



# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

---

**File #:** 26-196

**Meeting Date:** 4/7/2026

---

**TITLE:**

**FINAL MAP FOR TRACT NO. 19351 LOCATED AT 220, 222, 234 and 236 VICTORIA STREET, COSTA MESA, CALIFORNIA**

**DEPARTMENT: PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION**

**PRESENTED BY: RAJA SETHURAMAN, PUBLIC WORKS DIRECTOR**

**CONTACT INFORMATION: SEUNG YANG, P.E., CITY ENGINEER (714) 754-5335**

**RECOMMENDATION:**

Staff recommends the City Council approve the final map for Tract No. 19351, located at 220, 222, 234, and 236 Victoria Street, and authorize the signing of the Map by the City Engineer and the City Clerk.

**BACKGROUND:**

During its regularly scheduled meeting on June 9, 2025, the Planning Commission recommended to City Council denial for a Master Plan to construct forty (40) residential condominium units with attached garages at these addresses: 220, 222, 234, and 236 Victoria Street.

However, the City Council, during its regularly scheduled meeting on July 15, 2025, approved the aforementioned project.

In addition, the City Council also approved the tentative map for Tract No. 19351, which consists of merging two lots (1.77acres) into one lot; and the Conditions of Approval (Attachment 1).

**ANALYSIS:**

This subdivision map will merge lots 71 and 72 of Tract No. 57 of Miscellaneous Maps, in the office of the County Recorder of Orange County, California. The final tract map (Attachment 2) is in substantial conformance with the tentative tract map approved by the City Council and has been checked and found to be technically correct.

The final tract map includes the dedication of an easement for ingress and egress for emergency and public security vehicle purposes; and the release and relinquishment of access rights to Victoria Street, except at approved access locations to be accepted by the City.

**ALTERNATIVES:**

No alternatives were considered since this item is administrative in nature.

---

**FISCAL REVIEW:**

There is no fiscal impact to the City for the approval of the recommended action. All Tract Map filing fees have been paid.

**LEGAL REVIEW:**

The City Attorney's Office has reviewed this agenda report and approves it as to form.

**CITY COUNCIL GOALS AND PRIORITIES:**

This project supports the following City Council goal:

- Diversify, Stabilize, and Increase Housing to Reflect Community Needs.

**CONCLUSION:**

Staff recommends the City Council approve the Final Map for Tract No. 19351, located at 220, 222, 234, and 236 Victoria Street, and authorize the signing of the Map by the City Engineer and the City Clerk.