

From: Maureen Cotton <mcotton@integrated8a.com>
Sent: March 17, 2025 4:36 PM
To: Thai, Tonee; Carmen Rawson; Schank, Deborah; Lane, Steve; Jurjis, Seimone; Campagnolo, Daniel
Cc: Joan Burt; Dan Burt; eric@advancedbuildingent.com; Michelle Ghidotti; Vicki Chamberlain; locoriggs@yahoo.com; homme.eric@gmail.com; jsps87@gmail.com; Ken & Carmen Rawson
Subject: Re: Construction at 1715 W Balboa Blvd - Public Hearing Notice Not Received

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Thank you. This property has been brought to the attention of the Central Newport Beach Community Association's Board repeatedly over the past year and a half for its disruptive construction practices. We have advised our members to report the property to Code Enforcement.

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From: Thai, Tonee <tthai@newportbeachca.gov>
Sent: Monday, March 17, 2025 2:45:46 PM
To: Carmen Rawson <carmen_rawson@att.net>; Schank, Deborah <DSchank@newportbeachca.gov>; Lane, Steve <slane@newportbeachca.gov>; Jurjis, Seimone <sjurjis@newportbeachca.gov>; Campagnolo, Daniel <DCampagnolo@newportbeachca.gov>
Cc: Joan Burt <quinnburt@aol.com>; Dan Burt <dan.j.burt@gmail.com>; eric@advancedbuildingent.com <eric@advancedbuildingent.com>; Michelle Ghidotti <mghidotti@ghidottiberger.com>; Vicki Chamberlain <vicki.m.chamberlain@gmail.com>; locoriggs@yahoo.com <locoriggs@yahoo.com>; homme.eric@gmail.com <homme.eric@gmail.com>; jsps87@gmail.com <jsps87@gmail.com>; Maureen Cotton <mcotton@integrated8a.com>; Ken & Carmen Rawson <ckrawson@att.net>
Subject: RE: Construction at 1715 W Balboa Blvd - Public Hearing Notice Not Received

Hi Ms. Rawson,

The public hearing for 1715 W. Balboa Blvd. has been rescheduled for 8 a.m. next Thursday, 03/27/2025, at 100 Civic Center Dr. (Conference Room: Newport Coast (2nd Floor Bay 2E)).

Notices will be mailed out today and posted on site to reflect the new hearing date.

Regards,



Tonee Thai, PE, CBO, CASp
Deputy Community
Development Director / Chief
Building Official
Community Development
Department
Office: 949-718-1867

100 Civic Center Drive



From: Carmen Rawson <carmen_rawson@att.net>

Sent: March 16, 2025 11:13 PM

To: Schank, Deborah <DSchank@newportbeachca.gov>; Lee, David <dlee@newportbeachca.gov>; Lane, Steve <slane@newportbeachca.gov>; Shelton, Chad <CShelton@newportbeachca.gov>; Jurjis, Seimone <sjurjis@newportbeachca.gov>; Murray, John <jmurray@newportbeachca.gov>; Thai, Tonee <tthai@newportbeachca.gov>

Cc: Joan Burt <quinnburt@aol.com>; Dan Burt <dan.j.burt@gmail.com>; eric@advancedbuildingent.com; Michelle Ghidotti <mghidotti@ghidottiberger.com>; Vicki Chamberlain <vicki.m.chamberlain@gmail.com>; locoriggs@yahoo.com; homme.eric@gmail.com; jsps87@gmail.com; Maureen Cotton <mcotton@integrated8a.com>; Ken & Carmen Rawson <ckrawson@att.net>

Subject: Construction at 1715 W Balboa Blvd - Public Hearing Notice Not Received

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To Whom It May Concern,

My name is Carmen Rawson and I live at 1712 W Oceanfront in the Balboa Peninsula.

In regards to the upcoming Public Hearing for the subject property, scheduled for March 20, 2025 to extend the construction permit validity, instead of receiving the Public Notice (blue paper inside a blue envelope) for 1715 W Balboa Blvd I received via mail a Public Notice for a property located in Corona Del Mar (21 Cherbourg). Please find attached copy of the notice received.

I contacted few of my neighbors to find out if they had received a Public Notice for 1715 W Balboa Blvd and several of them confirmed they did not - instead they received a notice for the property in Corona Del Mar (21 Cherbourg).

For our record I have attached herein the responses I received from six (6) of my neighbors. Their addresses are 1704 W Oceanfront, 1706 W Oceanfront, 1710 W Oceanfront, 1713 W Balboa Blvd, 1717 W Balboa Blvd, 204 15th St. Obviously this demonstrates that a significant mistake was made mailing the Public Notices. Therefore, proper notification to the neighborhood about the subject hearing has not been done.

The purpose of this email is to request that the hearing for 1715 W Balboa Blvd be postponed/rescheduled until proper notice is provided to all residents within 300 feet of the property. And this may also be the case for the property at 21 Cherbourg.

Your prompt attention to this matter is requested. I will await your reply with the path forward.

Carmen Rawson
1712 W Oceanfront
949-278-2447 Cell