



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

February 26, 2026
Agenda Item No. 6

SUBJECT: 3036 Breakers, LLC Residential Condominiums (PA2025-0144)

- Condominium Conversion
- Tentative Parcel Map
- Coastal Development Permit
- County Parcel Map No. 2025-149

SITE LOCATION: 3036 Breakers and 3047 Ocean Boulevard

**APPLICANTS/
OWNERS:** Jason and Jennifer Bartusick

PLANNER: Laura Rodriguez, Assistant Planner
949-644-3216, lrodriguez@newportbeachca.gov

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** Two Unit Residential (RT)
- **Zoning District:** Two-Unit Residential (R-2)
- **Coastal Land Use Plan Category:** Two Unit Residential (RT-C) (10.0-19.9 DU/AC)
- **Coastal Zoning District:** Two-Unit Residential (R-2)

PROJECT SUMMARY

A request for a condominium conversion and tentative parcel map to convert an existing duplex into two residential condominiums and allow an airspace subdivision of the units for individual sale. The project site is currently developed with two detached, two-story dwelling units. The unit addressed as 3036 Breakers Drive is under renovation pursuant to building permit no. XR2024-0792 to meet condominium standards while the unit addressed as 3047 Ocean Boulevard was originally constructed in accordance with condominium standards. No waivers of Title 19 (Subdivisions) of the Newport Beach Municipal Code (NBMC) are proposed. A coastal development permit (CDP) is required because the property is in the coastal zone (Project).

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and

- 3) Adopt Draft Zoning Administrator Resolution No. _ approving the Condominium Conversion, Tentative Parcel Map, and Coastal Development Permit filed as PA2025-0144 (Attachment No. ZA 1).

DISCUSSION

- The project is located on a sloping property between Breakers Drive and Ocean Boulevard (Figure 1, below). The property is zoned R-2 which is intended to provide areas appropriate for residential development of up to two units. The existing duplex is consistent with the R-2 Zoning District.



Figure 1: Oblique Aerial Image of Subject Property

- Approval of a condominium conversion tentative and parcel map will allow for an airspace subdivision and individual sale of the units. Approval does not change the use or density of the property. Since the subject property is located in the coastal zone and the tentative parcel map is considered “development” as defined in the NBMC Chapter 21.70 (Definitions), a CDP is required. The property is also in the Coastal Commission Appeal Area.

- The property currently has a stair configuration that encroaches into the Ocean Boulevard public right of way. As a result, the applicant is required to process and obtain a waiver of the City Council Policy L-6 from the Planning Commission for any non-compliant stairs, railings, planters and chains located within the Ocean Boulevard right of way. If this waiver is not processed, then non-compliant improvements encroaching into the right of way shall be removed.
- A special inspection report was completed on November 26, 2025, by the City's Building Division, and pursuant to Section 19.64.070.(F) (Standards for Condominium Conversions). The report identifies that one of the two units, 3036 Breakers Drive, is under renovation for an interior remodel under permit XR2024-0792. As the remodel is ongoing, this unit does not currently meet the minimum standards of the uniform housing code as adopted by the City. The unit addressed as 3047 Ocean Boulevard also has an open building permit for a 440-square-foot addition and 500-square-foot interior remodel. The remodel permitted under XR2023-1365 is pending a final inspection. The building inspector who conducted the special inspection report confirmed that despite the open permit, the work is completed, and 3047 Ocean Boulevard meets the minimum standards of the uniform housing code as adopted by the City.
- The project site is developed with two separate attached garages abutting Breakers Drive which are intended to serve each unit. The property currently provides a total of four parking spaces and meets the minimum interior parking dimensions as required (two per unit) per NBMC Section 20.40 (Off-Street Parking). Vehicular access to the garages is also available on Breakers Drive and will not change as a result of the project.
- The existing duplex was constructed with an electrical service connection that was determined to be in compliance with the requirements of the NBMC Chapter 15.32 (Underground Utilities). Each unit is required to maintain separate water, electrical and gas utilities.
- Given that 3036 Breakers Drive is under renovation, the applicant is required to have a second special inspection report to verify that the unit meets the minimum standards of the uniform housing code adopted by the City.
- The property is located between the nearest public road and the sea or shoreline. Implementation Plan Section 21.30A.040 (Determination of Public Access/Recreation Impacts) requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. The property abuts the Corona del Mar State Beach. Public access to the beach is available from the Corona del Mar Main Beach ramp, which is accessible from Ocean Boulevard. The project site does not provide public access to the beach. The project will allow the conversion of an existing duplex

into residential condominiums and does not involve a change in land use, density, or intensity that will result in increased demand for public access and recreation opportunities and does not propose any features that could impact nearby public access opportunities.

- The project site is approximately 515 feet north of the ocean and is abutting Ocean Boulevard which is identified as a Public View Road. Ocean Boulevard identifies three public viewpoints near the property. The first public viewpoint, is Lookout Point, approximately 630 feet west of the project site. The second public viewpoint is approximately 640 feet east of the project site. Lastly, the third public viewpoint, Inspiration Point, is approximately 1,260 feet east of the project site. The project will not affect public views since the property is not directly abutting these three viewpoints. While the roofline of the existing duplex may be visible from these viewpoints, the project is not proposing additional floor area or raising the structural height of the building that would obstruct these public viewpoints. Therefore, existing views of the water would not be affected as a result of the Project.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment. The purpose of the tentative parcel map and condominium conversion is to allow an existing duplex to sell each unit individually. Therefore, the Class 1 exemption is applicable.

PUBLIC NOTICE

Notice of this application was published in the Daily Pilot, mailed to all owners of property and residential occupants within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant, and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the NBMC. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD:

The action for the tentative parcel map shall become final and effective 10 days following the date the Resolution is adopted. The action for the coastal development permit shall become final and effective 14 days following the date Resolution is adopted.

An appeal or call for review may be filed with the Director of Community Development within 10 days following the date of the action for the tentative parcel map and 14 days following the date of the action for the coastal development permit. Administrative procedures for

appeals are provided in the Newport Beach Municipal Code Chapters 19.12 (Tentative Map Review) and 21.64 (Appeals and Calls for Review). The project site is located within the appeal area of the coastal zone; therefore, final action by the City may be appealed to the California Coastal Commission. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:



Laura Rodriguez, Assistant Planner
JP/lr

- Attachments:
- ZA 1 Draft Resolution
 - ZA 2 Vicinity Map
 - ZA 3 County Parcel Map No. 2025-149
 - ZA 4 Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2026-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A CONDOMINIUM CONVERSION, TENTATIVE PARCEL MAP, AND COASTAL DEVELOPMENT FOR TWO-UNIT RESIDENTIAL CONDOMINIUM PURPOSES LOCATED AT 3036 BREAKERS DRIVE AND 3047 OCEAN BOULEVARD (PA2025-0144)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by property owners Jason Bartusick and Jennifer Bartusick (Applicant) concerning property located at 3036 Breakers Drive and 3047 Ocean Boulevard and legally described as Lot 4 of Tract Map No. 1026 (Property).
2. The Applicant requests a condominium conversion and tentative parcel map to convert an existing duplex into two residential condominiums and allow an airspace subdivision of the units for individual sale. The Property is currently developed with two detached, two-story dwelling units. The unit addressed as 3036 Breakers Drive is under renovation pursuant to building permit no. XR2024-0792 to meet condominium standards while the unit addressed as 3047 Ocean Boulevard was originally constructed in accordance with condominium standards. No waivers of Title 19 (Subdivisions) of the Newport Beach Municipal Code (NBMC) are proposed. A coastal development permit (CDP) is required because the Property is in the coastal zone (Project).
3. The Property is categorized as Two Unit Residential (RT) by the General Plan Land Use Element and is located within the Two-Unit Residential (R-2) Zoning District.
4. The Property is located within the coastal zone. The Coastal Land Use Plan category is Two Unit Residential (RT-C) (10.0-19.9 DU/AC) and it is located within the Two-Unit Residential (R-2) Coastal Zoning District.
5. A public hearing was held on February 26, 2026, online via Zoom. A notice of the time, place and purpose of the hearing was given in accordance with the NBMC. Evidence, both written and oral, was presented to and considered by the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This Project is exempt from the California Environmental Quality Act (CEQA) under Sections 15301, Division 6, Chapter 3 Guidelines for Implementation of the California Environmental Quality Act (CEQA) under Class 1 (Existing Facilities) because it has no potential to have a significant effect on the environment.

2. Class 1 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of the existing or former use. In this case, the Project will convert an existing duplex into residential condominiums and improvements are limited to remodeling, with no expansion or intensification of use. Therefore, the Class 1 exemption is applicable.

SECTION 3. REQUIRED FINDINGS.

Condominium Conversion

In accordance with Section 19.64.070 (Standards for Condominium Conversions) of the NBMC, the following findings and facts in support of such findings are set forth:

Finding:

- A. *The minimum number and the design and location of off-street parking spaces shall be provided in conformance with the provisions of the off-street parking regulations contained within Title 20 of this Code, in effect at the time of approval of the conversion.*

Fact in Support of Finding:

1. The Project is located on a sloping property between Breakers Drive and Ocean Boulevard. The unit addressed as 3036 Breakers Drive is located on the lower level of the property and is also developed with two separate attached garages that are intended to serve each unit.
2. Pursuant to NBMC 20.40.040 (Off-Street Parking Spaces Required) a two-unit dwelling is required to provide four parking spaces. The parking configuration for each unit may consist of one parking space in a garage and one parking space covered or in a garage. The minimum interior parking dimensions required for single car/tandem parking are 10 feet wide by 20 feet deep (35 feet deep tandem) and 20 feet wide by 20 feet deep for a two-car garage per NBMC 20.40.090 (Parking Standards for Residential Uses). In this case, the garage serving 3047 Ocean Boulevard consists of a two-car tandem parking configuration and the garage serving 3036 Breakers, allows parking for two vehicles, side by side. The four parking spaces meet the number of spaces and interior parking dimensions as required (two per unit) per NBMC Chapter 20.40 (Off-Street Parking).

Finding:

- B. *Each dwelling unit within a building shall have a separate sewer connection to the City sewer.*

Fact in Support of Finding:

1. A special inspection was completed on November 26, 2025, by the City's Building Division. The special inspection and subsequent report, henceforth referred to as the

special inspection report, confirmed that both units are served by separate sewer connections.

Finding:

C. *Each sewer lateral shall be retrofitted/fitted with a cleanout at the property line.*

Fact in Support of Finding:

1. The special inspection report confirmed that there is an approved cleanout installed at the property line for each sewer lateral. Additionally, Condition of Approval No. 13 requires each unit maintain separate sewer laterals and cleanouts.

Finding:

D. *Each unit shall maintain a separate water meter and water meter connection.*

Fact in Support of Finding:

1. The special inspection report confirmed that each unit is served by its own water meter and piping. Additionally, Condition of Approval No. 7 requires each unit shall maintain separate water connections.

Finding:

E. *The electrical service connection shall comply with the requirements of Chapter 15.32 (Underground Utilities) of the Newport Beach Municipal Code.*

Fact in Support of Finding:

1. The existing duplex was constructed with an electrical service connection that was determined to be in compliance with the requirements of the NBMC Chapter 15.32 (Underground Utilities).

Finding:

F. *The applicant for a condominium conversion shall request a special inspection from the Building Division for the purpose of identifying any building safety violations. The applicant shall correct all identified safety violations prior to the approval of a final map for the condominium conversion.*

Fact in Support of Finding:

1. The special inspection report noted that the unit addressed as 3036 Breakers Drive does not fully comply with the minimum standards of the uniform housing code adopted by the City at this time. The unit is under renovation pursuant to building permit no. XR2024-

0792 to upgrade and correct any deficiencies. Condition of Approval No. 2 requires the Applicant to correct all identified safety violations prior to approval of the final parcel map. Additionally, the Applicant is also required to have a second special inspection report to verify that the unit meets the minimum standards of the uniform housing code adopted by the City.

2. There is an open building permit, XR2023-1365, for the unit addressed as 3047 Ocean Boulevard. XR2023-1365 permitted a 440-square-foot addition and a 500-square-foot interior remodel. It is pending final inspection. However, no violations were noted for this unit in the special inspection report.

Finding:

- G. *Permanent lot stakes and tags shall be installed at all lot corners by a licensed surveyor or civil engineer unless otherwise required by the City Engineer.*

Fact in Support of Finding:

1. Condition of Approval No. 9 requires the installation of permanent lot stakes prior to the recordation of the final parcel map.

Finding:

- H. *For residential conversions, the project shall be consistent with the adopted goals and policies of the General Plan, particularly with regard to the balance and dispersion of housing types within the City.*

Facts in Support of Finding:

1. The Property is categorized as RT by the Land Use Element of the General Plan. The existing duplex is consistent with the RT land use category, which is intended to provide areas appropriate for the development of two-unit dwelling units such as duplexes and townhomes. Therefore, the Project is consistent with the adopted goals and policies of the Land Use Element and other Elements of the General Plan.
2. The Project involves a two-unit dwelling being converted into residential condominiums for individual sale. The density will not be affected.

Finding:

- I. *The establishment, maintenance, or operation of the use or building applied for shall not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.*

Fact in Support of Finding:

1. The Project will convert an existing duplex into residential condominiums for individual sale. The Project is not anticipated to negatively impact surrounding landowners and will not in itself be detrimental to the health, safety, peace, comfort, and general welfare of people residing or working in the neighborhood.

Tentative Parcel Map

In accordance with Section 19.12.070 (Required Findings for Action on Tentative Maps) of the NBMC, the following findings are set forth:

Finding:

- J. The proposed map and the design or improvements of the subdivision are consistent with the General Plan and any applicable specific plan, and with applicable provisions of the Subdivision Map Act and this Subdivision Code.*

Facts in Support of Finding:

1. The Property is categorized as RT by the Land Use Element of the General Plan. The tentative parcel map is for two-unit residential condominium purposes. The special inspection report demonstrates that the existing duplex does not meet current condominium requirements since one of the units, 3036 Breakers Drive, is under renovation. However, the proposed subdivision and improvements are consistent with the density of the RT General Plan Land Use category. Additionally, Condition of Approval No. 2 requires the Applicant to correct all identified safety violations prior to the approval of the final map.
2. The Property is not located within a specific plan area.

Finding:

- K. The site is physically suitable for the type and density of development.*

Facts in Support of Finding:

1. While the lot features a substantial downslope from Ocean Boulevard to Breakers Drive, the Property is physically suitable for a duplex and has been developed with a duplex since 1965.
2. The Property is accessible by pedestrians from Ocean Boulevard. Vehicular access is currently available from Breakers Drive and will not change as a result of the Project.

Finding:

- L. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, notwithstanding the foregoing, the decision-making body may nevertheless approve such a subdivision if an environmental impact report was prepared for the project and a finding was made pursuant to Section 21081 of the California Environmental Quality Act that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.*

Facts in Support of Finding:

1. The Property is located in a developed residential area. While the Property is abutting Corona del Mar State Beach, the Property that does not contain any sensitive vegetation or habitat on-site. The Property is also not considered one of the twenty-eight Environmental Study Areas within the City.
2. The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines. The key consideration of Class 1 is whether the Project involves a negligible or no expansion of use. In this case, the Project will not increase the density of the Property and will not create a significant effect on the environment.

Finding:

- M. *The design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

Facts in Support of Finding:

1. Fact 1 in Support of Finding I is hereby incorporated by reference.
2. All improvements associated with the Project shall comply with the applicable Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the Applicant per Section 19.28.010 (General Improvement Requirements) of the NBMC and Section 66411 (Local agencies to regulate and control design of subdivisions) of the Subdivision Map Act. All ordinances of the City and all Conditions of Approval shall be complied with.

Finding:

- N. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the decision-making body may approve a map if it finds that alternate easements, for access or use, will be provided and that these easements will be substantially equivalent to ones previously acquired by the*

public. This finding shall apply only to easements of record or to easements established by the judgment of a court of competent jurisdiction and no authority is hereby granted to the City Council to determine that the public at large has acquired easements for access through or use of property within a subdivision.

Fact in Support of Finding:

1. There are no existing public easements located on the Property.

Finding:

- O. *The subject to the detailed provisions of Section 66474.4 of the Subdivision Map Act, if the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (Williamson Act), the resulting parcels following a subdivision of the land would not be too small to sustain their agricultural use or the subdivision will result in residential development incidental to the commercial agricultural use of the land.*

Facts in Support of Finding:

1. The Property is not subject to the Williamson Act because they are not designated as an agricultural preserve and are less than 100 acres in area.
2. The Property is developed for residential use and located in the R-2 Zoning District, which permits residential use.

Finding:

- P. *In the case of a "land project" as defined in Section 11000.5 of the California Business and Professions Code: (1) there is an adopted specific plan for the area to be included within the land project; and (2) the decision-making body finds that the proposed land project is consistent with the specific plan for the area.*

Facts in Support in Finding:

1. California Business and Professions Code Section 11000.5 has been repealed by the Legislature. However, this project site is not considered a "land project" as previously defined in Section 11000.5 of the California Business and Professions Code because the project site does not contain 50 or more parcels of land.
2. The Property is not located within a specific plan area.

Finding:

- Q. *Solar access and passive heating and cooling design requirements have been satisfied in accordance with Sections 66473.1 and 66475.3 of the Subdivision Map Act.*

Fact in Support of Finding:

1. The Project and any future improvements are subject to Title 24 of the California Building Code which requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate. The City's Building Division enforces Title 24 compliance through its plan check and inspection process.

Finding:

- R. *The subdivision is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need and that it balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources.*

Fact in Support of Finding:

1. The Project is consistent with the R-2 Zoning District, which allows up to two dwelling units on the Property. No changes are proposed to the number of units on the Property. Therefore, the Project will not affect the City in meeting its regional housing needs.

Finding:

- S. *The discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.*

Fact in Support of Finding:

1. As conditioned, wastewater discharge into the existing sewer system shall comply with the Regional Water Quality Control Board (RWQCB) requirements.

Finding:

- T. *For subdivisions lying partly or wholly within the Coastal Zone, that the subdivision conforms with the certified Local Coastal Program and, where applicable, with public access and recreation policies of Chapter Three of the Coastal Act.*

Facts in Support of Finding:

1. The Property is located within the coastal zone. Therefore, a CDP is required in conjunction with the proposed tentative parcel map and condominium conversion application. The Project complies with the certified Local Coastal Program (LCP) and public access and recreation policies of Chapter 3 of the Coastal Act.
2. Facts in support of Findings U and V for the CDP are hereby incorporated by reference.

Coastal Development Permit

In accordance with Section 21.52.015(F) (Coastal Development Permits - Findings, and Decision) of the NBMC, the following findings and facts in support of such findings are set forth:

Finding:

U. Conforms to all applicable sections of the certified Local Coastal Program.

Facts in Support of Finding:

1. The Property is developed with an existing duplex. While the Project is not proposing new construction, a CDP is required pursuant to Section 21.52.035.2(G) (Projects Exempt from Coastal Development Permit Requirements – Other Existing Structures) of the NBMC, because the subdivision is considered “development” as defined in Chapter 21.70 (Definitions) of the NBMC.
2. The Project will convert an existing duplex into two residential condominiums. The existing development conforms to all applicable development standards, including floor area limit, setbacks, height, and off-street parking. The Project is also consistent with the density of the R-2 Coastal Zoning District.

Finding:

V. Conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act if the project is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.

Facts in Support of Finding:

1. The Property is located between the nearest public road and the sea or shoreline. Implementation Plan Section 21.30A.040 (Determination of Public Access/Recreation Impacts) requires that the provision of public access bear a reasonable relationship between the requirement and the project’s impact and be proportional to the impact. While the Property is abutting Corona del Mar State Beach, public recreation and access to the beach is available from the Corona del Mar Main Beach ramp, which is accessible from Ocean Boulevard. This ramp will not be affected by this Project. The Project will not involve a change in land use, density or intensity that will result in increased demand for public access and recreation opportunities. Furthermore, the Property was designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities within proximity of the Property.
2. The Property is approximately 515 feet north of the ocean. The Property is abutting Ocean Boulevard, which is identified as a Public View Road, and identifies three public viewpoints. The first public viewpoint, Lookout Point, is approximately 630 feet west of the Property. The second public viewpoint is approximately 640 feet east of the Property. Lastly, the third public viewpoint, Inspiration Point, is approximately 1,260

feet east of the Property. The Project will not affect public views since it is not directly abutting these three viewpoints. While the roofline of the existing duplex may be visible from these viewpoints, the Project is not proposing additional floor area or raising the structural height of the building that would obstruct these public viewpoints. Therefore, existing views of the water would not be affected as a result of the Project.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this project is categorically exempt from the California Environmental Quality Act under Sections 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves the condominium conversion, tentative parcel map, and coastal development permit filed as PA2025-0144 subject to the conditions outlined in Exhibit A, which is attached hereto and incorporated by reference.
3. The action for the coastal development permit shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or a call for review is filed with the Community Development Director by the provisions of Title 21 (Local Coastal Program Implementation Plan) of the NBMC. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.
4. This action for the tentative parcel map shall become final and effective 10 days after the adoption of this Resolution unless within such time an appeal or call for review is filed with the Director of Community Development by the provisions of Title 19 (Subdivisions), of the NBMC.

PASSED, APPROVED, AND ADOPTED THIS 26TH DAY OF FEBRUARY 2026.

Benjamin Zdeba, AICP, Zoning Administrator

EXHIBIT "A"**CONDITIONS OF APPROVAL**
*(Project-specific conditions are in italics)***Planning Division**

1. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
2. *The Applicant is required to correct all identified safety violations prior to approval of a final map for the condominium conversion.*
3. *The Applicant shall obtain a building permit for the condominium conversion. The building permit for the condominium conversion shall not receive final inspection until after the recordation of the parcel map.*
4. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be caused the revocation of this approval.
5. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) of the NBMC.
6. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of **3036 Breakers, LLC Residential Condominiums** including, but not limited to, **Condominium Conversion, Tentative Parcel Map, and Coastal Development Permit filed as PA2025-0144**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the applicant, City, and/or the parties initiating or bringing the such proceeding. The applicant shall indemnify the City for all the City's costs, attorneys' fees, and damages that which City incurs in enforcing the indemnification provisions outlined in this condition. The applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.

Building Division

7. The Project shall maintain separate utilities (water, electrical and gas).

Public Works Department

8. A parcel map shall be recorded. The Map shall be prepared on the California coordinate system (NAD83). Prior to recordation of the Map, the surveyor/engineer preparing the Map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. **The Map to be submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned images will not be accepted.**
9. Prior to recordation of the parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one inch iron pipe with tag) shall be set On Each Lot Corner unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.
10. All improvements shall be constructed as required by Ordinance and the Public Works Department.
11. An encroachment permit shall be required for all work activities within the public right-of-way.
12. The decorative sidewalk within the Ocean Boulevard right of way shall be removed and a standard concrete sidewalk per City Standard 180 shall be installed.
13. Each unit shall maintain its individual water service/meter and sewer lateral/cleanout.
14. *Prior to the recordation of the Final Parcel Map, the Applicant shall process and obtain a waiver of City Council Policy L-6 from the Planning Commission for the non-compliant stairs, railings, planters, and chains located within the Ocean Boulevard right-of way; or all non-compliant improvements shall be removed within the Ocean Boulevard right-of-way.*
15. In case of done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way shall be required at the discretion of the Public Works Inspector.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Condominium Conversion, Tentative Parcel Map, and
Coastal Development Permit (PA2025-0144)
3036 Breakers Drive and 3047 Ocean Boulevard

Attachment No. ZA 3

County Parcel Map No. 2025-149

TENTATIVE PARCEL MAP NO. 2025-149

BEING A SUBDIVISION OF:
 LOT 4 IN TRACT NO. 1026 AS PER MAP RECORDED
 IN BOOK 33 PAGES 37 AND 38 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES, 3036 BREAKERS DRIVE
 DATE: 6/30/2025

BENCHMARK:

BENCH MARK #NB4-36-74
 DATUM: NAVD88
 ELEVATION: 67.054

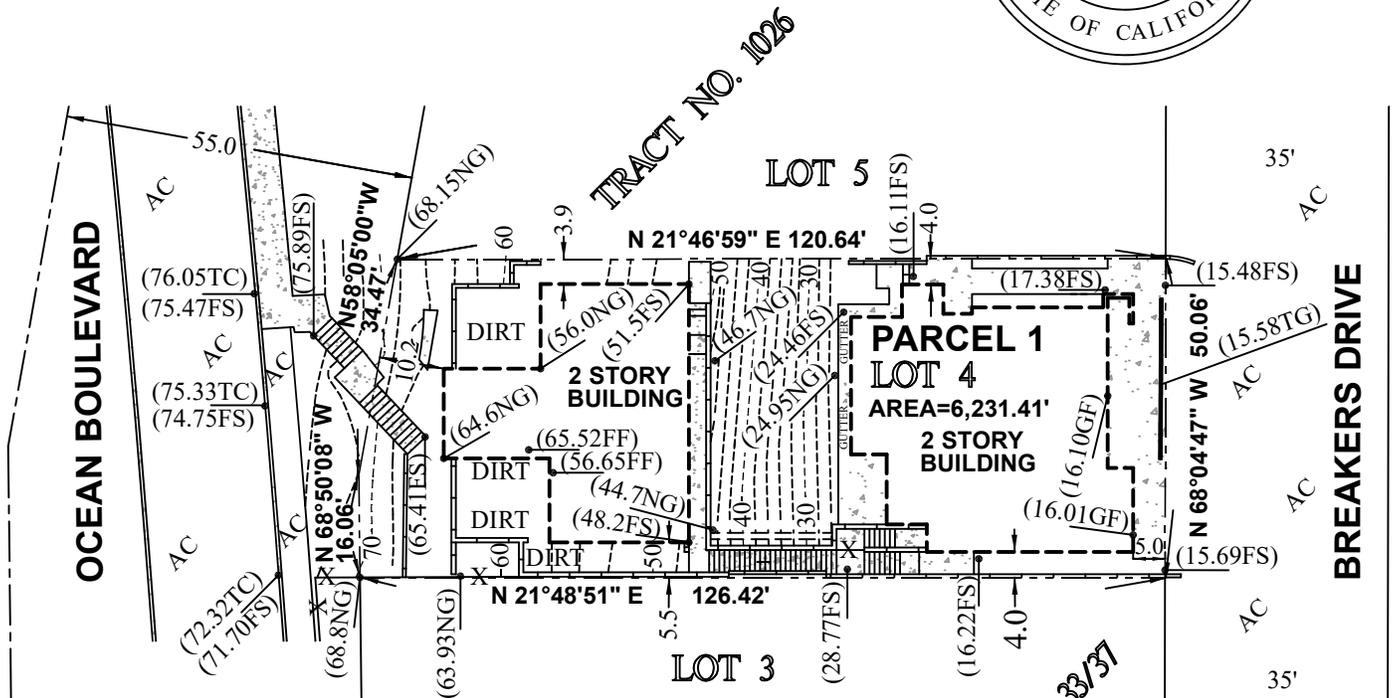
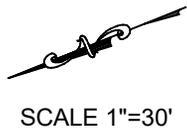
OWNER AND SUBDIVIDER:

3036 BREAKERS LLC, A CALIFORNIA
 LIMITED LIABILITY COMPANY
 11752 MARKON DRIVE
 GARDEN GROVE, CA 92841

 JOHN JASON BARTUSICK, MANAGER

PREPARED BY:

AMBER MIEDEMA L.S. 9730
 23016 LAKE FOREST DRIVE #409
 LAGUNA HILLS, CA 92653
 OFFICE: (949) 607-6039
 PREPARED BY: Amber Miedema



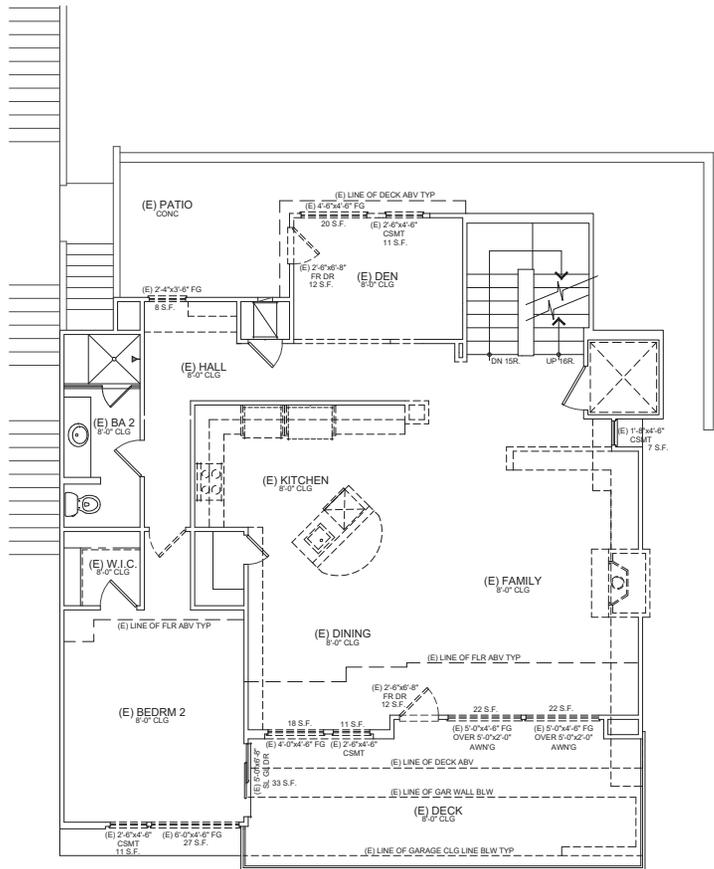
LEGEND

	DESCRIPTION
	MEASURED ELEVATIONS
	WALL
	BUILDING
	CENTER LINE
	PROPERTY LINE
	FENCE
AC	ASPHALT
FL	FLOW LINE
GF	GARAGE FLOOR
NG	NATURAL GRADE
TC	TOP OF CURB

MM 3/37

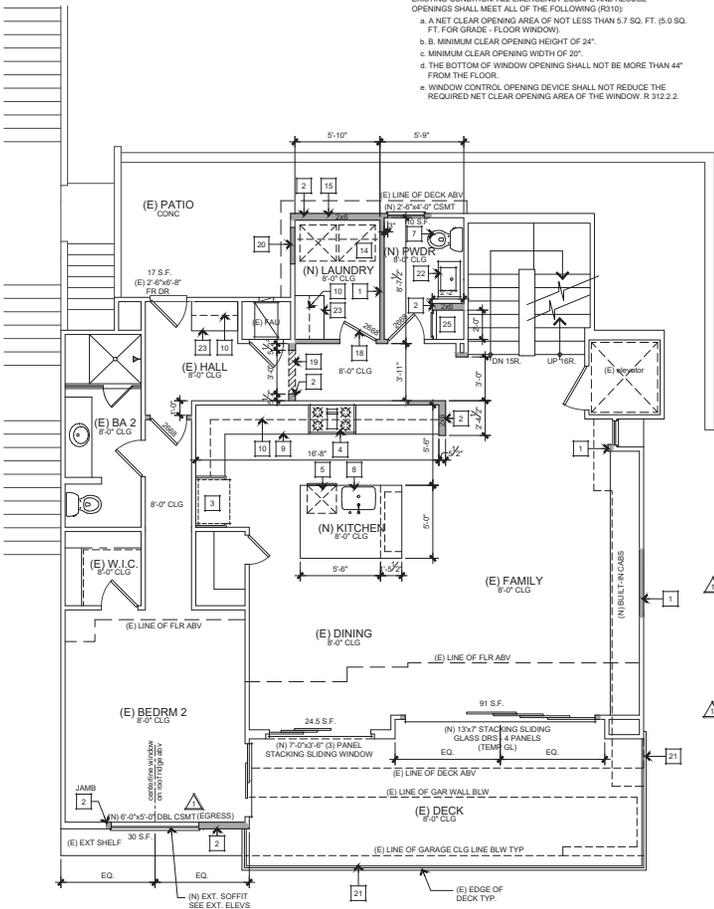
Attachment No. ZA 4

Project Plans



DEMOLITION PLAN - MIDDLE LEVEL

SCALE: 1/4"=1'-0"



NEW REMODEL FLOOR PLAN - MIDDLE LEVEL

SCALE: 1/4"=1'-0"



MID LEVEL GLAZING CALCULATIONS:

TOTAL EXISTING GLAZING AREA	=214 S.F.
TOTAL ADJUSTED GLAZING AREA	=199.5 S.F.

NOTE:
 WHERE THE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE BEING REPLACED OR ALTERED AND OPEN ONTO A DECK OR ROOF, THE NEW CONDITION SHALL BE EQUAL TO OR BETTER THAN THE EXISTING CONDITION. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET ALL OF THE FOLLOWING (R101):
 a. A NET CLEAR OPENING AREA OF NOT LESS THAN 5.7 SQ. FT. (5.0 SQ. FT. FOR GRADE - FLOOR WINDOW).
 b. MINIMUM CLEAR OPENING HEIGHT OF 24".
 c. MINIMUM CLEAR OPENING WIDTH OF 20".
 d. THE BOTTOM OF WINDOW OPENING SHALL NOT BE MORE THAN 44" FROM THE FLOOR.
 * WINDOW CONTROL OPENING DEVICE SHALL NOT REDUCE THE REQUIRED NET CLEAR OPENING AREA OF THE WINDOW. R 312.2.2.

LEGEND: DEMOLITION PLAN

- WALLS:**
 ——— EXISTING WALLS TO REMAIN
 - - - - - EXISTING WALLS TO BE DEMOLISHED
- DOORS:**
 ——— EXISTING DOOR TO REMAIN
 - - - - - EXISTING DOOR TO BE REMOVED
- WINDOWS:**
 ——— EXISTING WINDOW TO REMAIN
 - - - - - EXISTING WINDOW TO BE REMOVED

KEYNOTES: NEW FLOOR PLAN

- (N) 2x4 STUDS @ 16" O.C.
- (N) 2x6 STUDS @ 16" O.C.
- (N) 30" CLEAR BUILT IN REFRIGERATOR SPACE. PLUMB FOR WATER SUPPLY.
- (N) 30" COOKTOP WITH SINGLE OVEN BELOW AND METAL EXHAUST HOOD ABOVE. W/ LIGHT AND FAN. (MIN. 180 C.F.M. MAX. 3 SONE, AND VENTED TO OUTSIDE AIR).
- (N) DISHWASHER AS SELECTED BY OWNERS.
- (N) PANTRY WITH ADJUSTABLE WOOD SHELVES.
- (N) TOILET (MAX FLOW RATE 1.28 GPM) AS SELECTED BY OWNER (PROVIDE 30" MIN. CLR SPACE).
- (N) KITCHEN SINK (SINK FAUCETS TO HAVE A MAX FLOW RATE OF 1.2 GPM @ 60 PSI) WITH GARBAGE DISPOSAL. (THE (N) SINK VENT INTO (E) ISLAND SINK VENT).
- (N) 24" DEEP BASE CABINETS. W/ 36" HIGH COUNTERTOP & SPLASH.
- (N) 12" DEEP UPPER CABINETS.
- (N) PRE-CAST SHOWER PAN. SEE PLAN FOR SIZE. TILE OVER CEMENT PLASTER TO 72" ABOVE GRAIN U.N.D.
- (N) SHATTERPROOF GLASS SHOWER ENCL. BARRIER. SHOWER DOOR TO SWING OUT AND TO BE A MIN. 20" CLEAR. (SHOWERHEADS TO HAVE A MAX FLOW RATE OF 1.8 GPM @ 80 PSI).
- (N) 22" DEEP CABINETS. W/ 36" HIGH COUNTERTOP W/ SPLASH.
- (N) WASHER & DRYER SPACE. FOR WASHER PROVIDE PLUMBING CONNECTIONS (WASTE AND WATER) RECESSED IN WALL FOR DRYER SPACE DRYER VENT TO O.S.A. - 4" DIAMETER VENT. MAX. 14'-0" LONG WITH MAX. (2) ELBOWS.
- (N) WATER AND WASTE FOR WASHER.
- PROVIDE (N) SMTTY PAN WITH DRAIN BENEATH WASHER.
- DRYER VENT (MAX. 14 FEET LENGTH INCLUDING (2) 90 DEGREE ELBOWS) PER C.M.C. 504.1.
- PROVIDE MIN. 100 SQ. IN. OPENING FOR MAKE UP AIR AT LAUNDRY ROOM PER C.M.C. 504.1.
- (N) FLAT SOFFIT. TOP AT 7'-0" ABOVE FINISH FLOOR.
- FILL IN (E) OPENING WITH 2 x STUD WALL AND GYP BOARD (ON INTERIOR) AND MATCH EXISTING FINISH MATERIAL (ON EXTERIOR).
- (E) 42" HIGH GUARD TO REMAIN.
- (N) PEDESTAL SINK (AS SELECTED BY OWNERS).
- (N) 24" DEEP BASE CABINETS. W/ 36" HIGH WOOD TOP. (AS SELECTED BY OWNERS).
- (N) TANKLESS WATER HEATER.
- (N) BUILT-IN LINEN WITH ADJUSTABLE WOOD SHELVES.
- (N) LAUNDRY SINK

NOTES: NEW FLOOR PLAN

- ALL ROUGH OPENINGS SHALL BE 4" MINIMUM FROM PERPENDICULAR WALLS FOR CASING ALLOWANCE.
- ALL DIMENSIONS SHOWN ARE TO FACE OF STUD - U.N.D.
- ANY (N) ADDITIONAL HVAC EQUIPMENT AND DUCTING REQUIRED TO BE PROVIDED PER MECHANICAL CONTRACTOR.
 - PROVIDE R-21 BATT INSULATION IN ALL (N) EXTERIOR WALLS.
 - PROVIDE R-38 BATT INSULATION IN ALL (N) CEILING/ATTIC SPACES.
 - R-30 BATT INSULATION IN (N) SLOPING ROOF/ CEILING.
- ALL (N) VENTS THROUGH EXTERIOR WALLS SHALL BE PROVIDED WITH DAMPERS OR SCREEN WITH CORROSION RESISTANT NON COMBUSTIBLE WIRE MESH WITH MIN 1/4" OPENINGS MESH.
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET METAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE PER C.M.C. SECTION R902.2.2.
- SHOWER AND TUB/SHOWER WALLS ARE A SMOOTH, HARD, NONABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G. CEMENT FIBER GEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. CRC R307 AND R702.3.
- SHOWER SHALL BE PROVIDED WITH MIXING VALVE THAT WILL PROVIDE SCALD AND THERMAL SHOCK PROTECTION IN ACCORDANCE WITH ASSE 1016 OR ASME A112.18.1/CSA B125.1. (CPC 499.3)
- CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. CPC 408.9. SHOW LOCATIONS OF VALVES, SHOWERHEADS AND TYPE OF ENTRANCES ON PLANS.

LEGEND: NEW FLOOR PLAN

- EXISTING 2x STUD WALL TO REMAIN
 ——— NEW 2x STUD WALL. (SEE NEW FLOOR PLAN FOR SIZE)
 - - - - - NEW SOFFIT (SEE NEW FLOOR PLAN FOR HEIGHT)

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 mark@markbrooklyndesign.com

Mark Brodsky
 Mark Brodsky Building Design Professional
 April 9, 2024

GENERAL SPECIFICATIONS, CODES, ORDINANCES, AND REGULATIONS SHALL BE REFERRED TO FOR ALL DETAILS, NOTES, AND DIMENSIONS NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND UTILITIES PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURAL MEMBERS UNLESS OTHERWISE INDICATED ON THIS PLAN.

Issuance / Revisions

No.	Date	Description
1	04-09-2024	ISSUE FOR PERMITS

Consultants:

Project Status:

"BUILDING DEPARTMENT SUBMITTAL SET"

Project Name and Location:

Bartusick Remodel
 3036 Breakers Dr,
 Corona Del Mar, CA 92625

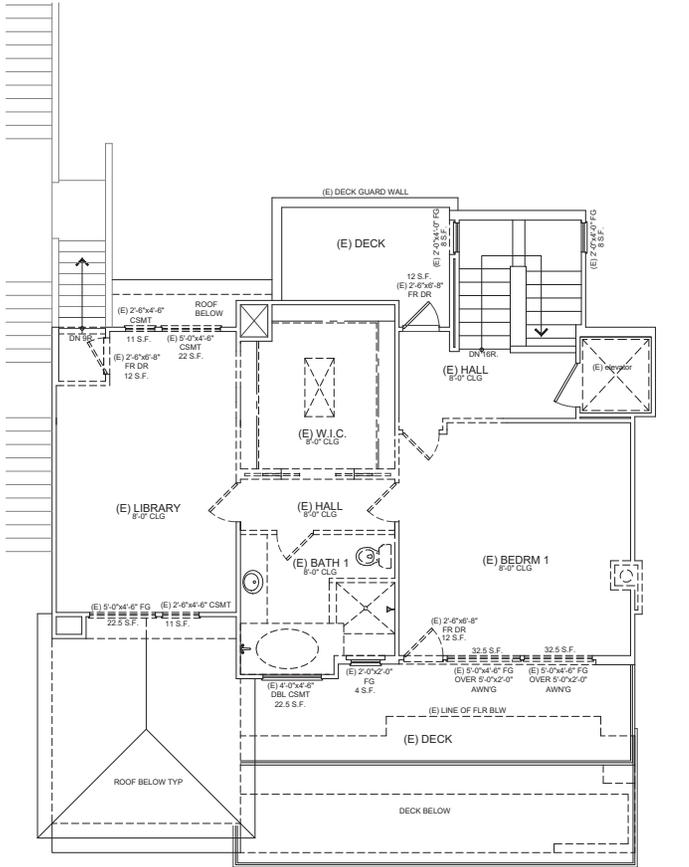
Owners:
 Jennifer & Jason Bartusick

Sheet Title
 MIDDLE LEVEL
 DEMOLITION PLAN
 NEW REMODEL FLOOR PLAN

Sheet No.

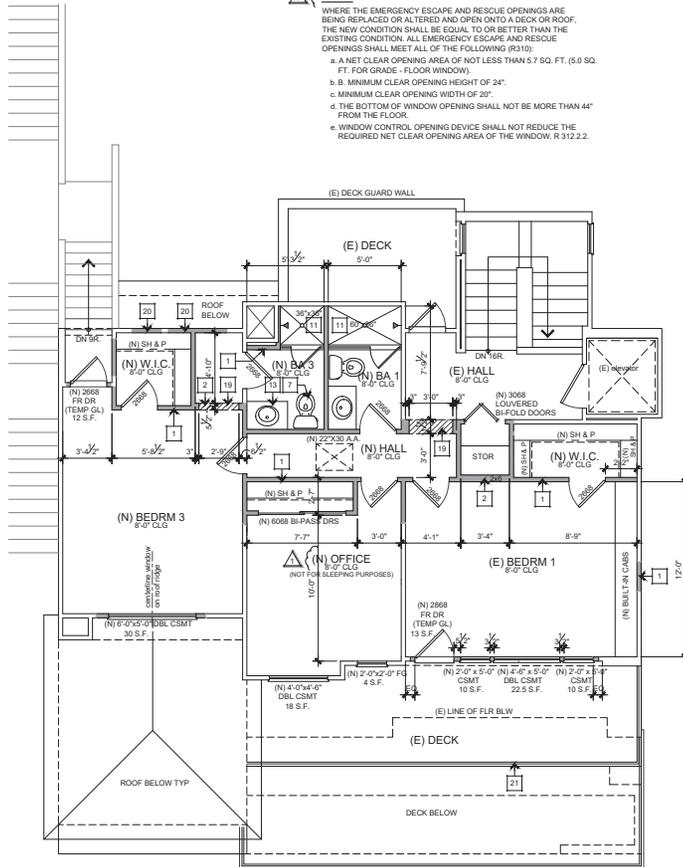
A-2

Sheet Issue Date: April 9, 2024



DEMOLITION PLAN - UPPER LEVEL

SCALE: 1/4"=1'-0"



NEW REMODEL FLOOR PLAN - UPPER LEVEL

SCALE: 1/4"=1'-0"



UPPER LEVEL GLAZING CALCULATIONS:

TOTAL EXISTING GLAZING AREA	=210 S.F.
TOTAL ADJUSTED GLAZING AREA	=134.5 S.F.

NOTE:
WHERE THE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE BEING REPLACED OR ALTERED AND OPEN ONTO A DECK OR ROOF, THE NEW CONDITION SHALL BE EQUAL TO OR BETTER THAN THE EXISTING CONDITION. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET ALL OF THE FOLLOWING (R310):

- A NET CLEAR OPENING AREA OF NOT LESS THAN 5.7 SQ. FT. (5.0 SQ. FT. FOR GRADE - FLOOR WINDOW).
- MINIMUM CLEAR OPENING HEIGHT OF 24".
- MINIMUM CLEAR OPENING WIDTH OF 20".
- THE BOTTOM OF WINDOW OPENING SHALL NOT BE MORE THAN 44" FROM THE FLOOR.
- WINDOW CONTROL OPENING DEVICE SHALL NOT REDUCE THE REQUIRED NET CLEAR OPENING AREA OF THE WINDOW. R.312.2.2.

NOTE:
ALL WINDOWS TO HAVE A MAXIMUM U-FACTOR .30 AND U3 SHGC. PENETRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS.

LEGEND: DEMOLITION PLAN

- WALLS:**
- EXISTING WALLS TO REMAIN
 - EXISTING WALLS TO BE DEMOLISHED
- DOORS:**
- EXISTING DOOR TO REMAIN
 - EXISTING DOOR TO BE REMOVED
- WINDOWS:**
- EXISTING WINDOW TO REMAIN
 - EXISTING WINDOW TO BE REMOVED

KEYNOTES: NEW FLOOR PLAN

- (N) 2x4 STUDS @ 16" O.C.
- (N) 2x6 STUDS @ 16" O.C.
- (N) 3" CLEAR BUILT IN REFRIGERATOR SPACE. PLUMB FOR WATER SUPPLY.
- (N) 3" COOKTOP WITH SINGLE OVEN BELOW AND METAL EXHAUST HOOD ABOVE. W/LIGHT AND FAN. (MIN. 180 C.F.M., MAX. 3 SONE, AND VENTED TO OUTSIDE AIR).
- (N) DISHWASHER AS SELECTED BY OWNERS.
- (N) PANTRY WITH ADJUSTABLE WOOD SHELVES.
- (N) TOILET (MAX FLOW RATE 1.28 GPM) AS SELECTED BY OWNER (PROVIDE 30" MIN CLR SPACE).
- (N) KITCHEN SINK (SINK FAUCETS TO HAVE A MAX FLOW RATE OF 1.2 GPM @ 60 PSI) WITH GARBAGE DISPOSAL. (IE. (N) SINK VENT INTO (E) ISLAND SINK VENT).
- (N) 24" DEEP BASE CABINETS. W/ 36" HIGH COUNTERTOP & SPLASH.
- (N) 12" DEEP UPPER CABINETS.
- (N) PRE-CAST SHOWER PAN. SEE PLAN FOR SIZE. TILE OVER CEMENT PLASTER TO 72" ABOVE DRAIN U.N.O.
- (N) SHATTERPROOF GLASS SHOWER ENCLOSURE. SHOWER DOOR TO SWING OUT AND TO BE A MIN. 22" CLEAR. (SHOWERHEADS TO HAVE A MAX FLOW RATE OF 1.8 GPM @ 60 PSI).
- (N) 22" DEEP CABINETS. W/ 34" HIGH COUNTERTOP W/ SPLASH.
- (N) WASHER & DRYER SPACE - FOR WASHER PROVIDE PLUMBING CONNECTIONS (WASTE AND WATER) RECESSED IN WALL. FOR DRYER SPACE DRYER VENT TO O.S.A. - 4" DIAMETER VENT, MAX. 14'-0" LONG WITH MAX. (2) ELBOWS.
- PROVIDE (N) WATER AND WASTE FOR WASHER.
- (N) SMITTY PAN WITH DRAIN BENEATH WASHER.
- DRYER VENT (MAX. 14 FEET LENGTH INCLUDING (2) 90 DEGREE ELBOWS) PER C.M.C. 604.3.
- PROVIDE MIN. 100 SQ. IN. OPENING FOR MAKE UP AIR AT LAUNDRY ROOM PER C.M.C. 604.3.1.
- (N) FLAT SOFFIT. TOP AT 7'-0" ABOVE FINISH FLOOR.
- FILL IN (E) OPENING WITH 2 x STUD WALL AND GYP BOARD (ON INTERIOR) AND MATCH EXISTING FINISH MATERIAL (ON EXTERIOR).
- (E) 42" HIGH GUARD TO REMAIN.
- (N) PEDESTAL SINK (AS SELECTED BY OWNERS).
- (N) 24" DEEP BASE CABINETS. W/ 36" HIGH WOOD TOP. (AS SELECTED BY OWNERS).
- (N) TANKLESS WATER HEATER.
- (N) BUILT-IN LINEN WITH ADJUSTABLE WOOD SHELVES.
- (N) LAUNDRY SINK

NOTES: NEW FLOOR PLAN

- ALL ROUGH OPENINGS SHALL BE 4" MINIMUM FROM PERPENDICULAR WALLS FOR CASING ALLOWANCE.
- ALL DIMENSIONS SHOWN ARE TO FACE OF STUD - U.N.O.
- ANY (N) ADDITIONAL HVAC EQUIPMENT AND DUCTING REQUIRED TO BE PROVIDED PER MECHANICAL CONTRACTOR.
 - PROVIDE R-21 BATT INSULATION IN ALL (N) EXTERIOR WALLS.
 - PROVIDE R-38 BATT INSULATION IN ALL (N) CEILING/ATTIC SPACES.
 - R-30 BATT INSULATION IN (N) SLOPING ROOF/CEILING.
- ALL (N) VENTS THROUGH EXTERIOR WALLS SHALL BE PROVIDED WITH DAMPER OR SCREEN WITH CORROSION RESISTANT NON COMBUSTIBLE WIRE MESH WITH MIN. 1/4" OPENINGS MESH.
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET METAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE PER C.R.C. SECTION R302.5.2.
- SHOWER AND TUB/SHOWER WALLS ARE A SMOOTH, HARD, NONABSORBENT SURFACE (E.G. CERAMIC TILE OR PEBBLEGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G. CEMENT FIBER CEMENT OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. CRC R307 AND R702.3.7
- SHOWER SHALL BE PROVIDED WITH MIXING VALVE THAT WILL PROVIDE SCALD AND THERMAL SHOCK PROTECTION IN ACCORDANCE WITH ASSE 1910 OR ASME A112.18.1CSA B125.1. (CPC 408.3)
- CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. CPC 408.8 SHOW LOCATIONS OF VALVES, SHOWERHEADS AND TYPE OF ENTRANCES ON PLANS.

LEGEND: NEW FLOOR PLAN

- EXISTING 2x STUD WALL - (SEE NEW FLOOR PLAN FOR SIZE)
- NEW 2x STUD WALL - (SEE NEW FLOOR PLAN FOR SIZE)
- NEW SOFFIT (SEE NEW FLOOR PLAN FOR HEIGHT)

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San Clemente, California 92672

Mark Brodsky
Mark Brodsky, Building Design Professional
April 9, 2024
Date

CONTRACT SPECIFICATIONS, SHALL, ORDINANCES, AND REGULATIONS GOVERNING CONSTRUCTION FOR THIS PROJECT. ALL APPROVED CONTRACT SPECIFICATIONS SHALL BE PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

Issuance / Revisions

No.	Date	Description
1	04.03.2024	ISSUE (CPC COMMENTS)

Consultants:

Project Status:

"BUILDING DEPARTMENT SUBMITTAL SET"

Project Name and Location:

Bartusick Remodel
3036 Breakers Dr,
Corona Del Mar, CA 92625

Owners:
Jennifer & Jason Bartusick

Sheet Title
**UPPER LEVEL
DEMOLITION PLAN
NEW REMODEL FLOOR PLAN**

Sheet No.

A-3

Sheet Issue Date: April 9, 2024

