



# Administrative Report

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H.7., File # 26-0554

Meeting Date: 7/7/2026

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**To:** MAYOR AND CITY COUNCIL  
**From:** ANDREW WINJE, PUBLIC WORKS DIRECTOR

## **TITLE**

APPROVE FINAL TRACT MAP NO. 84401 (FOR THE 43 UNIT RESIDENTIAL CONDOMINIUM PROJECT, AT 122 AND 126 N PACIFIC COAST HIGHWAY AND 208 CENTRAL COURT) AND AUTHORIZE THE CITY CLERK TO CERTIFY THE MAP'S APPROVAL

## **EXECUTIVE SUMMARY**

Pursuant to State law and Title 10 of the Redondo Beach Municipal Code, a subdivider shall prepare subdivision maps consistent with the design standards and improvement standards adopted by the City and file them with the County Recorder's Office. When that map is a tract map, the City Council is required to approve the final tract map prior to the map being recorded with the County.

The City Engineer has determined and so certified that Final Tract Map No. 84401 conforms to the requirements of Title 10 of the Municipal Code, the California Environmental Quality Act (CEQA), and the State Subdivision Map Act and is substantially the same as it appeared on the approved tentative map and approved amendments thereto. The Los Angeles County Engineer is now ready to record the map with the Los Angeles County Recorder's Office upon approval by the City Council and certification by the City Clerk of the Council's approval. Therefore, staff is recommending the City Council approve Final Tract Map No. 84401 and authorize the City Clerk to certify the map's approval.

## **BACKGROUND**

On February 20, 2025, the Planning Commission adopted Resolution No. 2025-02-PCR-01 approving a CEQA exemption declaration and granting the requests for a Conditional Use Permit, Planning Commission Design Review, and the Vesting Tentative Tract Map No. 84401 for the construction of a 43-unit residential condominium project, including three units which are affordable to very low-income households. The proposed project is located at 122 and 126 N. Pacific Coast Highway and 208 Central Court (APNs 7505-010-015, 7505-010-036, and 7505-010-035) within a High-Density, Multiple-Family Residential (R-2H) zone and Low-Density Multiple-Family Residential (R-3) zone.

The City Engineer has also reviewed the Map and determined that it complies with requirements of Title 10 of the Municipal Code, CEQA, and the State Subdivision Map Act and is substantially the same as it appeared on the City Council approved tentative map and approved amendments thereto.

Tract Map No. 84401 is within the 36-month vesting period for recordation and is ready for recording

with the Los Angeles County Recorder's Office upon approval of the final map by the City Council.

Therefore, the City Engineer recommends that Final Tract Map 84401 be approved by the City Council and that the City Clerk be authorized to certify the map's approval. The Map has been reviewed by the Community Development Department Director, who concurs with the recommendation of the City Engineer.

**COORDINATION**

This item was coordinated by staff in the Public Works and Community Development Departments.

**FISCAL IMPACT**

The cost for reviewing the Map is included in the Public Works Department's annual operating budget.

**APPROVED BY:**

*Mike Witzansky, City Manager*

**ATTACHMENTS**

- Tract Map No. 84401
- Letter - County of Los Angeles Department of Public Works Letter Re: Tract Map No. 84401
- Exhibit - Site Location Tract Map No. 84401