

**RESOLUTION NO. PC-2026-16**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDING THAT THE VACATION OF EXCESS RIGHT-OF-WAY BY THE CITY OF COSTA MESA ADJACENT TO 296 EAST 19TH STREET IS IN CONFORMANCE WITH THE CITY OF COSTA MESA 2015-2035 GENERAL PLAN**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, the Costa Mesa City Council adopted the City of Costa Mesa 2015-2035 General Plan (General Plan) on June 21, 2016;

WHEREAS, the Government Code of the State of California, Section 65402, provides in part that a local agency shall not acquire or lease real property nor abandon or dispose of any real property, nor construct a public building or structure in any county or city, until the location, purpose, and extent of such activity has been reported upon as to conformity with the adopted General Plan applicable thereto;

WHEREAS, the California Streets and Highways Code, Chapter 4, Section 8334(a) authorizes the legislative body of a local agency to summarily vacate excess street or highway right of way that is not required for street or highway purposes;

WHEREAS, the proposed right-of-way vacation has been reviewed by the Engineering and Transportation Services Divisions, and it has been determined that this portion of East 19th Street is not necessary for public street and highway purposes;

WHEREAS, the subject right-of-way is located to the west of the intersection of East 19th Street and Santa Ana Avenue;

WHEREAS, the City of Costa Mesa proposes to vacate a portion of the East 19th Street right-of-way adjacent to the property at 405 East 19th Street;

WHEREAS, even with the requested vacation, the remaining right-of-way on East 19th Street would still provide a 60-foot right-of-way, including a 10-foot public parkway, consistent with the City's Master Plan of Highways, which designates this portion of East 19th Street as a Collector Arterial (two-lanes with no median and a 60-foot total right-of-way);

WHEREAS, the property at 296 East 19th Street abutting the subject right-of-way will revert back to the owner of 296 East 19th Street and is designated as Low Density Residential by the City General Plan;

WHEREAS, the excess right-of-way being vacated has been found by the Engineering and Transportation Divisions to be unnecessary for any present or future motorist and non-motorist use, and as such, the vacation serves the public interest and is a public benefit as it eliminates any maintenance costs and liabilities imposed on the City associated with the excess right-of-way;

WHEREAS, The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule), in that it can be seen with certainty that there is no possibility that the proposed vacation will have a significant effect on the environment;

WHEREAS, the CEQA determination reflects the City's independent judgment and analysis;

WHEREAS, the subject property is shown in Attachment 2 to the Planning Commission staff report (City Engineer's Memo) dated June 8, 2026;

WHEREAS, on July 13, 2026, the Costa Mesa Planning Commission reviewed the proposed street vacation and General Plan conformance findings.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby find that the location, purpose, and extent of the proposed vacation of an approximately 23 foot by 50 foot portion of excess East 19th Street right of way adjacent to 296 East 19th Street, as more particularly described and depicted in Exhibits A and B, are in conformity with the City of Costa Mesa 2015–2035 General Plan.

BE IT FURTHER RESOLVED that the Planning Commission finds, based upon the information presented in the staff report and supporting materials, that the subject right of way is not necessary for present or prospective street or highway purposes and transmits this General Plan conformity determination to the City Council for consideration of the proposed summary vacation pursuant to Streets and Highways Code Sections 8334 through 8336.

**PASSED AND ADOPTED this 13th day of July, 2026.**



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Jeffrey Harlan, Chair  
Costa Mesa Planning Commission

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )ss  
CITY OF COSTA MESA )

I, Carrie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2026-16 was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on July 13, 2026 by the following votes:

AYES: Harlan, Zich, Andrade, Klepack, Martinez, Rojas

NOES: None

ABSENT: Dickson

ABSTAIN: None



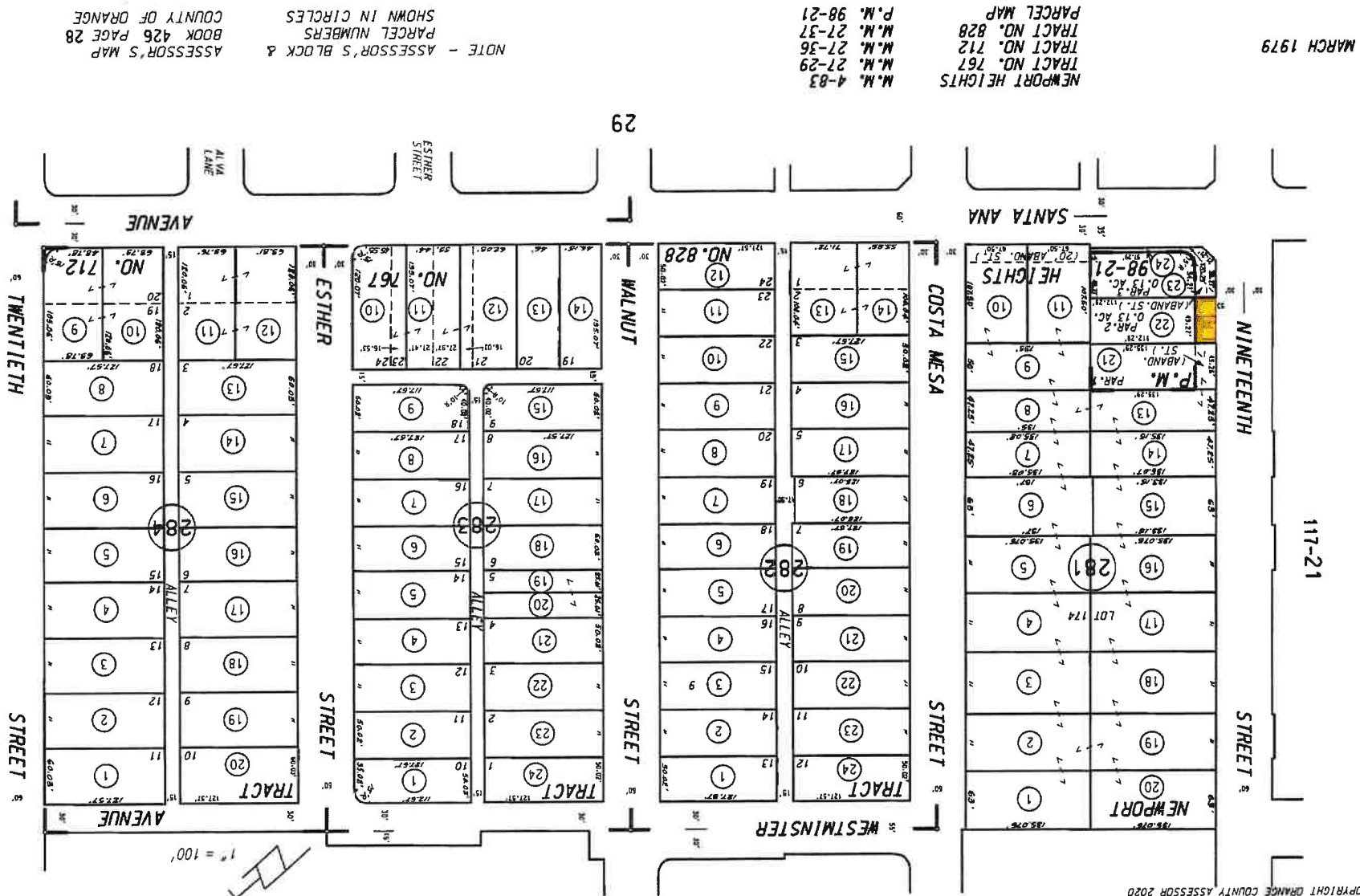
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Carrie Tai, Secretary  
Costa Mesa Planning Commission

= AREA TO BE VACATED

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MARCH 1979

NEWPORT HEIGHTS  
TRACT NO. 767  
TRACT NO. 712  
TRACT NO. 828  
PARCEL MAP

M.M. 4-83  
M.M. 27-29  
M.M. 27-36  
M.M. 27-37  
M.M. 98-21

NOTE - ASSESSOR'S BLOCK &  
PARCEL NUMBERS  
SHOWN IN CIRCLES  
ASSESSOR'S MAP  
BOOK 426 PAGE 28  
COUNTY OF ORANGE

Exhibit B



296 E. 19th STREET

 = PROPOSED AREA TO BE VACATED