

RESOLUTION NO. CC-2512-098

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH,
CALIFORNIA, SUMMARILY VACATING AN EASEMENT FOR STREET AND
HIGHWAY PURPOSES LOCATED AT 422 S. PACIFIC COAST HIGHWAY, REDONDO
BEACH, CALIFORNIA**

WHEREAS, Sandcastle Pacific, LLC, a California limited liability company (“Landowner”) is the owner of the real property located at 422 S. Pacific Coast Highway in the City of Redondo Beach, California (the “Property”); and

WHEREAS, in connection with Landowner’s construction of a commercial building and other improvements on the Property, Landowner granted to the City an easement for, and the right to construct, operate, maintain, repair and use, the westerly 10 feet of the Property, which easement is depicted in Attachment No. 1 hereto (the “422 PCH Easement”); and

WHEREAS, the 422 PCH Easement was granted to the City pursuant to that certain “Street Dedication for Street and Highway Purposes,” which was recorded in the Official Records of the County of Los Angeles on July 13, 2021, as Document No. 20211079087; and

WHEREAS, a portion of the commercial building constructed by Landowner on the Property is located within the boundaries of the 422 PCH Easement, and would interfere with the City’s use of the 422 PCH Easement; and

WHEREAS, the City Council is authorized by California Streets and Highways Code Section 8334 to summarily vacate the excess right-of-way of a street or highway which is not required for street or highway purposes; and

WHEREAS, City has determined that, provided Landowner pays the City fair compensation for the termination of the 422 PCH Easement, the 422 PCH Easement is no longer required by the City for street and highway purposes; and

WHEREAS, the City and Landowner are concurrently entering into an Agreement for Termination of Easement which will provide for the termination of the 422 PCH Easement through the summary street vacation procedure set forth by California Streets and Highways Code Section 8330, et seq, upon the satisfaction of certain conditions including Landowner’s payment of fair compensation to City; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA,
DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. The City Council hereby finds and determines that the above recitals are true and correct and have served as the basis, in part, for the findings and actions of the City set forth below.

SECTION 2. The City Council hereby finds and determines that, pursuant to California Streets and Highways Code Section 8334, the 422 PCH Easement is no longer required for street and highway purposes.

SECTION 3. The City Council hereby finds that there are no in-place public utility facilities located within the 422 PCH Easement that are in use and would be affected by the vacation of the 422 PCH Easement.

SECTION 4. The City Council hereby finds, pursuant to Section 15061(b)(3) of the California Environmental Quality Act ("CEQA") Guidelines, that vacation of the 422 PCH Easement is not a project within the meaning of the CEQA because it has no potential for causing a significant effect on the environment.

SECTION 5. The 422 PCH Easement is hereby vacated pursuant to the summary street vacation procedure set forth in California Streets and Highways Code Section 8330, et seq.

SECTION 6. Upon the satisfaction of all conditions precedent to termination of the 422 PCH Easement pursuant to Section 3.3 of the Agreement to Terminate Easement, the City Clerk is hereby authorized and directed to record in the Office of the Los Angeles County Recorder a certified copy of this Resolution, attested by the City Clerk under seal. The recordation of this Resolution shall be deemed as the City's acknowledgement that such conditions precedent have been satisfied. From and after the date this Resolution is recorded, the 422 PCH Easement shall no longer constitute a street or highway.

PASSED, APPROVED, AND ADOPTED this 9th day of December 2025.

James A. Light, Mayor

APPROVED AS TO FORM:

ATTEST:

Joy A. Ford, City Attorney

Eleanor Manzano, CMC, City Clerk

ATTACHMENT NO. 1

MAP OF EASEMENT

[To Be Attached]

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss
CITY OF REDONDO BEACH)

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that Resolution No. CC-2512-098 was passed and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 9th day of December, 2025, and there after signed and approved by the Mayor and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Eleanor Manzano, CMC
City Clerk

