCHD executed an agreement with the State requiring operation of the building for a minimum of 30 years. There is no funding stream for operations and maintenance of the building.

Why Has BCHD Left District Taxpayers On the Hook for allcove Costs - We're Only 9%

\$4M for the shortfall in allcove building construction costs
\$3M for the 30 year MINIMUM operation of the building
\$??M for the 30 year requirement that the building continue for mental health
\$7.5M for the 30 years of free rent at \$250,000/yr for the Flagler & Beryl lot

**It appears that the BCHD Board wanted a PR Win SO
BADLY that it indebted District Taxpayers at 100% for an
allcove Beach Cities facility and operation when the
District is only 9% of the contracted Service Area.**