

Dear Mr. Yang,

It has been brought to my attention that I need to have 10 feet at the front of my property to be vacated to the City of Costa Mesa to allow the City of Costa Mesa Planning Department approve an accessory dwelling unit be constructed on the 2<sup>nd</sup> level of my existing residence to have the correct setback from the property line.

I am the property owner at 174 E. 19<sup>th</sup> Street, Costa Mesa, California, and I am formally requesting to apply for the Vacation of the 10 feet in front of my property.

Let me know is there is anything else to do or write to start this process.

Sincerely,

Hector Vega  
174 E 19<sup>th</sup> Street  
Costa Mesa, CA 92627  
(714) 224-6313



# CITY OF COSTA MESA

Department of Public Works / Engineering

## INTER OFFICE MEMORANDUM

**TO:** Scott Drapkin, Assistant Development Services Director  
**FROM:** Seung Yang, City Engineer *S.Y. 10/4/24*  
**DATE:** October 3, 2024  
**SUBJECT:** Proposed Vacation of Excess Right-of-Way at 174 East 19<sup>th</sup> Street

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At the request of property owner, Hector Vega, the Public Works Department, Engineering Division, has reviewed a request to vacate excess right-of-way of a portion of East 19<sup>th</sup> Street (see attachments).

On the Master Plan of Highways, East 19<sup>th</sup> Street is designated as a Collector Arterial Street (60 feet wide). In 1968, the northeasterly 10-feet of East 19<sup>th</sup> Street was dedicated by easement document, book 8726, page 87 and recorded on September 19, 1968. 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 19<sup>th</sup> Street is designated as a Class III (Blvd) Bicycle Facility. The request to vacate a portion of East 19<sup>th</sup> Street would be approximately 10-feet in width. This would allow for a 10-foot public parkway on East 19<sup>th</sup> 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, and it has been determined that this portion of East 19<sup>th</sup> Street is not necessary for public street and highway purposes and consequently is not required for any motorist and/or non-motorist usage.

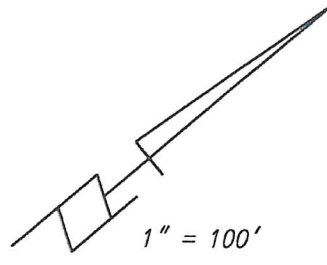
It is requested that the Planning Division provide a determination of consistency with the General Plan and present the vacation of this excess right-of-way to the Planning Commission.

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

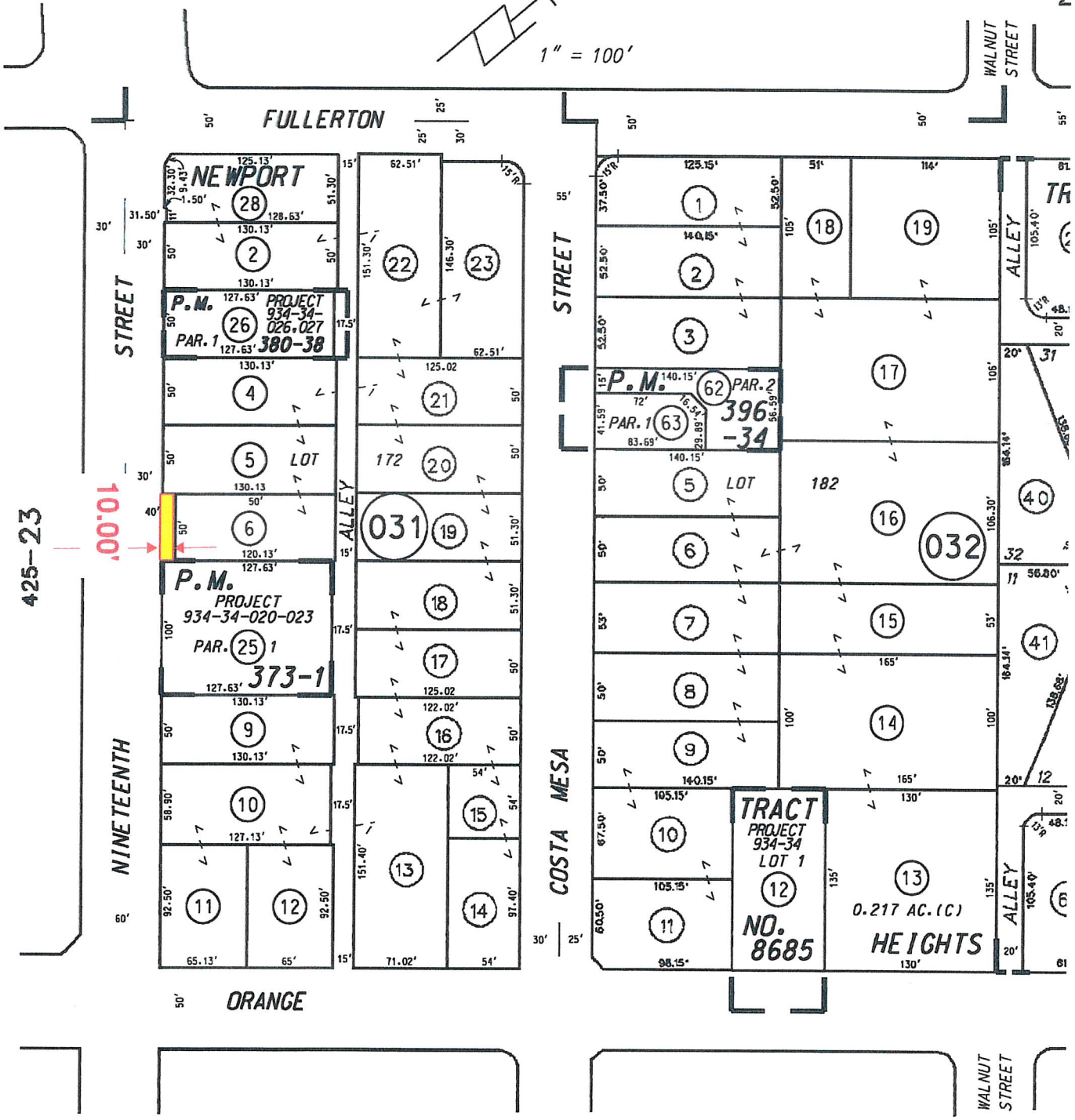
Attachments: Exhibits of proposed vacation of excess right-of-way

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

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**PROPOSED AREA TO BE VACATED**



MARCH 1976

NEWPORT HEIGHTS  
TRACT NO. 1678  
TRACT NO. 8685  
PARCEL MAP

M.M. 4-83  
M.M. 52-27  
M.M. 352-22,  
P.M. 373-1, 380-38, 396-34



174 E 19th Street

 = Proposed Street Vacation Area