

# City of Costa Mesa

## Inter Office Memorandum

**To:** Planning Commission  
**From:** Willa Bouwens-Killeen, Senior Planner *WBK*  
**Date:** March 9, 2004  
**Subject:** **GENERAL PLAN CONSISTENCY FINDING  
ABANDONMENT OF PUBLIC RIGHT-OF-WAY FOR A  
PORTION OF SEA BLUFF DRIVE EAST OF CANYON DRIVE  
PLANNING COMMISSION MEETING OF MARCH 22, 2004**

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Government Code section 65402 requires that a finding be made indicating that the abandonment of any public right-of-way conforms to the City's adopted General Plan. As noted in the attached report from City Engineer Ernesto Munoz, the portion of Sea Bluff Drive east of Canyon Drive is unnecessary for public street and highway purposes and is, therefore, proposed for abandonment. Abandonment of Sea Bluff Drive will not affect the City's Master plan of Highways because it is not shown on the master plan as contained within the Circulation Element of the City's General Plan. The area proposed to be abandoned is included within the common interest residential development approved for 2100 and 2130 Canyon Drive under Planning Application PA-01-34. The attached draft resolution has been prepared finding that the abandonment is in conformity with the General Plan.

### **RECOMMENDATION**

Adopt attached resolution finding that the abandonment shown on the attached exhibit is in conformance with the General Plan.

**Attachments:** Draft Planning Commission resolution  
City Engineer's memo, dated February 23, 2004 with attached exhibit

File Name: 032204GPCONSIST

Date: 3/9/22

Time: 3 p.m.

**cc:** Dep City Mgr. - Dev. Svcs. Director  
Sr. Deputy City Attorney  
City Engineer  
Fire Protection Analyst  
Susan Santoro, Engineering Technician III  
Staff (4)  
File (2)

**RESOLUTION NO. PC-04-**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF COSTA MESA FINDING THAT THE  
PROPOSED ABANDONMENT OF AN EXCESS PORTION  
OF SEA BLUFF DRIVE, EAST OF CANYON DRIVE, IS  
CONSISTENT WITH THE GENERAL PLAN**

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

WHEREAS, the General Plan was adopted by the City Council of the City of  
Costa Mesa 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 City of Costa Mesa proposes to abandon a portion of Sea Bluff  
Drive east of Canyon Drive; and

WHEREAS, the Costa Mesa Planning Commission has reviewed the proposed  
abandonment.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
find that the proposed abandonment is in conformity with the adopted General Plan.

**PASSED AND ADOPTED this 22<sup>nd</sup> day of March, 2004.**

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Chair, Costa Mesa  
Planning Commission

STATE OF CALIFORNIA )  
 )ss  
COUNTY OF ORANGE )

I, Perry L. Valantine, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on March 22, 2004, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

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Secretary, Costa Mesa  
Planning Commission

# CITY OF COSTA MESA

Department of Public Services / Engineering

## INTER OFFICE MEMORANDUM

RECEIVED  
CITY OF COSTA MESA  
DEPARTMENT OF PUBLIC SERVICES

FEB 23 2004

**TO:** Perry Valantine, Assistant Dev. Svs. Director

**FROM:**  Ernesto Munoz, City Engineer

**DATE:**  February 23, 2004

**SUBJECT:** **Proposed Vacation of Excess Right-of-Way - Sea Bluff Drive  
(Tract 16070)**

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At the request of Mr. Mark Raab of Raab Engineering, the Engineering Division is processing a request to vacate excess right-of-way on Sea Bluff Drive, east of Canyon Drive, in conjunction with the development of Instant Jungle at 2100 Canyon Drive as Tract 16070.

Sea Bluff Drive (30.00 feet wide, formerly known as Hamilton Street) was created on the Fairview Highlands Subdivision Tract No. 653 in 1924. This portion of Sea Bluff Drive was never constructed. Sea Bluff Drive is not shown on the Master Plan of Highways.

The excess right-of-way has been reviewed by the Engineering and Transportation Services Divisions, and it has been determined that the subject right-of-way is unnecessary for public street and highway purposes pursuant to Section 8323 of the Streets and Highways Code. This right-of-way is not required for any ingress and egress purposes to private property. There are existing public utilities (sewer and electric) located within the easement area. The City has been requested to reserve a public utility easement to preserve the rights of these utilities within this area; until such time that they can be relocated. The City can reserve a public utility easement pursuant to Section 8330 of the Streets and Highways Code. Therefore, it is recommended the proposed vacation continue to be processed and forwarded to City Council for approval. If the proposed vacation is approved and recorded, the subject property will revert back to the underlying fee title owner.

It is requested that the Planning Division provide a determination of consistency with the General Plan pursuant to Government Code Section 65402. Thank you for your assistance on this project. Any information or assistance required for this project may be obtained from Susan Santoro, Engineering Technician, at extension 5066.

Attachment: Exhibit of Proposed Vacation of Excess Right-of-way

SS/ch (Engr2004/ROW Vacation Sea Bluff)

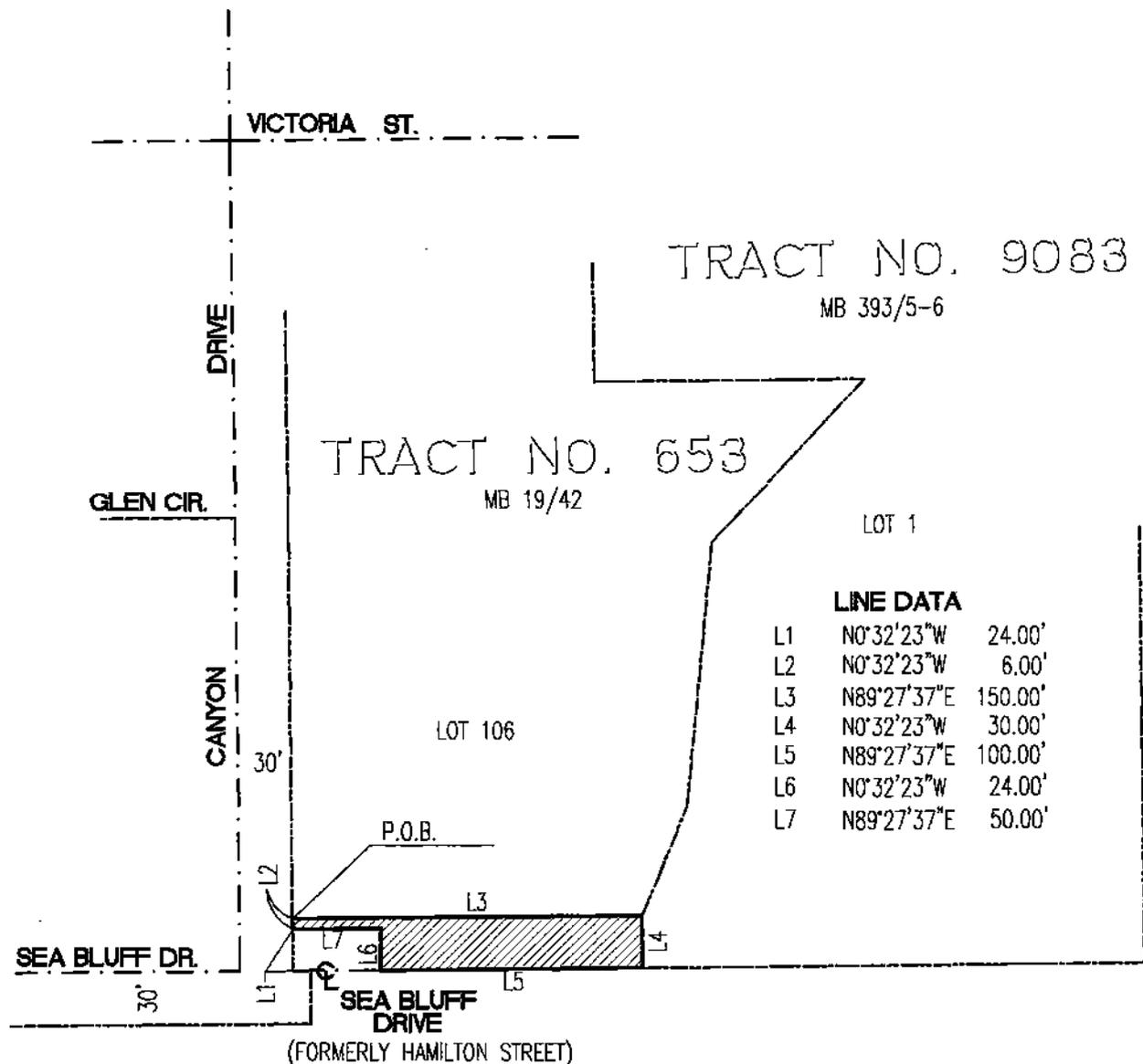
c: Susan Santoro, Engineering Technician III

# EXHIBIT 'B'

LEGAL SKETCH



SCALE: 1"=100'



### LINE DATA

L1	N0°32'23"W	24.00'
L2	N0°32'23"W	6.00'
L3	N89°27'37"E	150.00'
L4	N0°32'23"W	30.00'
L5	N89°27'37"E	100.00'
L6	N0°32'23"W	24.00'
L7	N89°27'37"E	50.00'

### LEGEND

-  AREA TO BE VACATED
-  EXISTING PROPERTY LINE
-  EXISTING STREET CENTERLINE



PREPARED UNDER THE SUPERVISION OF:

  
 MARK L. RAAB RCE 29616

12/30/03  
 DATE