

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
 200 Oceangate, Suite 1000
 Long Beach, CA 90802-4302
 (562) 590-5071



COMMISSION NOTIFICATION OF FINDING OF SUBSTANTIAL ISSUE ON APPEAL

DATE: 9/17/2018

COMMISSION APPEAL NO. A-5-NPB-18-0006

TO: Nicholson Construction
 1 Corporate Plaza, #110
 Newport Beach, CA 92660

FROM: California Coastal Commission

RE: Appeal of Local Permit # CD2017-080 to the California Coastal Commission.NAME OF PERMIT APPLICANT: Nicholson Construction

PROJECT DESCRIPTION: Demolition of a 3-level, 2,260 sq. ft. single-family home, and construction of a 4-level, 4,500 sq. ft. (approx..) single-family home with rooftop deck and 3-car garage.

PROJECT LOCATION: 2607 Ocean Blvd., Corona del Mar, City of Newport BeachLOCAL DECISION: Approval with Special Conditions

Pursuant to Section 13325 title 14 of the California Code of Regulations, please be advised that the California Coastal Commission, on August 10, 2018, found substantial issue on this appeal. Pursuant to 14 California Code of Regulations Section 13321, unless the commission finds that the appeal raises no substantial issue in accordance with the requirements of Public Resources Code Section 30625(b) and Section 13115 (a) and (c) of the California Code of Regulations, the commission shall conduct a de novo consideration of the application.

The de novo consideration of the application has been tentatively scheduled for the Commission hearing on _____

The de novo consideration of the application has not yet been tentatively scheduled for a Commission hearing. The de novo hearing will be scheduled once the Executive Director determines that all information necessary to analyze the application has been filed.

This finding of substantial issue voids the locally approved coastal development permit. A final action by the Coastal Commission on the coastal development permit application will take place in the future at the de novo hearing. When the Commission takes final action on the permit application, notice of final action will be forwarded to the permit applicant(s), local government, and the appellant(s).

We have/ have not received the local governments' record on this permit application. If the local government has not yet submitted the record, please contact them and request that they submit those records to Commission staff as soon as possible as review of the application cannot proceed until that information, and any additional information requested by Commission staff, is submitted. Also, you may submit any additional information which you feel may help Commission staff gain a clear understanding of the scope of your project.

If you have any questions, please contact our office at (562) 590-5071 and request to speak with the planner assigned to work on this matter.

By: _____

Title: Coastal Program Analyst