

RESOLUTION NO. PC-15-38

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA FINDING THAT THE CITY OF COSTA MESA'S VACATION OF A STREET AND HIGHWAY EASEMENT WITHIN THE PROPERTY LOCATED AT 970 W. 16TH STREET IS IN CONFORMANCE WITH THE CITY OF COSTA MESA 2000 GENERAL PLAN, WILL SERVE THE PUBLIC INTEREST, AND IS A PUBLIC BENEFIT

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

WHEREAS, the Costa Mesa City Council adopted the City of Costa Mesa 2000 General Plan on January 22, 2002; and,

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; and,

WHEREAS, the southeasterly portion of the property at 970 W. 16th Street was originally dedicated to the City of Costa Mesa as a street and highway easement by Easement Deed No. 19903 in Book 5086, Page 412 recorded on February 4, 1960 in the County of Orange Records Office; and

WHEREAS, the City of Costa Mesa proposes to vacate the street and highway easement within the property limits of 970 W. 16th Street, as shown in Exhibit B; and,

WHEREAS, the street and highway easement being vacated has been found by the Engineering and Transportation Divisions to not be necessary for any motorist or non-motorist usage, 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 easement; and,

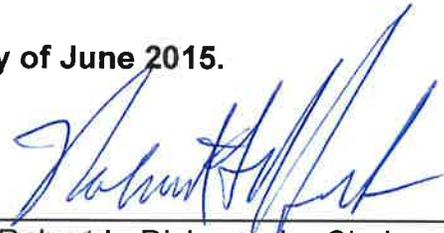
WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the vacation is exempt from the provisions of the California Environmental Quality Act under section 15312 (Class 12), Surplus Government Property Sales, because the portion of

the right-of-way to be vacated is not located on a parcel of land in an area of statewide, regional, or area wide concern; and,

WHEREAS, on June 22, 2015, the Costa Mesa Planning Commission reviewed the proposed vacated easement and findings;

NOW, THEREFORE, BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, the Planning Commission does hereby find the proposed vacation of a street and highway easement within the property located at 970 W. 16th Street to be in conformance with the City of Costa Mesa 2000 General Plan, will serve the public interest, and is a public benefit.

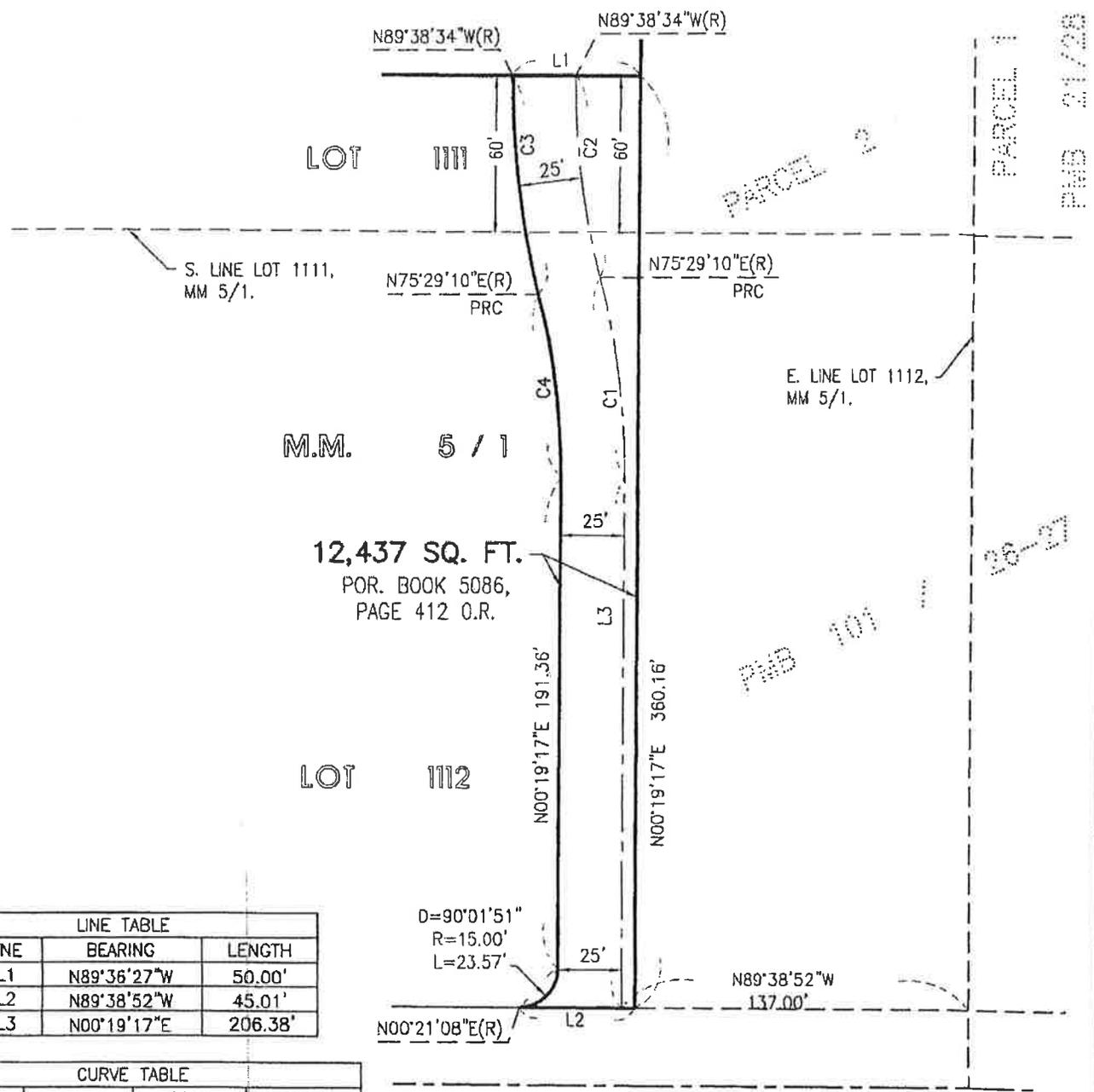
PASSED AND ADOPTED this 22nd day of June 2015.

A handwritten signature in blue ink, appearing to read "Robert L. Dickson, Jr.", is written over a horizontal line.

Robert L. Dickson, Jr., Chair
Costa Mesa Planning Commission

EXHIBIT B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PORTION OF RIGHT-OF-WAY VACATION



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°36'27"W	50.00'
L2	N89°38'52"W	45.01'
L3	N00°19'17"E	206.38'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	14°50'07"	300.00	77.68
C2	14°52'16"	300.00	77.87
C3	14°52'26"	325.00	84.37
C4	14°50'07"	275.00	71.20

D=90°01'51"
R=15.00'
L=23.57'

16TH STREET

CITY OF COSTA MESA

PROJECT C&V CONSULTING, INC. <small>CIVIL ENGINEERING LAND PLANNING AND SURVEYING</small> 27156 BURBANK FOOTHILL RANCH, CALIFORNIA 92610	TITLE REFERENCE DATE 5/2/15		SHEET NO. SCALE 1"=60' 1 of 1
	PHONE (949) 916-3800 FAX (949) 916-3805		

EXHIBIT A

FINDINGS (APPROVE)

- A. The information presented substantially complies with the City of Costa Mesa 2000 General Plan Section 2.6 (Obj.) LU-1D in that:

Finding: The project complies with the City of Costa Mesa 2000 General Plan and meets the purpose and intent to insure consideration of utility system capacities in land use planning and development processes.

Facts in Support of Findings: In the Land Use Element, it is the City's goal to ensure consideration of utility system capacities in land use planning and development processes. The Engineering Division determined there are no utilities within the proposed vacated street easement and, therefore, a reservation for utility easement is not required. Additionally, the Engineering and Transportation Divisions determined the proposed vacated street easement is not necessary for any motorist and/or non-motorist usage, and accordingly, the proposed action will not result in any adverse impacts to the City's transportation network.

- B. The information presented substantially complies with the City of Costa Mesa 2000 General Plan Section 2.6 LU-2 in that:

Finding: As described in the Land Use Element, it is the City's goal to create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical resources.

Facts in Support of Findings: The Engineering and Transportation Divisions determined the street and highway easement is unnecessary for present or future public use. The City may be subject to additional maintenance costs and liabilities associated with having an ownership interest in the subject easement. Consequently, vacating the unnecessary street and highway easement serves the public interest and is a public benefit.

- C. The street and highway easement vacation is exempt from the provisions of the California Environmental Quality Act under section 15312 (Class 12), Surplus Government Property Sales, because the portion of the utility easement to be vacated is not located on a parcel of land in an area of statewide, regional, or area wide concern.