



Administrative Report

H.6., File # 25-1649

Meeting Date: 12/9/2025

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

TITLE

APPROVE A TERMINATION OF EASEMENT AGREEMENT WITH SANDCASTLE PACIFIC, LLC, FOR THE STREET AND HIGHWAY EASEMENT ON THE PROPERTY LOCATED AT 422 S. PACIFIC COAST HIGHWAY IN THE CITY OF REDONDO BEACH, CALIFORNIA FOLLOWING PAYMENT OF FOUR HUNDRED AND FIVE THOUSAND DOLLARS TO THE CITY

ADOPT BY TITLE ONLY 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

EXECUTIVE SUMMARY

Sandcastle Pacific, LLC, a California limited liability company (Sandcastle Pacific) owns property at 422 S. Pacific Coast Highway where the City of Redondo Beach was granted an easement for street and highway purposes. The City has determined that the easement is no longer required and the parties have agreed to terminate the easement in exchange for fair compensation in the amount of \$405,000. After receipt of payment from Sandcastle Pacific, the City will vacate the easement per the proposed termination agreement and Streets and Highways Code Section 8335. Staff recommends approval of the proposed Agreement and Resolution, which will allow the parties to initiate and complete the respective actions needed to achieve this mutually agreed upon outcome.

BACKGROUND

Sandcastle Pacific dedicated a property wide by 10-foot-deep easement for street and highway purposes to the City of Redondo Beach in 2021. The easement was conveyed in conjunction with the development of a commercial property on the site located at 422 S. Pacific Coast Highway in Redondo Beach. Subsequent to the dedication, a building was constructed on the property, such that a portion of the building lies within the boundaries of the easement, and changes to State law/policy arose pertaining to residential property setbacks along PCH, that interfere with the City's future use of the easement along the corridor.

Given the circumstances, the City has determined that with fair compensation, termination of the easement is appropriate. To implement vacation of the easement, the City Council must adopt a Resolution of Vacation and have it recorded with the County of Los Angeles. Prior to recordation, and upon execution of the agreement, Sandcastle Pacific is required to remit to the City an amount of \$405,000 as fair compensation.

COORDINATION

This report was prepared by the Public Works Department and the Office of the City Manager. The City Attorney's Office prepared the Agreement and approved the Resolution as to form.

FISCAL IMPACT

The City will receive \$405,000 for termination of the described easement. The payment will accrue to the City's General Fund.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Agmt - Termination of Easement Agreement
- Reso - No. 2512-098 Summarily Vacating Easement for Street and Highway Purposes
- Title - Street Dedication for Street and Highway Purposes, July 13, 2021