



CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

May 30, 2024
Agenda Item No. 1

SUBJECT: Three-Year Construction Time Limit Extension in Accordance with Newport Beach Municipal Code (NBMC) 15.02.095 (Addition of Sections 105.3.3, 105.3.4 and 105.3.5), Section 105.3.4, Item 2

PERMITS: X2019-2581; X2019-2582; X2019-2583; X2021-2899

SITE LOCATION: 401 Avocado Avenue

APPLICANT: Jake Winkle

PROPERTY OWNER: CA Avocado 401416 LLC

BUILDING INSPECTOR: Jason Rudenick, Senior Building Inspector

PREPARED BY: Tonee Thai, Chief Building Official - 949-718-1867, tthai@newportbeachca.gov

PROJECT SUMMARY

Proposed scope of work is for a new 16,118 sq. ft. single-family dwelling with a basement and attached 3,007 sq. ft. garage, and attached 749 sq. ft. accessory dwelling unit. Work also includes accessory structures and site retaining walls within property lines.

BUILDING PERMIT HISTORY

This project first started with Permit X2019-2581 issued on April 20, 2020, with the following permits:

- X2019-2581 - NEW 16,118 SQ. FT. SINGLE FAMILY DWELLING WITH BASEMENT AND ATTACHED 3,007 SQ. FT. GARAGE, AND ATTACHED 749 SQ. FT. ACCESSORY DWELLING UNIT
- X2019-2582 – NEW 889 SQ. FT. ACCESSORY STRUCTURE WITH CAISSONS
- X2019-2583 - SITE RETAINING WALLS WITH CAISSONS
- X2021-2899 – ADDITIONAL RETAINING WALL 7' HIGH X 52 L.F.

The permits referenced above are subject to Newport Beach Municipal Code 15.02.095 with initial three-year construction limit expiration date of April 20, 2023.

The first inspection was on May 18, 2020, for a pre-grading meeting.

The last inspection was on April 15, 2024, for slab on deck inspection.

Project has scheduled regular inspection during the period between the first and last inspection.

Please refer to Attachment 1 for detailed permit inspection history.

Notice of pending Three-Year Construction Limit expiration was sent on February 28, 2024.

Please refer to Attachment 2 for detailed notice activities.

BUILDING OFFICIAL EXTENSION

The chief building official granted a 365-day extension to the Three-Year Construction Time Limit on March 13, 2023, with an expiration date of April 22, 2024. (Attachment 3).

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, because this project has no potential to have a significant effect on the environment;
- 3) The hearing officer may grant, or conditionally grant, up to a 180-calendar day extension, per application for extension, if the officer finds special circumstances warrant an extension of time, or the failure to meet the time limit was caused by circumstances beyond the property owner, applicant, or the contractor's control. If the officer makes the findings to grant an extension, then the officer shall consider whether conditions are necessary to ensure the timely completion of the project in a manner that limits impacts to the surrounding property owners. The hearing officer shall deny the application if they cannot make the findings set forth in Newport Beach Municipal Code Section 15.02.095 (Addition of Sections 105.3.3, 105.3.4, and 105.3.5).

PUBLIC NOTICE

Notice of this hearing was published in the Daily Pilot, mailed to all owners of property 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 meeting, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the city website.

ATTACHMENTS

Attachment No. 1 – Building Inspection History

Attachment No. 2 – Three-Year Construction Limit Notice Activities

Attachment No. 3 – Building Official Extension

Attachment No. 1

Building Inspection History



LINKED PERMIT INSPECTION HISTORY REPORT (1846-2019) FOR CITY OF NEWPORT BEACH

Permit Type:	Plan Check	Application Date:	08/15/2019	Owner:	CA AVOCADO 401416 LLC
Work Class:	New	Issue Date:	04/23/2020	Parcel:	050 336 28
Status:	Approved	Expiration Date:	08/17/2020	Address:	401 AVOCADO AVE NEWPORT BEACH, CA 92625
IVR Number:	140860				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Inspection Location: 401 AVOCADO AVE							
Permit: N2021-0305							
10/20/2021	10/20/2021	Pre-job	N2021-0305-A0028 98219	Partial Pass		No	Incomplete
09/23/2022	09/23/2022	Public Works Inspection	iPW-009871-2022	Partial Pass	Michael Paieri	Yes	Incomplete
09/28/2022	09/28/2022	Forms with Compaction	iPW-010374-2022	Partial Pass	Matt Aman	Yes	Incomplete
10/06/2022	10/06/2022	Forms with Compaction	iPW-011548-2022	Partial Pass	Matt Aman	Yes	Incomplete
10/12/2022	10/12/2022	Final Public Works	iPW-012191-2022	Approved	Matt Aman	No	Complete
Permit: N2023-0354							
07/19/2023	07/19/2023	Excavation	iPW-027110-2023	Approved	Kevin O'Campo	No	Complete
07/20/2023	07/21/2023	Service Connections - Utilities	iPW-027337-2023	Approved	Kevin O'Campo	No	Complete
Permit: N2023-0448							
08/31/2023	08/31/2023	Pre-job	iPW-033387-2023	Partial Pass	Matt Aman	Yes	Incomplete
09/14/2023	09/14/2023	Forms with Compaction	iPW-035421-2023	Partial Pass	Matt Aman	Yes	Incomplete
Permit: PV2023-0119							
03/06/2023	03/06/2023	Final Building	iBLD-007920-2023	Partial Pass	Rick La Bare	Yes	Incomplete
09/05/2023	09/05/2023	Final Building	iBLD-033799-2023	Partial Pass	David Reed	Yes	Incomplete
Reinspection of iBLD-007920-2023							
Permit: REV20-1739							
11/17/2020	11/17/2020	Public Works Inspection	REV20-1739-A002 763795	Correction	David Keely	No	Complete
11/20/2020	11/20/2020	Legacy Inspection	REV20-1739-A002 766082	Correction	Yoko Tanaka	No	Complete
	11/20/2020	Legacy Inspection	REV20-1739-A002 766083	Correction	Yoko Tanaka	No	Complete
01/11/2021	01/11/2021	Legacy Inspection	REV20-1739-A002 780811	Correction	Yoko Tanaka	No	Complete
01/21/2021	01/21/2021	Legacy Inspection	REV20-1739-A002 784729	Correction	Sergio Gutierrez	No	Complete
05/24/2021	05/24/2021	Legacy Inspection	REV20-1739-A002 836357	Correction	Yoko Tanaka	No	Complete
06/04/2021	06/04/2021	Legacy Inspection	REV20-1739-A002 840386	Correction	Sergio Gutierrez	No	Complete
06/10/2021	06/10/2021	Public Works Inspection	REV20-1739-A002 843202	Correction	Abigail Cooke	No	Complete

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Status:	Approved	Expiration Date:	08/17/2020	Address:	401 AVOCADO AVE NEWPORT BEACH, CA 92625
IVR Number:	140860				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Permit: REV21-1661							
10/26/2021	10/26/2021	Legacy Inspection	REV21-1661-A002 900440	Correction	Savanah Reyes	No	Complete
Permit: REV21-1895							
12/02/2021	12/02/2021	Legacy Inspection	REV21-1895-A002 915609	Correction	Jessica Sanchez	No	Complete
12/08/2021	12/08/2021	Legacy Inspection	REV21-1895-A002 918405	Correction	Sergio Gutierrez	No	Complete
12/17/2021	12/17/2021	Legacy Inspection	REV21-1895-A002 923076	Correction	Yoko Tanaka	No	Complete
01/19/2022	01/19/2022	Legacy Inspection	REV21-1895-A002 933029	Correction	Yoko Tanaka	No	Complete
01/26/2022	01/26/2022	Legacy Inspection	REV21-1895-A002 935812	Correction	Sergio Gutierrez	No	Complete
Permit: REV22-1027							
06/08/2022	06/08/2022	Legacy Inspection	REV22-1027-A002 995221	Correction	Jessica Sanchez	No	Complete
Permit: X2019-2581							
05/18/2020	05/18/2020	Call Inspector for Pre-Grade Meeting	X2019-2581-A0026 92964	Partial Pass		No	Incomplete
05/19/2020	05/19/2020	Call Inspector for Pre-Grade Meeting	X2019-2581-A0026 93801	Cancelled		No	Complete
07/08/2020	07/08/2020	Rough Grade Approval	X2019-2581-A0027 12609	Partial Pass		No	Incomplete
11/19/2020	11/19/2020	Other Building	X2019-2581-A0027 65566	Cancelled		No	Complete
12/07/2020	12/07/2020	Other Building	X2019-2581-A0027 70829	Approved		No	Complete
01/05/2021	01/05/2021	Area Drains	X2019-2581-A0027 78779	Partial Pass		No	Incomplete
01/29/2021	01/29/2021	Soil Pipe	X2019-2581-A0027 88067	Partial Pass		No	Incomplete
	01/29/2021	Under Slab Floor Mechanical	X2019-2581-A0027 88066	Partial Pass		No	Incomplete
	01/29/2021	Underground Electrical	X2019-2581-A0027 88069	Approved		No	Complete
	01/29/2021	WQ-Best Management Practices	X2019-2581-A0027 88065	Approved		No	Complete
02/04/2021	02/04/2021	Footings and Foundation	X2019-2581-A0027 90453	Not Ready for Inspection		No	Complete
02/08/2021	02/08/2021	Footings and Foundation	X2019-2581-A0027 92026	Partial Pass		No	Incomplete
	02/08/2021	Footings and Foundation	X2019-2581-A0027 92028	Partial Pass		No	Incomplete

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Status:	Approved	Expiration Date:	08/17/2020	Address:	401 AVOCADO AVE NEWPORT BEACH, CA 92625
IVR Number:	140860				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	02/08/2021	Ufer Ground	X2019-2581-A0027 92023	Approved		No	Complete
02/22/2021	02/22/2021	Masonry Pre-Grout/Wall Steel	X2019-2581-A0027 98212	Correction		No	Complete
03/04/2021	03/04/2021	Masonry Pre-Grout/Wall Steel	X2019-2581-A0028 02672	Partial Pass		No	Incomplete
03/17/2021	03/17/2021	Footings and Foundation	X2019-2581-A0028 08149	Correction		No	Complete
	03/17/2021	Masonry Pre-Grout/Wall Steel	X2019-2581-A0028 08150	Partial Pass		No	Incomplete
04/08/2021	04/08/2021	Slab On Grade	X2019-2581-A0028 16726	Partial Pass		No	Incomplete
04/21/2021	04/21/2021	Footings and Foundation	X2019-2581-A0028 21597	Partial Pass		No	Incomplete
05/05/2021	05/05/2021	Masonry Pre-Grout/Wall Steel	X2019-2581-A0028 27443	Partial Pass		No	Incomplete
05/11/2021	05/11/2021	Water Pipe Underground	X2019-2581-A0028 30073	Partial Pass		No	Incomplete
05/19/2021	05/19/2021	Footings and Foundation	X2019-2581-A0028 34216	Partial Pass		No	Incomplete
06/01/2021	06/01/2021	Masonry Pre-Grout/Wall Steel	X2019-2581-A0028 38830	Partial Pass		No	Incomplete
06/06/2021	06/06/2021	Footings and Foundation	X2019-2581-A0028 40872	Partial Pass		No	Incomplete
06/11/2021	06/11/2021	Masonry Pre-Grout/Wall Steel	X2019-2581-A0028 43454	Partial Pass		No	Incomplete
06/23/2021	06/23/2021	Footings and Foundation	X2019-2581-A0028 48745	Partial Pass		No	Incomplete
06/24/2021	06/24/2021	Footings and Foundation	X2019-2581-A0028 49231	Correction		No	Complete
07/20/2021	07/20/2021	Slab On Grade	X2019-2581-A0028 59967	Partial Pass		No	Incomplete
07/27/2021	07/27/2021	Footings and Foundation	X2019-2581-A0028 62903	Partial Pass		No	Incomplete
08/03/2021	08/03/2021	Floor Framing & Sheathing	X2019-2581-A0028 65930	Partial Pass		No	Incomplete
08/09/2021	08/09/2021	Soil Pipe	X2019-2581-A0028 68542	Partial Pass		No	Incomplete
08/11/2021	08/11/2021	Footings and Foundation	X2019-2581-A0028 69853	Partial Pass		No	Incomplete
09/08/2021	09/08/2021	Legacy Inspection	X2019-2581-A0028 80622	Partial Pass		No	Incomplete
	09/08/2021	Slab On Grade	X2019-2581-A0028 80621	Partial Pass		No	Incomplete
09/22/2021							

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IVR Number:	140860				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	09/22/2021	Footings and Foundation	X2019-2581-A0028 86342	Partial Pass		No	Incomplete
10/01/2021	10/01/2021	Slab On Grade	X2019-2581-A0028 90216	Partial Pass		No	Incomplete
10/06/2021	10/06/2021	Roof Framing, Sheathing, Building Height	X2019-2581-A0028 92336	Partial Pass		No	Incomplete
10/08/2021	10/08/2021	Shear and Hold Downs	X2019-2581-A0028 93418	Partial Pass		No	Incomplete
10/18/2021	10/18/2021	Masonry Pre-Grout/Wall Steel	X2019-2581-A0028 97167	Partial Pass		No	Incomplete
10/26/2021	10/26/2021	Footings and Foundation	X2019-2581-A0029 00477	Cancelled		No	Complete
10/27/2021	10/27/2021	Footings and Foundation	X2019-2581-A0029 01482	Partial Pass		No	Incomplete
11/02/2021	11/02/2021	Floor Framing & Sheathing	X2019-2581-A0029 03545	Partial Pass		No	Incomplete
11/18/2021	11/18/2021	Footings and Foundation	X2019-2581-A0029 10723	Partial Pass		No	Incomplete
	11/18/2021	Masonry Pre-Grout/Wall Steel	X2019-2581-A0029 10366	Partial Pass		No	Incomplete
12/07/2021	12/07/2021	Floor Framing & Sheathing	X2019-2581-A0029 17835	Partial Pass		No	Incomplete
12/23/2021	12/23/2021	Area Drains	X2019-2581-A0029 25504	Partial Pass		No	Incomplete
01/04/2022	01/04/2022	Roof Framing, Sheathing, Building Height	X2019-2581-A0029 27157	Cancelled		No	Complete
01/11/2022	01/11/2022	Footings and Foundation	X2019-2581-A0029 30078	Partial Pass		No	Incomplete
	01/11/2022	Masonry Pre-Grout/Wall Steel	X2019-2581-A0029 30113	Partial Pass		No	Incomplete
01/22/2022	01/22/2022	Floor Framing & Sheathing	X2019-2581-A0029 34289	Partial Pass		No	Incomplete
01/28/2022	01/28/2022	Soil Pipe	X2019-2581-A0029 37094	Correction		No	Complete
01/31/2022	01/31/2022	Soil Pipe	X2019-2581-A0029 37919	Partial Pass		No	Incomplete
02/10/2022	02/10/2022	Area Drains	X2019-2581-A0029 43063	Partial Pass		No	Incomplete
	02/10/2022	Slab On Grade	X2019-2581-A0029 43062	Partial Pass		No	Incomplete
02/14/2022	02/14/2022	Shear and Hold Downs	X2019-2581-A0029 44577	Correction		No	Complete
02/15/2022	02/15/2022	Masonry Pre-Grout/Wall Steel	X2019-2581-A0029 45286	Partial Pass		No	Incomplete

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Status:	Approved	Expiration Date:	08/17/2020	Address:	401 AVOCADO AVE NEWPORT BEACH, CA 92625
IVR Number:	140860				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	02/15/2022	Shear and Hold Downs	X2019-2581-A0029 45279	Partial Pass		No	Incomplete
02/23/2022	02/23/2022	Slab On Grade	X2019-2581-A0029 48636	Partial Pass		No	Incomplete
	02/23/2022	Water Pipe Underground	X2019-2581-A0029 48638	Partial Pass		No	Incomplete
03/03/2022	03/03/2022	Footings and Foundation	X2019-2581-A0029 52012	Partial Pass		No	Incomplete
03/11/2022	03/11/2022	Slab On Grade	X2019-2581-A0029 56331	Partial Pass		No	Incomplete
03/17/2022	03/17/2022	Roof Framing, Sheathing, Building Height	X2019-2581-A0029 59032	Partial Pass		No	Incomplete
03/24/2022	03/24/2022	Masonry Pre-Grout/Wall Steel	X2019-2581-A0029 62517	Partial Pass		No	Incomplete
	03/24/2022	Water Pipe Underground	X2019-2581-A0029 62518	Partial Pass		No	Incomplete
04/09/2022	04/09/2022	Masonry Pre-Grout/Wall Steel	X2019-2581-A0029 69926	Partial Pass		No	Incomplete
04/11/2022	04/11/2022	Roof Framing, Sheathing, Building Height	X2019-2581-A0029 70266	Cancelled		No	Complete
	04/11/2022	Shear and Hold Downs	X2019-2581-A0029 70265	Partial Pass		No	Incomplete
04/27/2022	04/27/2022	Slab On Grade	X2019-2581-A0029 77585	Partial Pass		No	Incomplete
05/06/2022	05/06/2022	Roof Framing, Sheathing, Building Height	X2019-2581-A0029 81417	Partial Pass		No	Incomplete
05/10/2022	05/10/2022	Shear and Hold Downs	X2019-2581-A0029 82843	Partial Pass		No	Incomplete
05/16/2022	05/16/2022	Masonry Pre-Grout/Wall Steel	X2019-2581-A0029 84820	Partial Pass		No	Incomplete
05/26/2022	05/26/2022	Shear and Hold Downs	X2019-2581-A0029 90376	Partial Pass		No	Incomplete
06/03/2022	06/03/2022	Footings and Foundation	X2019-2581-A0029 93363	Partial Pass		No	Incomplete
06/08/2022	06/08/2022	Area Drains	X2019-2581-A0029 95474	Partial Pass		No	Incomplete
06/20/2022	06/20/2022	Area Drains	X2019-2581-A0029 99736	Correction		No	Complete
06/22/2022	06/22/2022	Footings and Foundation	X2019-2581-A0030 01291	Partial Pass		No	Incomplete
	06/22/2022	Gas Pipe Underground	X2019-2581-A0030 01293	Partial Pass		No	Incomplete
07/25/2022	07/25/2022	Other - Plumbing	iBLD-001935-2022	Partial Pass	Rick La Bare	Yes	Incomplete

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Status:	Approved	Expiration Date:	08/17/2020	Address:	401 AVOCADO AVE NEWPORT BEACH, CA 92625
IVR Number:	140860				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
		Rough Plumbing & Pan Test	iBLD-001936-2022	Partial Pass	Rick La Bare	Yes	Incomplete
08/09/2022	08/09/2022	Footings and Foundation	iBLD-003781-2022	Partial Pass	Marshall Shelton	Yes	Incomplete
	08/09/2022	Rough Plumbing & Pan Test	iBLD-003780-2022	Partial Pass	Marshall Shelton	Yes	Incomplete
Reinspection of iBLD-001936-2022							
08/29/2022	08/29/2022	Area Drains	iBLD-006380-2022	Partial Pass	Marshall Shelton	Yes	Incomplete
09/07/2022	09/07/2022	Water Pipe Underground	iBLD-007636-2022	Partial Pass	Rick La Bare	Yes	Incomplete
10/12/2022	10/12/2022	Other Building	iBLD-012190-2022	Cancelled	Marshall Shelton	Yes	Complete
10/26/2022	10/26/2022	Footings and Foundation	iBLD-014121-2022	Correction	Rick La Bare	Yes	Complete
Reinspection of iBLD-003781-2022							
11/03/2022	11/03/2022	Masonry Pre-Grout/Wall Steel	iBLD-015373-2022	Correction	Rick La Bare	Yes	Complete
11/16/2022	11/16/2022	Complete Framing	iBLD-017059-2022	Partial Pass	Rick La Bare	Yes	Incomplete
	11/16/2022	Rough Electric Residential	iBLD-016941-2022	Partial Pass	Rick La Bare	Yes	Incomplete
12/06/2022	12/06/2022	Footings and Foundation	iBLD-019434-2022	Correction	Rick La Bare	Yes	Complete
Reinspection of iBLD-014121-2022							
	12/06/2022	Masonry Pre-Grout/Wall Steel	iBLD-019339-2022	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of iBLD-015373-2022							
12/12/2022	12/12/2022	Sewer	iBLD-019988-2022	Partial Pass	Rick La Bare	Yes	Incomplete
	12/12/2022	Soil Pipe	iBLD-020010-2022	Partial Pass	Rick La Bare	Yes	Incomplete
12/14/2022	12/14/2022	Gas Pipe Underground	iBLD-020597-2022	Partial Pass	Rick La Bare	Yes	Incomplete
	12/14/2022	Soil Pipe	iBLD-020413-2022	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of iBLD-020010-2022							
12/21/2022	12/21/2022	Complete Framing	iBLD-021527-2022	Correction	Rick La Bare	Yes	Complete
Reinspection of iBLD-017059-2022							
	12/21/2022	Rough Plumbing & Pan Test	iBLD-021529-2022	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of iBLD-003780-2022							
01/05/2023	01/05/2023	Complete Framing	iBLD-000340-2023	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of iBLD-021527-2022							
	01/05/2023	Rough Plumbing & Pan Test	iBLD-000339-2023	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of iBLD-021529-2022							
01/12/2023	01/12/2023	Area Drains	iBLD-001213-2023	Partial Pass	Bill Tuman	Yes	Incomplete
Reinspection of iBLD-006380-2022							

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IVR Number:	140860				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
01/18/2023	01/18/2023	Complete Framing	iBLD-001842-2023	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBLD-000340-2023				
	01/18/2023	Gas Pipe Rough	iBLD-001841-2023	Approved	Rick La Bare	No	Complete
	01/18/2023	Other - Electrical	iBLD-002006-2023	Correction	Rick La Bare	Yes	Complete
	01/18/2023	Other - Mechanical	iBLD-002007-2023	Partial Pass	Rick La Bare	Yes	Incomplete
	01/18/2023	Other - Plumbing	iBLD-002008-2023	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBLD-001935-2022				
	01/18/2023	Shear and Hold Downs	iBLD-001843-2023	Partial Pass	Rick La Bare	Yes	Incomplete
01/19/2023	01/19/2023	Complete Framing	iBLD-002125-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-001842-2023				
	01/19/2023	Fireplace Throat	iBLD-001978-2023	Partial Pass	Rick La Bare	Yes	Incomplete
	01/19/2023	Gas Pressure Test	iBLD-001976-2023	Cancelled	Rick La Bare	Yes	Complete
	01/19/2023	Rough Electric Residential	iBLD-001975-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-016941-2022				
	01/19/2023	Rough HVAC/Mech/Fireplace	iBLD-001974-2023	Partial Pass	Rick La Bare	Yes	Incomplete
	01/19/2023	Rough Plumbing & Pan Test	iBLD-001977-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-000339-2023				
01/23/2023	01/23/2023	Sewer	iBLD-002461-2023	Approved	Rick La Bare	No	Complete
			Reinspection of iBLD-019988-2022				
01/24/2023	01/24/2023	Complete Framing	iBLD-002649-2023	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBLD-002125-2023				
	01/24/2023	Footings and Foundation	iBLD-002661-2023	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBLD-019434-2022				
	01/23/2023	Rough Electric Residential	iBLD-002366-2023	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBLD-001975-2023				
	01/24/2023	Rough HVAC/Mech/Fireplace	iBLD-002631-2023	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBLD-001974-2023				
02/01/2023	02/01/2023	Gas Pipe Underground	iBLD-003836-2023	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBLD-020597-2022				
	02/01/2023	Water Pipe Underground	iBLD-003767-2023	Not Ready for Inspection	Rick La Bare	Yes	Complete
			Reinspection of iBLD-007636-2022				
02/02/2023	02/02/2023	Gas Pipe Underground	iBLD-004039-2023	Approved	Rick La Bare	No	Complete
			Reinspection of iBLD-003836-2023				

LINKED PERMIT INSPECTION HISTORY REPORT (1846-2019)

Permit Type:	Plan Check	Application Date:	08/15/2019	Owner:	CA AVOCADO 401416 LLC
Work Class:	New	Issue Date:	04/23/2020	Parcel:	050 336 28
Status:	Approved	Expiration Date:	08/17/2020	Address:	401 AVOCADO AVE NEWPORT BEACH, CA 92625
IVR Number:	140860				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	02/02/2023	Water Pipe Underground	iBLD-004038-2023	Approved	Rick La Bare	No	Complete
			Reinspection of iBLD-003767-2023				
02/07/2023	02/07/2023	Shear and Hold Downs	iBLD-004593-2023	Partial Pass	Rick La Bare	Yes	Complete
			Reinspection of iBLD-001843-2023				
02/15/2023	02/16/2023	Area Drains	iBLD-005651-2023	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBLD-001213-2023				
	02/15/2023	Fireplace Throat	iBLD-005650-2023	Cancelled	Rick La Bare	Yes	Complete
			Reinspection of iBLD-001978-2023				
	02/15/2023	Rough Electric Residential	iBLD-005649-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-002366-2023				
	02/15/2023	Rough HVAC/Mech/Fireplace	iBLD-005647-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-002631-2023				
	02/15/2023	Rough Plumbing & Pan Test	iBLD-005648-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-001977-2023				
03/16/2023	03/16/2023	Area Drains	iBLD-009568-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-005651-2023				
	03/16/2023	Slab On Grade	iBLD-009569-2023	Approved	Rick La Bare	No	Complete
04/05/2023	04/05/2023	Gas Pressure Test	iBLD-011999-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-001976-2023				
04/11/2023	04/11/2023	Shower Lath	iBLD-012817-2023	Partial Pass	Marshall Shelton	Yes	Incomplete
05/02/2023	05/02/2023	Drywall Fire Caulk	iBLD-015732-2023	Partial Pass	Rick La Bare	Yes	Incomplete
05/17/2023	05/17/2023	Complete Framing	iBLD-018283-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-002649-2023				
	05/17/2023	Masonry Pre-Grout/Wall Steel	iBLD-018144-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-019339-2022				
	05/17/2023	Rough Electric Residential	iBLD-017982-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-005649-2023				
	05/17/2023	Rough Electrical Service	iBLD-018145-2023	Cancelled	Rick La Bare	Yes	Complete
	05/17/2023	Rough HVAC/Mech/Fireplace	iBLD-017983-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-005647-2023				
06/29/2023	06/29/2023	Insulation/Densglass	iBLD-024568-2023	Partial Pass	Rick La Bare	Yes	Incomplete
07/05/2023	07/05/2023	Area Drains	iBLD-025093-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-009568-2023				
07/12/2023	07/12/2023	Shear and Hold Downs	iBLD-026130-2023	Partial Pass	Rick La Bare	Yes	Incomplete

LINKED PERMIT INSPECTION HISTORY REPORT (1846-2019)

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Work Class:	New	Issue Date:	04/23/2020	Parcel:	050 336 28
Status:	Approved	Expiration Date:	08/17/2020	Address:	401 AVOCADO AVE NEWPORT BEACH, CA 92625
IVR Number:	140860				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Reinspection of IBLD-004593-2023							
07/25/2023	07/25/2023	Masonry Pre-Grout/Wall Steel	IBLD-027904-2023	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of IBLD-018144-2023							
	07/25/2023	Vapor Barrier/Exterior Lath/Veneer Lath	IBLD-027905-2023	Partial Pass	Rick La Bare	Yes	Incomplete
07/27/2023	07/27/2023	Other Building	IBLD-028312-2023	Not Ready for Inspection	Rick La Bare	Yes	Complete
Reinspection of IBLD-012190-2022							
08/31/2023	08/31/2023	Masonry Pre-Grout/Wall Steel	IBLD-033306-2023	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of IBLD-027904-2023							
	08/31/2023	Shower Lath	IBLD-033307-2023	Partial Pass	Rick La Bare	Yes	Complete
Reinspection of IBLD-012817-2023							
09/25/2023	09/25/2023	Area Drains	IBLD-036929-2023	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of IBLD-025093-2023							
	09/25/2023	Drywall Fire Caulk	IBLD-036932-2023	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of IBLD-015732-2023							
	09/25/2023	Masonry Pre-Grout/Wall Steel	IBLD-036931-2023	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of IBLD-033306-2023							
10/17/2023	10/17/2023	Shower Lath	IBLD-040011-2023	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of IBLD-033307-2023							
10/18/2023	10/18/2023	Area Drains	IBLD-040012-2023	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of IBLD-036929-2023							
11/17/2023	11/17/2023	Insulation/Densglass	IBLD-044960-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
Reinspection of IBLD-024568-2023							
	11/17/2023	Other Building	IBLD-044956-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
Reinspection of IBLD-028312-2023							
12/04/2023	12/04/2023	Vapor Barrier/Exterior Lath/Veneer Lath	IBLD-046652-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
Reinspection of IBLD-027905-2023							
12/05/2023		Area Drains	IBLD-046776-2023	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of IBLD-040012-2023							
12/13/2023	12/13/2023	Vapor Barrier/Exterior Lath/Veneer Lath	IBLD-048203-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
Reinspection of IBLD-046652-2023							
01/09/2024	01/09/2024	Vapor Barrier/Exterior Lath/Veneer Lath	IBLD-001005-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
Reinspection of IBLD-048203-2023							
01/12/2024	01/12/2024	Area Drains	IBLD-001650-2024	Approved	Jason Rudenick	No	Complete
Reinspection of IBLD-046776-2023							
01/18/2024	01/18/2024	Shower Lath	IBLD-002061-2024	Approved	Rick La Bare	No	Complete
Reinspection of IBLD-040011-2023							

LINKED PERMIT INSPECTION HISTORY REPORT (1846-2019)

Permit Type:	Plan Check	Application Date:	08/15/2019	Owner:	CA AVOCADO 401416 LLC
Work Class:	New	Issue Date:	04/23/2020	Parcel	050 336 28
Status:	Approved	Expiration Date:	08/17/2020	Address:	401 AVOCADO AVE NEWPORT BEACH, CA 92625
IVR Number:	140860				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
02/28/2024	02/28/2024	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-007453-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
Reinspection of iBLD-001005-2024							
03/11/2024	03/11/2024	Other Building	iBLD-009157-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
Reinspection of iBLD-044956-2023							
04/15/2024	04/15/2024	Slab on Deck	iBLD-014360-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
Permit: X2019-2582							
05/17/2021	05/17/2021	Other Building	X2019-2582-A0028 32798	Approved		No	Complete
06/23/2021	06/23/2021	Footings and Foundation	X2019-2582-A0028 48738	Partial Pass		No	Incomplete
11/22/2021	11/22/2021	Other Building	X2019-2582-A0029 11473	Approved		No	Complete
12/21/2021	12/23/2021	Slab on Deck	X2019-2582-A0029 25505	Approved		No	Complete
05/13/2022	05/13/2022	Footings and Foundation	X2019-2582-A0029 84457	Partial Pass		No	Incomplete
07/15/2022	07/15/2022	Soil Pipe	iBLD-000913-2022	Partial Pass	Rick La Bare	Yes	Incomplete
08/02/2022	08/02/2022	Area Drains	iBLD-003090-2022	Partial Pass	Rick La Bare	Yes	Incomplete
	08/02/2022	Erection Pads	iBLD-003079-2022	Partial Pass	Rick La Bare	Yes	Incomplete
	08/02/2022	Setbacks or Line & Grade	iBLD-002972-2022	Partial Pass	Rick La Bare	Yes	Incomplete
	08/02/2022	Slab On Grade	iBLD-003080-2022	Partial Pass	Rick La Bare	Yes	Incomplete
08/22/2022	08/22/2022	Footings and Foundation	iBLD-005513-2022	Partial Pass	Marshall Shelton	Yes	Incomplete
09/12/2022	09/12/2022	Masonry Pre-Grout/Wall Steel	iBLD-008178-2022	Partial Pass	Rick La Bare	Yes	Incomplete
09/16/2022	09/16/2022	Masonry Pre-Grout/Wall Steel	iBLD-008876-2022	Cancelled	Marshall Shelton	Yes	Complete
Reinspection of iBLD-008178-2022							
10/26/2022	10/26/2022	Roof Framing, Sheathing & Bldg Height	iBLD-014122-2022	Partial Pass	Rick La Bare	Yes	Incomplete
11/03/2022	11/03/2022	Shear and Hold Downs	iBLD-015370-2022	Partial Pass	Rick La Bare	Yes	Incomplete
11/21/2022	11/21/2022	Area Drains	iBLD-017511-2022	Cancelled	Rick La Bare	Yes	Complete
Reinspection of iBLD-003090-2022							
	11/21/2022	Sewer	iBLD-017441-2022	Partial Pass	Rick La Bare	Yes	Incomplete
	11/21/2022	Slab On Grade	iBLD-017512-2022	Cancelled	Rick La Bare	Yes	Complete
Reinspection of iBLD-003080-2022							
02/02/2023	02/02/2023	Gas Pipe Underground	iBLD-004072-2023	Approved	Rick La Bare	No	Complete

LINKED PERMIT INSPECTION HISTORY REPORT (1846-2019)

Permit Type:	Plan Check	Application Date:	08/15/2019	Owner:	CA AVOCADO 401416 LLC
Work Class:	New	Issue Date:	04/23/2020	Parcel:	050 336 28
Status:	Approved	Expiration Date:	08/17/2020	Address:	401 AVOCADO AVE NEWPORT BEACH, CA 92625
IVR Number:	140860				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	02/02/2023	Water Pipe Underground	iBLD-004073-2023	Approved	Rick La Bare	No	Complete
04/05/2023	04/05/2023	Roof Framing, Sheathing & Bldg Height	iBLD-012003-2023	Correction	Rick La Bare	Yes	Complete
		Reinspection of iBLD-014122-2022					
	04/05/2023	Rough HVAC/Mech/Fireplace	iBLD-012001-2023	Partial Pass	Rick La Bare	Yes	Incomplete
06/02/2023	06/02/2023	Roof Framing, Sheathing & Bldg Height	iBLD-020214-2023	Approved	Rick La Bare	No	Complete
		Reinspection of iBLD-012003-2023					

Permit: X2019-2583

05/18/2020	05/18/2020	Call Inspector for Pre-Grade Meeting	X2019-2583-A0026 92959	Approved		No	Complete
10/21/2020	10/21/2020	Other Building	X2019-2583-A0027 54090	Approved		No	Complete
04/08/2021	04/08/2021	Other - MISC	X2019-2583-A0028 16579	Approved		No	Complete
06/07/2021	06/07/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0028 40973	Partial Pass		No	Incomplete
06/08/2021	06/08/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0028 41744	Partial Pass		No	Incomplete
06/23/2021	06/23/2021	Footings and Foundation	X2019-2583-A0028 48729	Partial Pass		No	Incomplete
07/20/2021	07/20/2021	Footings and Foundation	X2019-2583-A0028 59972	Partial Pass		No	Incomplete
	07/20/2021	Slab on Deck	X2019-2583-A0028 59975	Approved		No	Complete
07/23/2021	07/23/2021	Legacy Inspection	X2019-2583-A0028 61351	Partial Pass		No	Incomplete
07/27/2021	07/27/2021	Footings and Foundation	X2019-2583-A0028 62908	Partial Pass		No	Incomplete
	07/27/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0028 62907	Partial Pass		No	Incomplete
08/10/2021	08/10/2021	Footings and Foundation	X2019-2583-A0028 69275	Partial Pass		No	Incomplete
08/24/2021	08/24/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0028 75100	Partial Pass		No	Incomplete
08/25/2021	08/25/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0028 75635	Partial Pass		No	Incomplete
09/09/2021	09/09/2021	Footings and Foundation	X2019-2583-A0028 81322	Partial Pass		No	Incomplete
09/22/2021	09/22/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0028 86033	Partial Pass		No	Incomplete

LINKED PERMIT INSPECTION HISTORY REPORT (1846-2019)

Permit Type:	Plan Check	Application Date:	08/15/2019	Owner:	CA AVOCADO 401416 LLC
Work Class:	New	Issue Date:	04/23/2020	Parcel	050 336 28
Status:	Approved	Expiration Date:	08/17/2020	Address:	401 AVOCADO AVE NEWPORT BEACH, CA 92625
IVR Number:	140860				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	09/22/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0028 86176	Partial Pass		No	Incomplete
10/06/2021	10/06/2021	Footings and Foundation	X2019-2583-A0028 92339	Correction		No	Complete
10/08/2021	10/08/2021	Footings and Foundation	X2019-2583-A0028 93422	Partial Pass		No	Incomplete
10/11/2021	10/11/2021	Footings and Foundation	X2019-2583-A0028 94146	Partial Pass		No	Incomplete
10/20/2021	10/20/2021	Legacy Inspection	X2019-2583-A0028 98471	Partial Pass		No	Incomplete
11/01/2021	11/01/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0029 02900	Partial Pass		No	Incomplete
11/03/2021	11/03/2021	Legacy Inspection	X2019-2583-A0029 04244	Partial Pass		No	Incomplete
11/08/2021	11/08/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0029 06526	Partial Pass		No	Incomplete
11/15/2021	11/15/2021	Area Drains	X2019-2583-A0029 08959	Cancelled		No	Complete
11/17/2021	11/17/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0029 10147	Not Ready for Inspection		No	Complete
11/18/2021	11/18/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0029 10365	Partial Pass		No	Incomplete
	11/18/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0029 10724	Partial Pass		No	Incomplete
11/29/2021	11/29/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0029 13950	Partial Pass		No	Incomplete
12/02/2021	12/02/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0029 15823	Partial Pass		No	Incomplete
01/22/2022	01/22/2022	Masonry Pre-Grout/Wall Steel	X2019-2583-A0029 34290	Partial Pass		No	Incomplete
02/03/2022	02/03/2022	Legacy Inspection	X2019-2583-A0029 39835	Partial Pass		No	Incomplete
02/06/2022	02/06/2022	Legacy Inspection	X2019-2583-A0029 40973	Partial Pass		No	Incomplete
04/01/2022	04/01/2022	Footings and Foundation	X2019-2583-A0029 66317	Partial Pass		No	Incomplete
04/11/2022	04/11/2022	Footings and Foundation	X2019-2583-A0029 70268	Partial Pass		No	Incomplete
04/26/2022	04/26/2022	Masonry Pre-Grout/Wall Steel	X2019-2583-A0029 76852	Partial Pass		No	Incomplete
08/02/2022	08/02/2022	Footings and Foundation	iBLD-003136-2022	Partial Pass	Rick La Bare	Yes	Incomplete
09/21/2022	09/21/2022	Area Drains	iBLD-009537-2022	Partial Pass	Rick La Bare	Yes	Incomplete
12/12/2022	12/12/2022	Footings and Foundation	iBLD-020014-2022	Partial Pass	Rick La Bare	Yes	Incomplete

Reinspection of iBLD-003136-2022

LINKED PERMIT INSPECTION HISTORY REPORT (1846-2019)

Permit Type:	Plan Check	Application Date:	08/15/2019	Owner:	CA AVOCADO 401416 LLC
Work Class:	New	Issue Date:	04/23/2020	Parcel	050 336 28
Status:	Approved	Expiration Date:	08/17/2020	Address:	401 AVOCADO AVE NEWPORT BEACH, CA 92625
IVR Number:	140860				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	12/12/2022	Masonry Pre-Grout/Wall Steel	iBLD-020013-2022	Partial Pass	Rick La Bare	Yes	Incomplete
02/22/2023	02/22/2023	Footings and Foundation	iBLD-006669-2023	Not Ready for Inspection	Rick La Bare	Yes	Complete
			Reinspection of iBLD-020014-2022				
03/06/2023	03/06/2023	Footings and Foundation	iBLD-007928-2023	Approved	Rick La Bare	No	Complete
			Reinspection of iBLD-006669-2023				
03/23/2023	03/23/2023	Masonry Pre-Grout/Wall Steel	iBLD-010341-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-020013-2022				
05/02/2023	05/02/2023	Footings and Foundation	iBLD-015733-2023	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBLD-007928-2023				
05/03/2023	05/03/2023	Footings and Foundation	iBLD-016123-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-015733-2023				
05/11/2023	05/11/2023	Masonry Pre-Grout/Wall Steel	iBLD-017351-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-010341-2023				
06/01/2023	06/01/2023	Footings and Foundation	iBLD-020211-2023	Cancelled	Rick La Bare	Yes	Complete
			Reinspection of iBLD-016123-2023				
	06/01/2023	Setbacks or Line & Grade	iBLD-020212-2023	Correction	Rick La Bare	Yes	Complete
06/29/2023	06/29/2023	WQ-Best Management Practices	iBLD-024611-2023	Partial Pass	Rick La Bare	Yes	Incomplete
07/12/2023	07/12/2023	Footings and Foundation	iBLD-026127-2023	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBLD-020211-2023				
08/23/2023	08/23/2023	Masonry Pre-Grout/Wall Steel	iBLD-031998-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBLD-017351-2023				
09/14/2023	09/14/2023	Footings and Foundation	iBLD-035149-2023	Partial Pass	Chris Sanchez	Yes	Incomplete
			Reinspection of iBLD-026127-2023				
09/22/2023	09/22/2023	Masonry Pre-Grout/Wall Steel	iBLD-036509-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-031998-2023				
10/04/2023	10/04/2023	Footings and Foundation	iBLD-038364-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-035149-2023				
10/25/2023	10/25/2023	Masonry Pre-Grout/Wall Steel	iBLD-041252-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-036509-2023				

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Status:	Approved	Expiration Date:	08/17/2020	Address:	401 AVOCADO AVE NEWPORT BEACH, CA 92625
IVR Number:	140860				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	10/25/2023	Masonry Pre-Grout/Wall Steel	iBLD-041490-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-041252-2023				
11/07/2023	11/07/2023	Footings and Foundation	iBLD-043230-2023	Approved	Rick La Bare	No	Complete
			Reinspection of iBLD-038364-2023				
11/17/2023	11/17/2023	Masonry Pre-Grout/Wall Steel	iBLD-044793-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBLD-041490-2023				
11/28/2023	11/28/2023	Masonry Pre-Grout/Wall Steel	iBLD-045949-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBLD-044793-2023				

Permit: X2021-2899

11/08/2021	11/08/2021	Footings and Foundation	X2021-2899-A0029 06528	Partial Pass	No	Incomplete
01/11/2022	01/11/2022	Footings and Foundation	X2021-2899-A0029 30114	Not Ready for Inspection	No	Complete
01/18/2022	01/18/2022	Masonry Pre-Grout/Wall Steel	X2021-2899-A0029 32290	Partial Pass	No	Incomplete
01/24/2022	01/24/2022	Footings and Foundation	X2021-2899-A0029 35041	Partial Pass	No	Incomplete
	01/24/2022	WQ-Best Management Practices	X2021-2899-A0029 35040	Approved	No	Complete
01/31/2022	01/31/2022	Masonry Pre-Grout/Wall Steel	X2021-2899-A0029 37921	Partial Pass	No	Incomplete



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658
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DEPUTY 1 INSPECTION
1-800-DEPUTY1

Gen Contr: Winkle
Sub-Contr: Drilco

SPECIAL INSPECTION REPORT

Project Address: Sea Forever @ 401 Avocado

Permit Number: 17019-2582

Inspection Type (s): RC - Caisson and Concrete placement

Inspection Date (s): 7/1/21 () Periodic (x) Continuous

Describe Inspection, Including Location(s):
Observed the placement of caisson cages and concrete @ rear northwest lot accessory structure caisson #7, 8, 9, 10, 11 and #18 → 30" caissons per plan pages S3.1 and general notes for compressive strength.

List Tests Made:
(4) 4x8 Concrete cylinders
Leaky Bale mix # 15W14318 ticket # 340885

Total Inspection Time Each Day:

Date:	7/1/21					
Hours:	11pm					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
No exceptions taken

Comments:
Approx 20 yards thoroughly consolidated, 3" clearances maintained during setting and pouring of all 16 cages. Steel checked and approved. Concrete placed per plan

To the best of my knowledge, the work inspected was in accordance with the Building Division approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Special Inspector Signature: 	Date: 7/1/21
Print Full Name: Shawn Ward	Newport Beach Registration No.: NB-0743



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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DEPUTY 1 INSPECTION
1-800-DEPUTY1

Gen Contr:

Winkle

Sub-Contr:

Drilco

SPECIAL INSPECTION REPORT

Project Address: Sea Forever @ 401 Avocado
Permit Number: 2019-2582
Inspection Type (s): EC-Caissons
Inspection Date (s): 6/28/21 () Periodic (☒) Continuous

Describe Inspection, Including Location(s):

Observed caisson cage placement and 4500 psi concrete placement @ rear northwest lot accessory structure caissons # PS2 and #PS4 per plan page S3.1 and S1.0 for compressive strength. Approx 20 yards

List Tests Made:

(4) 4x8 concrete cylinders
Gam Bale mix # 45W1C318 ticket # 340778

Total Inspection Time Each Day:

Date:	Hours:					
6/28/21	pm					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

No exceptions taken

Comments:

3" clearances maintained @ caisson cages during concrete placement. Steel checked and approved prior to pour. Monitored for water and quality control. Concrete placed through tremie and placed per plan.

To the best of my knowledge, the work inspected was in accordance with the Building Division approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Special Inspector Signature:	Date:
	6/28/21
Print Full Name:	Newport Beach Registration No.:
Shawn Ward	NB-0743



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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DEPUTY 1 INSPECTION
1-800-DEPUTY1

Gen Contr: Winkle
Sub-Contr: Drilco

SPECIAL INSPECTION REPORT

Project Address: Sea Forever @ 401 Avocado
Permit Number: 12019-2582
Inspection Type (s): RC- Caissons / Steel placement
Inspection Date (s): 6/25/21 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
Observed caisson cage placement and concrete placement @ rear northwest lot accessory structure caissons #PS1 and #PS3 per plan page 53.1.

List Tests Made:
(4) 4x8 cylinders
lean Bale mix #.45w/c3/8 ticket #340725

Total Inspection Time Each Day:

Date:	6/25/21				
Hours:	Pm				

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
No exceptions taken.

Comments:
3" clearances maintained @ time of concrete placement by 3" plastic wheels. Approx 20 yards thoroughly consolidated. Steel checked and approved. Placed per plan.

To the best of my knowledge, the work inspected was in accordance with the Building Division approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Special Inspector Signature: 	Date: <u>6/25/21</u>
Print Full Name: <u>Shawn Ward</u>	Newport Beach Registration No.: <u>NB-0743</u>

**DEPUTY INSPECTION**1-800-DEPUTY
Gen Contr: WinkleSub-Contr: Ekdal
Coastline**Report of Special Inspection**Project Name & Address CA Avocado 401415, LLC/401 Avocado, Newport BeachPermit Number X2019-2583/2682Inspection Type(s) Reinforced ConcreteInspection Date(s) 7/20/21 [] Periodic [x] Continuous**Describe Inspection Made, including Locations:**

Verified placement of reinforcement for the following at site wall foundation per S2.2 of the structural plans. A). Planter retaining wall adjacent to steps. Size and reinforcement of footing in strict accordance with detail 18 of S11—#5 bars at 18" on center top and bottom with #bars at 8" for protruding steel.

List Tests Made:

B). Deck at rear yard storage—#3 bars at 18" on center each way. Per detail 59 of S13. Steel deck/connections to CIP retaining wall in strict accordance with detail 25 of S13.

Total Inspection Time Each Day:

Date	<u>7/20/21</u>						
Hours	<u>4</u>						

List Items Requiring Correction, include uncorrected items previously listed**Comments:**

Reinforcement clearances achieved and maintained throughout.
Minimum lap distances achieved.
High strength rebar used per specs and codes.

To the best of my knowledge, the work inspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed: *T. George*Date 7/20/2021Print Full Name: Thomas GeorgeRegistration No. NB-0617



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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DEPUTY 1 INSPECTION
1-800-DEPUTY1

Gen Contr:

Sub-Contr:

Winkle
Drilco

SPECIAL INSPECTION REPORT

Project Address: Sea Forever @ 401 Avocado
Permit Number: 12019-2582
Inspection Type (s): RC - Caisson Set & Pour
Inspection Date (s): 8/27/21 () Periodic (x) Continuous

Describe Inspection, Including Location(s):

Observed the placement and consolidation of 4500 psi concrete @ accessory structure area retaining wall caisson #31 per plan. Observed the setting of C#31 cage steel to assure adequate 3" clearances - maintained.

List Tests Made:

(4) 4" x 8" cylinders
Gary Bale mix # 6B450038 ticket # 342420

Total Inspection Time Each Day:

Date:	8/27/21				
Hours:	PM				

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

No exceptions taken

Comments:

Geo present to very depths. Concrete placed through tremie to depth. Cage and concrete placed per plan. Approx 20 yards.

To the best of my knowledge, the work inspected was in accordance with the Building Division approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Special Inspector Signature:	Date:
<i>[Signature]</i>	8/27/21
Print Full Name:	Newport Beach Registration No.:
Sean Ward	NB-0743



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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SPECIAL INSPECTION REPORT

Project Address: Sea Forever Residence. 401 Avocado Ave, Corona Del Mar, CA
Permit Number: X2019-2582
Inspection Type (s): Concrete
Inspection Date (s): 10/22/21 ☐ Periodic ☒ Continuous

Describe Inspection, Including Location(s):
Observed the placement of reinforcing steel at pool storage area retaining walls (P.I.P) per details 46 & 50/S12, Sheet S3.1, rfi # 56. Area of work excludes stair walls. Rebar was verified for size, lap, location and clearance prior to inside form closure.

Total Inspection Time Each Day:						
Date:	10/22/21					
Hours:	Min					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:

Other than any noted discrepancies all work was done per approved plans, job site specifications, applicable codes, RFI's and WPS's to the best of my knowledge and appeared to be in compliance at time of inspection.

Special Inspector Signature:	Date:
<i>P Gilpin</i>	10/22/21
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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SPECIAL INSPECTION REPORT

Project Address: Sea Forever Residence. 401 Avocado Ave, Corona Del Mar, CA
Permit Number: X2019-2582
Inspection Type (s): Reinforcing steel
Inspection Date (s): 11/29/21 ☒ Periodic ☐ Continuous

Describe Inspection, Including Location(s):
Observed the placement of reinforcing steel at site and stair walls at east perimeter per details E & H/S11. Rebar was verified for size, lap, location and clearance.

Total Inspection Time Each Day:						
Date:	11/29/21					
Hours:	Min					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:

Other than any noted discrepancies all work was done per approved plans, job site specifications, applicable codes, RFI's and WPS's to the best of my knowledge and appeared to be in compliance at time of inspection.

Special Inspector Signature:	Date:
<i>P Gilpin</i>	11/29/21
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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DEPUTY 1 INSPECTION
1-800-DEPUTY1

Gen Contr: Winkle
Sub-Contr: Ekedol

SPECIAL INSPECTION REPORT

Project Address: Sea Forever @ 401 Avocado
Permit Number: 12019-2582
Inspection Type (s): RC - Reinforcement @ Pool Deck
Inspection Date (s): 12/21/21 () Periodic (x) Continuous

Describe Inspection, Including Location(s):
Inspected reinforcement @ rear lot pool storage deck per plan page S.B.1 and details on S.B. #3 @ 18" O.C. were specified -> #4's were used

List Tests Made:
N/A

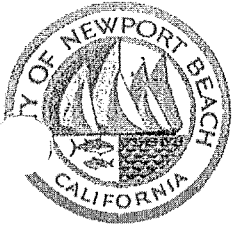
Total Inspection Time Each Day:
Date: 12/21/21
Hours: 11m

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
No exceptions taken

Comments:
Headed studs present. Corner by stairs were modified per RFI 87 "Deck over stair landing" reinforcement placed per engineers specifications

To the best of my knowledge, the work inspected was in accordance with the Building Division approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Special Inspector Signature: [Signature] Date: 12/21/21
Print Full Name: Shawn Ward Newport Beach Registration No.: NB-0743



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
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Structural Observation Report

Project Address: 401 Avocado Ave., Corona Del Mar, CA 92625	Report Date: 12/21/2021	CNB Inspector Name: Rick Lebare	CNB Permit #: X2019-2582
Building Owner Name: CA Avocado 401415, LLC	Owner's Mailing Address (if different from site): 14747 N Northside Blvd. Ste. 111-431, Scottsdale, AZ 85260	Owner's Telephone #: (602) 230-3532	CNB Plan Check #: 1846-2019
Full Name of Structural Observer (SO): Mike Israel	SO E-mail Address: mike@coastlineenginc.com	SO Telephone #: (760) 436-1344	SO License / Reg. #: C77167

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☒ Concrete	Rebar size and layout over the metal deck at the Pool Storage Room.	12/21/2021
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☐ ALL ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

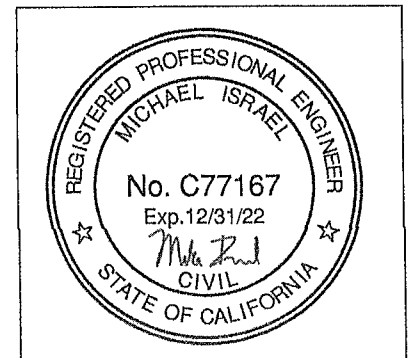
☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ FINAL STRUCTURAL OBSERVATION REPORT:

The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

I declare that the following statements are true to the best of my knowledge:

1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
2. I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with the approved construction documents;
3. I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.



STAMP OF STRUCTURAL OBSERVER

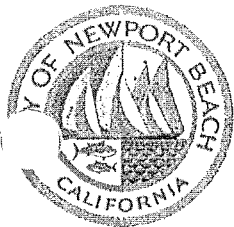
Mike Israel

12/21/2021

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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Structural Observation Report

Project Address: 401 Avocado Ave., Corona Del Mar, CA 92625	Report Date: 02/02/2022	CNB Inspector Name: Rick Lebare	CNB Permit #: X2019-2582
Building Owner Name: CA Avocado 401415, LLC	Owner's Mailing Address (if different from site): 14747 N Northsight Blvd. Ste. 111-431, Scottsdale, AZ 85260	Owner's Telephone #: (602) 230-3532	CNB Plan Check #: 1846-2019
Full Name of Structural Observer (SO): Mike Israel	SO E-mail Address: mike@coastlineenginc.com	SO Telephone #: (760) 436-1344	SO License / Reg. #: C77167

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete	Grade beam reinforcing over piers Q39-Q43	02/02/2022
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☒ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☐ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

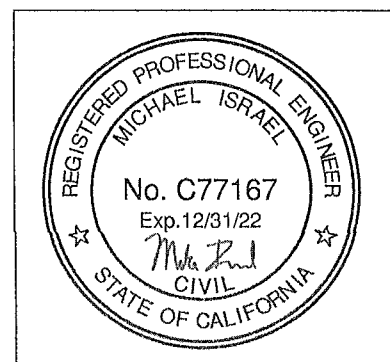
☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ FINAL STRUCTURAL OBSERVATION REPORT:

The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

I declare that the following statements are true to the best of my knowledge:

1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
2. I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with the approved construction documents;
3. I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.



STAMP OF STRUCTURAL OBSERVER

Mike Israel

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

02/02/2022

DATE

STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.



CITY OF NEWPORT BEACH
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DEPUTY 1 INSPECTION
1-800-DEPUTY1

Gen Contr: Winkle

Sub-Contr: Drlao

SPECIAL INSPECTION REPORT

Project Address: Sea Forum - 401 Avocado
Permit Number: X2019-2583 (Q) X2019-2582 (P)
Inspection Type (s): Reinforcement cover
Inspection Date (s): 5-6-2022 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
<u>Inspect reinforcement steel for carcans P-1,2,6,9,10,11</u>
<u>Q33,34,35,36,37,38,44</u>
<u>P cages meet specs on 5213 - netrest</u>
<u>Q cages meet specs on 53.1 - site retaining wall</u>

List Tests Made:

Total Inspection Time Each Day:					
Date: <u>5-6-22</u>					
Hours: <u>min</u>					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:
<u>All cages meet plans specs</u>
<u>All steel free of deleterious material rebar</u>
<u>Reviewed mill certs</u>

To the best of my knowledge, the work inspected was in accordance with the Building Division approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Special Inspector Signature:	Date:
<u>M. J. Beren</u>	<u>5-6-2022</u>
Print Full Name:	Newport Beach Registration No.:
<u>Matthew Beren</u>	<u>NB-0789</u>



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DEPUTY 1 INSPECTION
1-800-DEPUTY1

Gen Contr: Winkle
Sub-Contr: Drilco

SPECIAL INSPECTION REPORT

Project Address: Sea Forever @ 401 Avocado
Permit Number: X2019-2582
Inspection Type (s): RC - Caissons
Inspection Date (s): 5/12/22 () Periodic (x) Continuous

Describe Inspection, Including Location(s):
Inspected (s) Retreat foundation caissons notated as P3, 4, 5, 7, 8 on plan page 53. 1336" caissons

List Tests Made:
Reinforcement verification

Total Inspection Time Each Day:				
Date: <u>5/12/22</u>				
Hours: <u>79.2</u>				

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
No exceptions taken

Comments:
- Mill gerts verified - Field measurements confirmed - Caisson size, width, reinforcement pitch, length conform to plan as prescribed.

To the best of my knowledge, the work inspected was in accordance with the Building Division approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Special Inspector Signature: <u>[Signature]</u>	Date: <u>5/12/22</u>
Print Full Name: <u>Shawn Ward</u>	Newport Beach Registration No.: <u>NB-0743</u>



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
 100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 926588915
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SETBACKS AND TOP OF SLAB/FLOOR
ELEVATION CERTIFICATE

The purpose of this certificate is to insure that the structure is located properly on site per the approved drawings. This certificate also verifies the top of slab/floor elevation noted on the approved drawings.

After the top of slab/floor elevation is verified to match the elevation specified on the approved drawings, the contractor and inspector can measure the height of the structure to the top of slab/floor to verify that it is equal or less than the dimension shown on building sections and elevations.

This form must be filled out by a registered surveyor or civil engineer authorized to perform surveys. The survey must be done after the concrete forms are in place or preferable after the concrete slab is poured or raised floor is built, but prior to starting wall framing.

Engineer/Surveyor's Name Viktor Meum, P.L.S. License # 8682

Engineer/Surveyor's Address 139 Avenida Navarro, San Clemente CA 92672

Job Address 401 Avocado Ave.

Setbacks: Sketch a site plan and specify surveyed setbacks (use back page).

* Top of slab/floor elevation: Top of Slab at Pool Structure = 44.81'

* If slab/floor elevation varies, sketch a plan or section through slab on the back page and specify the elevations. Use same datum used in the survey of record.

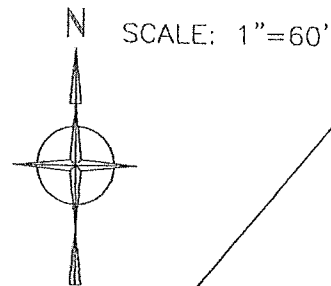
I certify that the setbacks are ☒, are not ☐, per City approved plans. Describe any deviations from plans: _____

I certify that top of slab/floor elevation(s) is ☒, is not ☐, per City approved drawings. Describe any deviations from plans: _____

7-19-22
 Date


 Engineer/Surveyor's stamp and signature





LOT 48

LOT 47

PARCEL 1
PMB 37/48

Forms for Main House
previously certified

LOT 185
TRACT 2813

LOT 184

18.5'
18.5'
44.81
Top slab

AVACADO AVENUE
PACIFIC DRIVE

BAYSIDE DRIVE





DEPUTY INSPECTION

1-800-DEPUTY

Gen Contr: Winkle

Sub-Contr: Ekedal
Coastline

Report of Special Inspection

Project Name & Address CA Avocado 401415, LLC/401 Avocado, Newport Beach

Permit Number X2019-2582

Inspection Type(s) Reinforced Concrete

Inspection Date(s) 7/20/22 [] Periodic [x] Continuous

Describe Inspection Made, including Locations:

Observed epoxy installation of (30) #5 dowels embedded a minimum of 12" into existing concrete for grade beam footing connections to existing foundation at pool retreat. 5 dowels top/5 dowels bottom per connection—3 connections.

List Tests Made:

Total Inspection Time Each Day:

Date	7/20/22						
Hours	4						

List Items Requiring Correction, include uncorrected items previously listed

Comments:

Holes brushed and blown clean prior to insertion of dowels.

Holes drilled oversize to allow for full coating of dowels

Hilti hit RE 500 V3

To the best of my knowledge, the work inspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed:

Date

7/20/22

Print Full Name:

Thomas George

Registration No.

NB-0617

FORM SI-02/90



DEPUTY INSPECTION

1-800-DEPUTY1

Gen Contr: Winkle

Sub-Contr: Ekedal

Coastline

Report of Special Inspection

Project Name & Address CA Avocado 401415, LLC/401 Avocado, Newport Beach

Permit Number X2019-2582

Inspection Type(s) Reinforced Concrete

Inspection Date(s) 8/1/22 [] Periodic [x] Continuous

Describe Inspection Made, including Locations:

Verified placement of reinforcement for the following at the pool house foundation per S3.1 of the structural plans. A). Grade beams—size and reinforcement dependent on and in strict accordance with schedule (detail 2 of S3.1. B). Mat slab—reinforcement size and spacing per callouts on S3.1. #5 shrinkage bars per detail 3 of S3.1 (18" OC).

List Tests Made:

Total Inspection Time Each Day:

Date	8/1/22						
Hours	4						

List Items Requiring Correction, include uncorrected items previously listed

Comments:

Reinforcement clearances achieved and maintained throughout.

High strength steel per specs and codes.

Minimum lap distances achieved.

Protruding steel for wall attachments per detail.

To the best of my knowledge, the work inspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed:

Date

8/1/22

Print Full Name:

Thomas George

Registration No.

NB-0617

FORM SI-02/90

**DEPUTY 1 INSPECTION**1-800-DEPUTY1
Gen Contr: WinkleSub-Contr: Ekdal
Coastline**Report of Special Inspection**Project Name & Address CA Avocado 401415, LLC/401 Avocado, Newport BeachPermit Number X2019-2582Inspection Type(s) Reinforced ConcreteInspection Date(s) 8/9/22 [] Periodic [x] Continuous**Describe Inspection Made, including Locations:**

Observed placement of concrete (4500PSI) for pool house foundation and patio per S3.1 of the structural plans. Grade beams—size and reinforcement dependent on and in strict accordance with schedule (detail 2 of S3.1. B). Mat slab—reinforcement size and spacing per callouts on S3.1. #5 shrinkage bars per detail 3 of S3.1 (18" OC).

List Tests Made:(4) 4X8 cylinders castGary Bale ready mix#GB45001**Total Inspection Time Each Day:**

Date	<u>8/9/22</u>								
Hours	<u>8</u>								

List Items Requiring Correction, include uncorrected items previously listed**Comments:**Reinforcement clearances achieved and maintained throughout.Forms clean and free from standing water and other debrisReinforcement clean and free from deleterious materials.All concrete was placed and consolidated per specs and codes.

To the best of my knowledge, the work inspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed: *T. George*Date 8/9/22Print Full Name: Thomas GeorgeRegistration No. NB-0617



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658
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DEPUTY 1 INSPECTION
1-800-DEPUTY1

Gen Contr: Winkie
Sub-Contr: Revere Pools

SPECIAL INSPECTION REPORT

Project Address: Lee Foreman @ 401 Avocado
Permit Number: X2019-2582
Inspection Type (s): Concrete
Inspection Date (s): 8/23/22 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
Observed pneumatic placement of 4500psi shotcrete for Retreat Fountain near pool. No detail on plans
Reinforcing steel #4 @ 12" OC each way

List Tests Made:
3-4x8 cylinder Gary Bale Mix #.45 3/8 JC Ticket 354181

Total Inspection Time Each Day:					
Date: 8/23/22					
Hours: min					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
NONE

Comments:
Reinforcement clear of defect - deleterious coating
Shotcrete applied by certified nozzleman
Rebar from shotcrete discarded

To the best of my knowledge, the work inspected was in accordance with the Building Division approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Special Inspector Signature:	Date:
<u>Matthew Berends</u>	<u>8/23/22</u>
Print Full Name:	Newport Beach Registration No.:
<u>Matthew Berends</u>	<u>NB-0789</u>



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SPECIAL INSPECTION REPORT

Project Address: Sea Forever Residence. 401 Avocado Ave, Corona Del Mar, CA
Permit Number: X2019-2582, S2021-0031
Inspection Type (s): Concrete
Inspection Date (s): 9/8/22 ☐ Periodic ☒ Continuous

Describe Inspection, Including Location(s):
Observed the placement and consolidation of 9 cubic yards of concrete, mix design GB450038, supplied by Gary Bale and placed at raised bench, adjacent P.I.P wall and SW stair wall footing. (all at pool area). One set of 4 test samples was taken at footing - ticket # 354738, slump 5", PSI 4500, concrete temp 82F.

Total Inspection Time Each Day:						
Date:	9/8/22					
Hours:	Min					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:

Other than any noted discrepancies all work was done per approved plans, job site specifications, applicable codes, RFI's and WPS's to the best of my knowledge and appeared to be in compliance at time of inspection.

Special Inspector Signature:	Date:
<i>P Gilpin</i>	9/8/22
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381



DEPUTY INSPECTION

1-800-DEPUTY1

Gen Contr: Winkle

Sub-Contr: Ekedal

Coastline

Report of Special Inspection

Project Name & Address CA Avocado 401415, LLC/401 Avocado, Newport Beach

Permit Number X2019-2582

Inspection Type(s) Reinforced Concrete

Inspection Date(s) 10/5/2022 [] Periodic [x] Continuous

Describe Inspection Made, including Locations:

Observed placement of concrete (4500PSI) for retaining walls at pool house foundation per S3.1 of the structural plans. Retaining wall size and reinforcement in strict accordance with corresponding structural details.

List Tests Made:

(4) 4X8 cylinders cast

Gary Bale ready mix#GB450038WM

Total Inspection Time Each Day:

Date	10/5/2022								
Hours	8								

List Items Requiring Correction, include uncorrected items previously listed

Comments:

Reinforcement clearances achieved and maintained throughout.

Forms clean and free from standing water and other debris

Reinforcement clean and free from deleterious materials.

All concrete was placed and consolidated per specs and codes.

To the best of my knowledge, the work inspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed:

Date

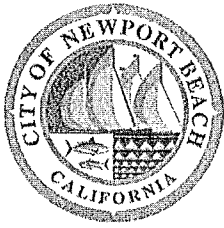
10/5/2022

Print Full Name:

Thomas George

Registration No.

NB-0617



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DEPUTY 1 INSPECTION
1-800-DEPUTY

Gen Contr:

Sub-Contr:

Winkler
gledal

SPECIAL INSPECTION REPORT

Project Address: Sea Forever @ 401 Avocado
Permit Number: 2019-2581
Inspection Type (s): RC-Slab
Inspection Date (s): 10/25/22 () Periodic (X) Continuous

Describe Inspection, Including Location(s):

Observed the placement & consolidation of 4500 psi concrete @ courtyard adjacent valet attendant slab on grade per plan page 56.2. Approx 2.5 yards

List Tests Made:

Cylinders included on pg. 3

Total Inspection Time Each Day:

Date:	10/25/22				
Hours:	PM				

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

No exceptions taken

Comments:

- Clearances maintained
- Steel checked & approved
- Monitored for water control
- Concrete placed per plan

To the best of my knowledge, the work inspected was in accordance with the Building Division approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Special Inspector Signature:

Date:

Print Full Name:

Newport Beach Registration No.:

Shawn Ward

10/25/22

NB-0743



DEPUTY INSPECTION

1-800-DEPUTY
Winkle

Gen Contr:

Sub Contr:

Coastline

Report of Special InspectionProject Name & Address CA Avocado 401415, LLC/401 Avocado, Newport BeachPermit Number X2019-2582Inspection Type(s) Reinforced ConcreteInspection Date(s) 11/28/2022 [] Periodic [☒] Continuous

Describe Inspection Made, including Locations:

Observed epoxy installation of (12) 5/8" all thread bolts embedded 6" into existing concrete for post connections at aluminum trellis at retreat per plan.

List Tests Made:

Total Inspection Time Each Day:

Date	11/28/2022								
Hours	4								

List Items Requiring Correction, include uncorrected items previously listed

Comments:

Holes brushed and blown clean prior to insertion of boltsHoles drilled oversize to allow for full coating of boltsHitachi 500 used per plan.

To the best of my knowledge, the work inspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed:

Date

11/28/2022

Print Full Name:

Thomas George

Registration No.

NB-0617

FORM SI-02; 90



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COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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SPECIAL INSPECTION REPORT

Project Address: Sea Forever Residence. 401 Avocado Ave, Corona Del Mar, CA
Permit Number: X2019-2582, S2021-0031
Inspection Type (s): Field Welding
Inspection Date (s): 12/6 & 12/8/22 ☒ Periodic ☐ Continuous

Describe Inspection, Including Location(s):

Observed the field welding of Pipe columns at base plates and box beams at Retreat trellis per details 96 & 104. Certified welder William Seibt # rX5VBODhox on file. Completed welds were verified for size, length, location and are free from visible defects.

Total Inspection Time Each Day:

Date:	12/6/22	12/8/22				
Hours:	Min	Min				

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:

Other than any noted discrepancies all work was done per approved plans, job site specifications, applicable codes, RFI's and WPS's to the best of my knowledge and appeared to be in compliance at time of inspection.

Special Inspector Signature:	Date:
<i>P Gilpin</i>	12/8/22
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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SPECIAL INSPECTION REPORT

Project Address: Sea Forever Residence. 401 Avocado Ave, Corona Del Mar, CA

Permit Number: X2019-2582, S2021-0031

Inspection Type (s): Field welding

Inspection Date (s): 12/22/22 ☒ Periodic ☐ Continuous

Describe Inspection, Including Location(s):
Observed the field welding of rafters at box beams at Retreat trellis per detail 104. Certified welder William Seibt # rX5VBODhox on file. Completed welds were verified for size, length, location and are free from visible defects.

Total Inspection Time Each Day:						
Date:	12/22/22					
Hours:	Min					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:

Other than any noted discrepancies all work was done per approved plans, job site specifications, applicable codes, RFI's and WPS's to the best of my knowledge and appeared to be in compliance at time of inspection.

Special Inspector Signature:	Date:
<i>P Gilpin</i>	12/22/22
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381



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COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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SPECIAL INSPECTION REPORT

Project Address: Sea Forever Residence. 401 Avocado Ave, Corona Del Mar, CA

Permit Number: X2019-2582, S2021-0031

Inspection Type (s): Concrete

Inspection Date (s): 12/22/22 ☐ Periodic ☐ Continuous

Describe Inspection, Including Location(s):
Observed the placement and consolidation of 50 cubic yards of concrete, mix design 45W/C3/8, supplied by Gary Bale and placed at slab on grade, east side garage driveway and patio. One set of 4 test samples was taken at driveway - ticket # 383359, slump 5", PSI 4500, concrete temp 66F.

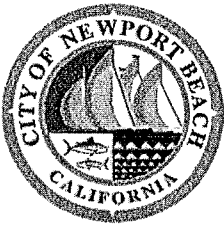
Total Inspection Time Each Day:						
Date:	12/22/22					
Hours:	Min					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:

Other than any noted discrepancies all work was done per approved plans, job site specifications, applicable codes, RFI's and WPS's to the best of my knowledge and appeared to be in compliance at time of inspection.

Special Inspector Signature:	Date:
<i>P Gilpin</i>	12/22/22
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381



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SPECIAL INSPECTION REPORT

Project Address: Sea Forever Residence. 401 Avocado Ave, Corona Del Mar, CA
Permit Number: X2019-2582,
Inspection Type (s): Field Welding
Inspection Date (s): 1/13/23 ☒ Periodic ☐ Continuous

Describe Inspection, Including Location(s):

Observed the field welding of rafters at box beams at Retreat trellis per detail 104. Certified welder William Seibt # rX5VBODhox on file. Completed welds were verified for size, length, location and are free from visible defects.

Total Inspection Time Each Day:

Date:	1/13/23					
Hours:	Min					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:

Other than any noted discrepancies all work was done per approved plans, job site specifications, applicable codes, RFI's and WPS's to the best of my knowledge and appeared to be in compliance at time of inspection.

Special Inspector Signature:	Date:
<i>P Gilpin</i>	1/13/23
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381



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SPECIAL INSPECTION REPORT

Project Address: Sea Forever Residence. 401 Avocado Ave, Corona Del Mar, CA

Permit Number: X2019-2582, S2021-0031

Inspection Type (s): Field Welding

Inspection Date (s): 1/23/23 ☒ Periodic ☐ Continuous

Describe Inspection, Including Location(s):

Observed the field welding of Pipe columns at base plates and box beams at East side main residence trellis per details 96 & 104. Certified welder William Seibt # rX5VBODhox on file. Completed welds were verified for size, length, location and are free from visible defects.
Rafters at box beams at Retreat trellis per detail 104 are completed.

Total Inspection Time Each Day:

Date:	1/23/23					
Hours:	Min					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:

Other than any noted discrepancies all work was done per approved plans, job site specifications, applicable codes, RFI's and WPS's to the best of my knowledge and appeared to be in compliance at time of inspection.

Special Inspector Signature:	Date:
<i>P Gilpin</i>	1/23/23
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381



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COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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SPECIAL INSPECTION REPORT

Project Address: Sea Forever Residence. 401 Avocado Ave, Corona Del Mar, CA

Permit Number: X2019-2582

Inspection Type (s): Concrete

Inspection Date (s): 1/30/23 ☐ Periodic ☒ Continuous

Describe Inspection, Including Location(s):
Observed the placement and consolidation of 10 cubic yards of concrete, mix design GB450038WM, supplied by Gary Bale and placed at interior stairs (east side). One set of 4 test samples was taken - ticket #358751, slump 5", PSI 4500, concrete temp 55F.

Total Inspection Time Each Day:						
Date:	11/30/23					
Hours:	Min					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:

Other than any noted discrepancies all work was done per approved plans, job site specifications, applicable codes, RFI's and WPS's to the best of my knowledge and appeared to be in compliance at time of inspection.

Special Inspector Signature:	Date:
<i>P Gilpin</i>	1/30/23
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381



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COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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SPECIAL INSPECTION REPORT

Project Address: Sea Forever Residence. 401 Avocado Ave, Corona Del Mar, CA

Permit Number: X2019-2582

Inspection Type (s): Field Wlding

Inspection Date (s): 2/10/23



Periodic



Continuous

Describe Inspection, Including Location(s):

Observed the field welding of rafters at box beams at East side of main residence per details 94 & 104. Certified welder William Seibt # rX5VBODhox on file. Completed welds were verified for size, length, location and are free from visible defects.

Total Inspection Time Each Day:

Date:	2/10/23					
Hours:	Min					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:

Other than any noted discrepancies all work was done per approved plans, job site specifications, applicable codes, RFI's and WPS's to the best of my knowledge and appeared to be in compliance at time of inspection.

Special Inspector Signature:	Date:
<i>P Gilpin</i>	2/10/23
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381



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SPECIAL INSPECTION REPORT

Project Address: Sea Forever Residence. 401 Avocado Ave, Corona Del Mar, CA

Permit Number: X2019-2582

Inspection Type (s): Field Welding

Inspection Date (s): 2/17/23 ☒ Periodic ☐ Continuous

Describe Inspection, Including Location(s):
Observed the field welding of rafters and box beams at East side of main residence per details 94 & 104. Certified welder William Seibt # rX5VBODhox on file. Completed welds were verified for size, length, location and are free from visible defects.

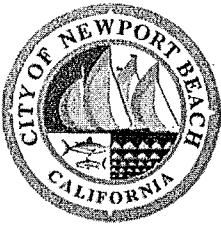
Total Inspection Time Each Day:						
Date:	2/17/23					
Hours:	Min					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:

Other than any noted discrepancies all work was done per approved plans, job site specifications, applicable codes, RFI's and WPS's to the best of my knowledge and appeared to be in compliance at time of inspection.

Special Inspector Signature:	Date:
<i>P Gilpin</i>	2/17/23
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381



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SPECIAL INSPECTION REPORT

Project Address: Sea Forever Residence. 401 Avocado Ave, Corona Del Mar, CA
Permit Number: X2019-2582
Inspection Type (s): Field Welding
Inspection Date (s): 3/6/23 ☒ Periodic ☐ Continuous

Describe Inspection, Including Location(s):
Verified the field welding of rafters and box beams at East side of main residence per details 94 & 104. Certified welder William Seibt # rX5VBODhox on file. Completed welds were verified for size, length, location and are free from visible defects.

Total Inspection Time Each Day:						
Date:	3/6/23					
Hours:	Min					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:

Other than any noted discrepancies all work was done per approved plans, job site specifications, applicable codes, RFI's and WPS's to the best of my knowledge and appeared to be in compliance at time of inspection.

Special Inspector Signature:	Date:
<i>P Gilpin</i>	3/6/23
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381



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SPECIAL INSPECTION REPORT

Project Address: Sea Forever Residence. 401 Avocado Ave, Corona Del Mar, CA

Permit Number: X2019-2582

Inspection Type (s): Field Welding

Inspection Date (s): 3/1/23 ☒ Periodic ☐ Continuous

Describe Inspection, Including Location(s):

Observed the field welding of rafters and box beams at East side of main residence per details 94 & 104. Certified welder William Seibt # rX5VBODhox on file. Completed welds were verified for size, length, location and are free from visible defects. Work is ongoing.

Total Inspection Time Each Day:

Date:	3/1/23					
Hours:	Min					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:

Other than any noted discrepancies all work was done per approved plans, job site specifications, applicable codes, RFI's and WPS's to the best of my knowledge and appeared to be in compliance at time of inspection.

Special Inspector Signature:	Date:
<i>P Gilpin</i>	3/1/23
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381



CITY OF NEWPORT BEACH
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SPECIAL INSPECTION REPORT

Project Address: Sea Forever Residence. 401 Avocado Ave, Corona Del Mar, CA

Permit Number: X2019-2582

Inspection Type (s): Concrete

Inspection Date (s): 3/7/23 ☐ Periodic ☒ Continuous

Describe Inspection, Including Location(s):
Observed the placement and consolidation of 25 cubic yards of concrete, mix design GB450038, supplied by Gary Bale and placed at poured in place wall footings - North East. One set of 4 test samples was taken - ticket #387457, slump 4.5", PSI 4500, concrete temp 67F.

Total Inspection Time Each Day:						
Date:	3/7/23					
Hours:	Min					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:

Other than any noted discrepancies all work was done per approved plans, job site specifications, applicable codes, RFI's and WPS's to the best of my knowledge and appeared to be in compliance at time of inspection.

Special Inspector Signature:	Date:
<i>P Gilpin</i>	3/7/23
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381



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COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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SPECIAL INSPECTION REPORT

Project Address: Sea Forever Residence. 401 Avocado Ave, Corona Del Mar, CA

Permit Number: X2019-2582

Inspection Type (s): Field Welding

Inspection Date (s): 4/4/23 ☒ Periodic ☐ Continuous

Describe Inspection, Including Location(s):
Observed the field welding of rafters and box beams at Retreat poolside trellis per detail 104. Certified welder William Seibt # rX5VBODhox on file. Completed welds were verified for size, length, location and are free from visible defects.

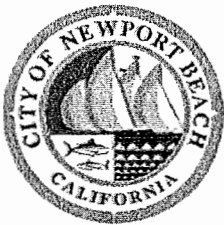
Total Inspection Time Each Day:						
Date:	4/4/23					
Hours:	Min					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:

Other than any noted discrepancies all work was done per approved plans, job site specifications, applicable codes, RFI's and WPS's to the best of my knowledge and appeared to be in compliance at time of inspection.

Special Inspector Signature:	Date:
<i>P Gilpin</i>	4/4/23
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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SPECIAL INSPECTION REPORT

Project Address: Sea Forever Residence. 401 Avocado Ave, Corona Del Mar, CA

Permit Number: X2019-2582

Inspection Type (s): Field Welding

Inspection Date (s): 4/25/23 ☒ Periodic ☐ Continuous

Describe Inspection, Including Location(s):
Observed the field welding of rafters and box beams at Retreat poolside trellis per detail 104. Certified welder William Seibt # rX5VBODhox on file. Completed welds were verified for size, length, location and are free from visible defects. This Trellis is complete.

Total Inspection Time Each Day:						
Date:	4/25/23					
Hours:	Min					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:

Other than any noted discrepancies all work was done per approved plans, job site specifications, applicable codes, RFI's and WPS's to the best of my knowledge and appeared to be in compliance at time of inspection.

Special Inspector Signature:	Date:
<i>P Gilpin</i>	4/25/23
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381

Attachment No. 2

Three-Year Construction Limit Notice Activities



PERMIT ACTIVITY REPORT (X2019-2581) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
02/28/2024					
	Generic Activity		ACT-000980-2024	Dropped of 3yr exp letter	Jason Rudenick
03/13/2023					
	Generic Activity	EXTENSION APPROVED	ACT-000369-2023	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 04/22/2024 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER.	Tonee Thai
	Generic Activity	APPLICATION SUBMITTE	ACT-000362-2023	3-YEAR DEADLINE EXTENSION REQUEST SUBMITTED ON 03/06/2023.	Tonee Thai
04/15/2024					
	Generic Activity		ACT-001562-2024	Met with PM MIKE, he is to complete hearing application and fee.	Jason Rudenick
04/16/2024					
	Generic Activity	HEARING APPLICATION SUBMITTED	ACT-001600-2024	APPLICATION FOR HEARING SUBMITTED ON 04/16/2024.	Tonee Thai
	Generic Activity	3yr Hearing	ACT-001590-2024	Turned in 3yr hearing app and supporting docs. Fee paid.	Jason Rudenick
	Generic Activity		ACT-001591-2024	Turned in 3yr hearing app and supporting docs. Fee paid.	Jason Rudenick
04/18/2024					
	Generic Activity	Hearing Scheduled	ACT-001624-2024	Hearing is scheduled for 05/30/2024 at 8 a.m.	Tonee Thai
04/23/2024					
	Generic Activity		ACT-001720-2024	Met with Mike GC, posted Stop Work	Jason Rudenick

Attachment No. 3

Building Official Extension



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
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RECEIVED BY
COMMUNITY
DEVELOPMENT

MAR 06 2023

CITY OF
NEWPORT BEACH

Three Year Construction Time Limit Extension
Building Official Application

Project Address:	401 Avocado Avenue			Receipt No.:	13889-0001	
Permit No.:	X2019-2581 X2019-2582 X2019-2583	X2021-2899	Original Permit Issued Date:	4/23/2020	Extension Fee:	\$208
					Date Fee Paid:	03/06/23
PETITIONER/PROPERTY OWNER INFORMATION						
Name (Must be payor of fees): Jake Winkle			Company Name: Winkle Custom Homes			
Street Address: 3857 Birch St. #460			City: Newport Beach		State: CA	Zip Code: 92660
Email: jakewinkle@gmail.com			Phone: 949-566-8543			
PROJECT INFORMATION						
Length of extension requested: 18 Months 365 DAYS						
New end date if request is approved: February 2025 04-22-2024						
Previous Extension(s) Granted? (Y/N): N			If Yes, How Many?:			
Description of Work Under Permit:	New two-story SFR with basement, detached accessory unit, and pool / spa. Please see attached for additional details.					
Reason for Extension Request	(Attach Supporting Documents as Needed) Due to the overall size of the home (~20,000) and the uniqueness of the property (2.35 acres with a large slope) we are requesting additional time be added to the 3 year limit. Please see attached for additional details.					
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.						
Petitioner's Signature: 			Relationship to Property Owner: Project General Contractor		Date: 3 / 3 / 23	
FOR STAFF USE ONLY						
Department Action: ☒ Approved ☐ Denied						
Conditions of Approval or Comments:	PERMITS SHALL EXPIRE ON 04-22-2024 UNLESS ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER. MAXIMUM 365 DAYS GRANTED BY BUILDING OFFICIAL.					
Building Inspector Reviewed:	Name: Rick LaBare	Signature: 			Date: 3 / 6 / 23	
Building Official Approval:	Name: LONEE THAT	Signature: 			Date: 03 / 13 / 23	



March 3rd, 2023

RE: Winkle Custom Homes 2-Year Permit Extension Request

ADDRESS: 401 Avocado Ave. Corona del Mar

PERMITS: X2019-2581 New SFR	Issue Date: 04.23.20
X2019-2583 Accessory Structure	Issue Date: 04.23.20
X2019-2583 Site Retaining Walls	Issue Date: 04.23.20
S2021-0031 Pool & Spa	Issue Date: 07.01.21
X2021-0217 Pool Caissons	Issue Date: 07.01.21
F2022-0082 Fire Sprinklers	Issue Date: 03.01.22
X2019-2583 Site Retaining Walls w/ Caissons	Issue Date: 04.23.20
PV2023-0119 SFR Solar PV System	Issue Date: 03.01.23
H2023-0154 Mech Condensers	Issue Date: 03.03.23

REASON: The gross floor area of this project is 19,874 SF that sits on a lot at 102,701 SF (2.36 Acres) which encompasses a large slope down to Bayside Drive. The project includes a main SFR that is 2 floors, plus a basement, as well as an accessory structure and pool / spa. Due to the overall size of the home and uniqueness of the property, we are requesting additional time, past the three-year limit, in order to finish the project. We have been working diligently the past three years to hit all milestones and are making great strides overall based on the level of detail we are maintaining.

SEE INCLUDED:

- General City Application
- Snippet of total square footage of property and lot
- Aerial photos of lot to show scale and conditions
- Lett of approval from homeowner for extension
- Macro constructions schedule

WINKLE CUSTOM HOMES

3857 Birch St #460, Newport Beach CA 92660 | 949.873.3125 | WWW.WINKLECUSTOMHOMES.COM | CA LIC #B992007

WINKLE

CUSTOM HOMES

Occupancy: Group R-3/U Fully Sprinklered in accordance w/ NFPA 13D
 Zoning District: R-1
 Construction: Type V-B
 Number of Stories: 2 + Basement

Area of structure:

New

Basement	4,524 sf
First Floor	9,056 sf
Second Floor	2,538 sf
Caretaker's Cottage (ADU)	749 sf
Total Living:	16,867 sf

1- Car Garage	552 sf
6- Car Garage	2,455 sf
Total Structure:	19,874 sf

Deck	2,011 sf
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Res. Accessory Structure	889 sf
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Lot Area: 102,701 sf

Floor Area Limit:
 (Gross Floor Area) 1.5 (Buildable Area - Corona del Mar)
 80,653 sf x 1.5 = 120,980 > 19,874 sf O.K.

Parking: 7 Total (Covered), 1 undersized

APPROVED
 AUTHORIZED
 JEFFREY
 MARCH 11
 2011
 CDR
 THERESA
 WILSON
 CDR
 P. J. COLE
 PLANNING
 DIVISION
 CITY OF
 CORONA DEL MAR
 82

City Notes

Architectural
 General Notes A.001
 Min. Construction/CALGreen Req. A.001a
 Min. Con./CALGreen/ Modification Request A.001b
 General Conditions & Specifications A.001c-c.1

Electrical
 Gen. Notes, Sched., Single Line Diagram E1.0
 Panel Schedules E1.1
 Light Fixture Schedule E1.2
 Light Fixture Schedule E1.3

WINKLE

CUSTOM HOMES

Lot Reference – Google Earth

Does not accurately represent current phase. Outdated photos.



WINKLE CUSTOM HOMES

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WINKLE

C U S T O M H O M E S

February 27th, 2023

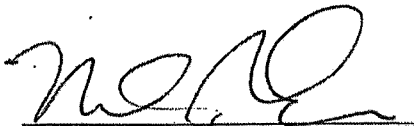
RE: Winkle Custom Homes Permit Time Limit

Extension ADDRESS: 401 Avocado Ave. Corona del Mar

PERMITS: All associated with project

To the City of Newport Chief Building Official,

As an owner representative of 401 Avocado, CA Avocado 401415 LLC, I/we grant authorization to Winkle Custom Homes to request permit extensions relating to the Newport Beach Municipal Code Section 15.02.095 on our behalf.



401415 Avocado, LLC.

401 Avocado Ave. Newport Beach

3/1/23
Date of Signature

WINKLE CUSTOM HOMES

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(Final) Chelsie's Schedule 401 Avocado

