

RESOLUTION NO. XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDING THAT THE PROPOSED ABANDONMENT OF A UTILITY EASEMENT AT 2016 WALLACE AVENUE 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 City of Costa Mesa is considering abandoning an easement for utility purposes located across the easterly 20 feet of the real property located at 2016 Wallace Avenue;

WHEREAS, the Government Code of the State of California, Section 65402, provides in part that a local agency shall not acquire 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 Costa Mesa City Council adopted the City of Costa Mesa 2015-2035 General Plan (General Plan) on June 21, 2016;

WHEREAS, the subject property, 2016 Wallace Avenue (APN 422-252-18), is located on the east side of Wallace Avenue between Hamilton Street and West 20th Street, and has a General Plan Land Use designation of High Density Residential, and is zoned R2-HD, High Density Multi-Family Residential;

WHEREAS, the site's zoning designation R2-HD (High Density Multi-Family Residential) is consistent with the site's General Plan land use designation of High Density Residential;

WHEREAS, the subject property and surrounding area are fully developed with multifamily residential units consistent with the General Plan and Zoning designations;

WHEREAS, existing development is adequately served by the full complement of utilities needed to support residential development;

WHEREAS, all existing utilities are located within the existing public rights-of-way either located within Wallace Avenue and Sterling Avenue, both of which abut the subject property;

WHEREAS, the City does not anticipate a need for new utilities but should a need arise in the future there is adequate capacity to accommodate such utilities within the existing public rights-of-way of Wallace Avenue and Sterling Avenue to serve the subject and nearby properties;

WHEREAS, the location of the utility easement to be abandoned is shown on the subject real property in Attachment 2 to the Planning Commission Agenda Report dated November 12, 2024;

WHEREAS, the Costa Mesa Planning Commission reviewed the proposed utility easement abandonment and General Plan conformance findings as set forth the Planning Commission Agenda Report dated November 12, 2024;

WHEREAS, the proposed abandonment of the existing utility easement at 2016 Wallace Avenue is in conformance with the City of Costa Mesa General Plan for the purposes stated therein; and

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 acquisition will have a significant effect on the environment;

NOW, THEREFORE, BE IT RESOLVED that, the Planning Commission does hereby: 1) Adopt the Planning Commission Agenda Report dated November 12, 2024 as its report for purposes of reporting General Plan conformance pursuant to Government Code Section 65402 related to the abandonment of a utility easement located across the easterly 20 feet of real property at 2016 Wallace Avenue; 2) Finds that the proposed easement abandonment of a utility easement located across the easterly 20 feet of real property at 2016 Wallace Avenue is in conformance with the City of Costa Mesa General Plan; and 3) Finds that the proposed abandonment of a utility easement located across the easterly 20 feet of real property at 2016 Wallace Avenue is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

PASSED AND ADOPTED this 12th day of November, 2024.

Adam Ereth, Chair
Costa Mesa Planning Commission

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

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC- __ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on November 12, 2024 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary
Costa Mesa Planning Commission