

CITY OF COSTA MESA

ATTACHMENT 2

Department of Public Works / Engineering

INTER OFFICE MEMORANDUM

TO: Carrie Tai, Development Services Director
FROM: Seung Yang, City Engineer *sy. 6/9/26*
DATE: June 8, 2026
SUBJECT: **Proposed Vacation of Excess Right-of-Way at 296 East 19th Street**

At the request of property owner, Adam Zeen, the Public Works Department, Engineering Division, has reviewed the request to vacate excess right-of-way of a portion of East 19th Street (see attachments).

On the Master Plan of Highways, East 19th Street is designated as a Collector Arterial Street (60 feet wide). In 1977, the southwesterly 23-feet of East 19th Street was dedicated by a Parcel Map, book 98, pages 21/22 and recorded on June 8, 1977. The dedication limits at this location were never improved to the full dedication creating excess right-of-way. Per the current Active Transportation Plan under the Existing Bicycle Facilities, East 19th Street is designated as a Class III (Blvd) Bicycle Facility. The request to vacate a portion of East 19th Street would be approximately 23-feet in width. This would allow for a 10-foot public parkway on East 19th Street to remain. There appears to be no public improvements within the subject excess right-of-way, hence a public utility easement reservation is not required.

The excess right-of-way has been reviewed by the Engineering and Transportation Services Divisions, as well as the Active Transportation Committee on May 13, 2026, and it has been determined that this portion of East 19th Street is not necessary for public street and highway purposes and consequently is not required for any motorist and/or non-motorist usage. It is therefore recommended that the proposed vacation continue to be processed and forwarded to the City Council for approval. After the proposed vacation is approved and recorded, the subject-vacated property will revert to the owners of 296 East 19th Street.

It is requested that the Planning Division provide a determination of consistency with the General Plan and present the vacation of this excess right-of-way to the Planning Commission.

Please contact Mohcine Chirar at 714-754-5140 if you have any questions or require further information.

Attachments: Exhibits of proposed vacation of excess right-of-way

c: Raja Sethuraman, Public Services Director
Mohcine Chirar, Associate Engineer

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[Yellow Box] = AREA TO BE VACATED

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1" = 100'

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296 E. 19th STREET

 = PROPOSED AREA TO BE VACATED