



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, February 26, 2026**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

3036 Breakers Drive, LLC Residential Condominiums- A condominium conversion and tentative parcel map to allow the airspace subdivision of an existing duplex into two residential condominium units. The property is developed with two detached dwelling units. One of the units, 3036 Breakers Drive, is currently under renovation and is being upgraded to meet condominiums standards pursuant to building permit no. XR2024-0792. The second unit, 3047 Ocean Boulevard, was constructed in 1965 and currently meets condominium standards. The condominium conversion and the tentative parcel map will allow each unit to be sold individually. No waivers from Title 19 (Subdivisions) of the Newport Beach Municipal Code (NBMC) are proposed. A coastal development permit is required because the Property is in the coastal zone.

The project is categorically exempt under Section 15301 under Class 1 (Existing Facilities) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City or before the public hearing. The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided. 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). A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. 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.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/zoningadministrator. **Please review the Zoning Administrator Agenda for Zoom participation instructions.** Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 12:00 p.m. on the business day immediately before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Laura Rodriguez, Assistant Planner, at 949-644-3216, lrodriguez@newportbeachca.gov, or at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2025-0144

Zone: Two-Unit Residential (R-2)

Coastal Land Use Plan: Two Unit Residential – (10.0-19.9 DU/AC) (RT-C)

Location: 3036 Breakers Drive and 3047 Ocean Boulevard

Activities.: Condominium Conversion, Tentative Parcel Map, and Coastal Development Permit

General Plan: Two Unit Residential (RT)

Filing Date: August 8, 2025

Applicants: Jason and Jennifer Bartusick