

CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

December 19, 2024 Agenda Item No. 2

| 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: | X2019-1744 and U2024-5008 |
| SITE LOCATION: | 101 Bayside Place |
| APPLICANT: | Dayne Mossel |
| PROPERTY OWNER: | CA CDM LLC |
| BUILDING INSPECTOR: | Jason Rudenick, Sr. Building Inspector |
| PREPARED BY: | Tonee Thai, Chief Building Official - 949-718-1867, tthai@newportbeachca.gov |
| | |

PROJECT SUMMARY

The scope of work for the project is to construct a new 5,857 sq. ft. single family residence with a basement and attached 2,022 sq. ft. garage, 778 sq. ft. mechanical rooms, 1,904 sq. ft. deck, and shoring.

BUILDING PERMIT HISTORY

This project first started with Permit X2019-1744 issued on June 19, 2020. The permits above are subject to Newport Beach Municipal Code 15.02.095 with initial three-year construction limit expiration date of June 19, 2023.

The first inspection was for a pre-grade meeting on June 25, 2020.

The last inspection was for Final Electrical on October 25, 2024.

Please refer to Attachment 1 for detailed permit history.

Notice of pending Three-Year Construction Limit expiration were sent on October 15, 2024.

Please refer to Attachment 2 for detailed notice activities.

101 Bayside Place - X2019-1744 Administrative Hearing, December 19, 2024 Page 2

PREVIOUS EXTENSIONS

The chief building official granted an extension for a three-year construction time limit on June 04, 2023, with expiration date of June 19, 2024. (Attachment 3)

The hearing officer granted a 180 days extension to the three-year construction time limit after conducting a public hearing on June 27, 2024, with expiration date of December 16, 2024. (Attachment 3)

RECOMMENDATION

- 1) Conduct a public hearing;
- 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 Permit Inspection History Attachment No. 2 – Three-Year Construction Limit Activities Attachment No. 3 – 1st Public Hearing and Building Official Extensions

Attachment No. 1

Building Permit Inspection History



LINKED PERMIT INSPECTION HISTORY REPORT (X2019-1744) FOR CITY OF NEWPORT BEACH

| Permit Type: | Combo Residential | Application Date: | 06/03/2019 | Owner: | CA CDM LLC |
|--------------|-------------------|-------------------|------------|----------|-------------------------|
| Work Class: | New | Issue Date: | 06/19/2020 | Parcel | 052 013 21 |
| Status: | Issued | Expiration Date: | 04/23/2025 | Address: | 101 BAYSIDE PL |
| IVR Number: | 233779 | | | | NEWPORT BEACH, CA 92625 |

Reinspection Scheduled Actual **Inspection Status Primary Inspector** Complete **Inspection Type Inspection No. Required? Start Date** Date Inspection Location: 101 BAYSIDE PL Permit: X2019-1744 06/25/2020 06/25/2020 No Approved Complete Call Inspector for X2019-1744-A0027 07838 **Pre-Grade Meeting** 07/30/2020 07/30/2020 **Erection Pads** Partial Pass X2019-1744-A0027 No Incomplete 20024 08/27/2020 08/27/2020 Partial Pass No Incomplete Footings and X2019-1744-A0027 Foundation 30740 01/11/2021 01/11/2021 **Erection Pads** X2019-1744-A0027 Partial Pass No Incomplete 80706 01/20/2021 01/20/2021 **Erection Pads** Partial Pass No Incomplete X2019-1744-A0027 84416 01/28/2021 01/28/2021 **Erection Pads** Partial Pass No Complete X2019-1744-A0027 87618 01/28/2021 Partial Pass X2019-1744-A0027 No Incomplete Masonry Pre-Grout/Wall Steel 87617 06/30/2021 06/30/2021 Other - MISC Approved Complete X2019-1744-A0028 No 51265 08/02/2021 08/02/2021 Slab On Grade X2019-1744-A0028 Correction No Complete 65548 08/12/2021 08/12/2021 Complete Footings and X2019-1744-A0028 Approved No Foundation 70501 09/01/2021 09/01/2021 Partial Pass No Incomplete Footings and X2019-1744-A0028 Foundation 78761 09/01/2021 Footings and X2019-1744-A0028 Partial Pass No Complete Foundation 78768 09/01/2021 Soil Pipe Correction No Complete X2019-1744-A0028 78770 09/16/2021 09/16/2021 Slab On Grade X2019-1744-A0028 Partial Pass No Incomplete 83591 10/18/2021 10/18/2021 X2019-1744-A0028 Correction No Complete Masonry Pre-Grout/Wall Steel 97174 10/18/2021 Soil Pipe Partial Pass X2019-1744-A0028 No Complete 97173 11/03/2021 11/03/2021 Approved No Complete X2019-1744-A0029 Masonry Pre-Grout/Wall Steel 04247 11/03/2021 Slab On Grade Partial Pass X2019-1744-A0029 No Incomplete 04249 02/23/2022 02/23/2022 Slab on Deck X2019-1744-A0029 Approved No Complete 48643 03/14/2022 03/14/2022 Complete Masonry X2019-1744-A0029 Approved No Pre-Grout/Wall Steel 56881

LINKED PERMIT INSPECTION HISTORY REPORT (X2019-1744)

Application Date:

Expiration Date:

Issue Date:

Permit Type:Combo ResidentialWork Class:NewStatus:IssuedIVR Number:233779

06/03/2019 06/19/2020 04/23/2025

Owner:

Parcel

Address:

CA CDM LLC

052 013 21

101 BAYSIDE PL NEWPORT BEACH, CA 92625

| Scheduled Date | Actual Start Date | Inspection Type | Inspection No. | Inspection Status | Primary Inspector | Reinspection Required? | Complete |
|-------------------|----------------------|---|---------------------------|-----------------------------|-------------------|---------------------------|------------|
| | 03/14/2022 | Slab On Grade | X2019-1744-A0029 56879 | Partial Pass | | No | Incomplete |
| 04/07/2022 | 04/07/2022 | Area Drains | X2019-1744-A0029 68807 | Partial Pass | | No | Complete |
| 04/12/2022 | 04/12/2022 | Slab On Grade | X2019-1744-A0029 70900 | Correction | | No | Complete |
| 04/14/2022 | 04/14/2022 | Slab On Grade | X2019-1744-A0029 72244 | Partial Pass | | No | Complete |
| 05/23/2022 | 05/23/2022 | Sewer | X2019-1744-A0029 88041 | Partial Pass | | No | Complete |
| | 05/23/2022 | Soil Pipe | X2019-1744-A0029 88038 | Approved | | No | Complete |
| 06/14/2022 | 06/14/2022 | Fireplace Throat | X2019-1744-A0029 97757 | Partial Pass | | No | Complete |
| 06/27/2022 | 06/27/2022 | Other - Building | X2019-1744-A0030 02933 | Partial Pass | | No | Incomplete |
| 08/17/2022 | 08/17/2022 | Floor Framing & Sheathing | iBLD-004643-2022 | Correction | Danny Rodriguez | Yes | Complete |
| 08/18/2022 | 08/18/2022 | Other - Building | iBLD-005067-2022 | Not Ready for Inspection | Danny Rodriguez | Yes | Complete |
| 08/19/2022 | 08/19/2022 | Floor Framing & Sheathing | iBLD-005250-2022 | Correction | Chris Sanchez | Yes | Complete |
| | | | Reinspection of iBLI | D-004643-2022 | | | |
| 09/15/2022 | 09/15/2022 | Floor Framing & Sheathing | iBLD-008779-2022 | Partial Pass | Rick La Bare | Yes | Incomplete |
| | | | Reinspection of iBLI | D-005250-2022 | | | |
| 10/25/2022 | 10/25/2022 | Roof Framing, Sheathing & Bldg Height | iBLD-013746-2022 | Partial Pass | Rick La Bare | Yes | Incomplete |
| 11/01/2022 | 11/01/2022 | Roof Framing, Sheathing & Bldg Height | iBLD-014632-2022 | Partial Pass | Rick La Bare | Yes | Incomplete |
| | | lioigin | Reinspection of iBLI | D-013746-2022 | | | |
| 11/07/2022 | 11/07/2022 | Roof Framing, Sheathing & Bldg Height | iBLD-015633-2022 | Cancelled | Rick La Bare | Yes | Complete |
| | | | Reinspection of iBLI | D-014632-2022 | | | |
| 11/10/2022 | 11/10/2022 | Floor Framing & Sheathing | iBLD-016087-2022 | Approved | Rick La Bare | No | Complete |
| | | Ū | Reinspection of iBLI | D-008779-2022 | | | |
| | 11/10/2022 | Rough HVAC/Mech/Firepla | iBLD-016086-2022 ce | Partial Pass | Rick La Bare | Yes | Incomplete |
| 04/17/2023 | 04/17/2023 | Shear and Hold Downs | iBLD-013429-2023 | Correction | Rick La Bare | Yes | Complete |
| 04/18/2023 | 04/18/2023 | Shear and Hold Downs | iBLD-013793-2023 | Not Ready for Inspection | Rick La Bare | Yes | Complete |
| | | | Reinspection of iBL | D-013429-2023 | | | |

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Application Date:

Expiration Date:

Issue Date:

06/03/2019

06/19/2020

04/23/2025

Permit Type: Combo Residential Work Class: New Status: Issued 233779 IVR Number:

CA CDM LLC Owner: Parcel

Address:

052 013 21

101 BAYSIDE PL NEWPORT BEACH, CA 92625

| Scheduled Date | Actual Start Date | Inspection Type | Inspection No. | Inspection Status | Primary Inspector | Reinspection Required? | Complete |
|-------------------|----------------------|------------------------------------|---|-------------------------------|---------------------|---------------------------|------------|
| 04/26/2023 | 04/26/2023 | Insulation/Densglass | iBLD-014921-2023 | Partial Pass | Mehrdad Maghsoodloo | Yes | Incomplete |
| 05/05/2023 | 05/05/2023 | WQ-Best Management Practices | iBLD-016361-2023 | Partial Pass | Rick La Bare | Yes | Incomplete |
| 05/24/2023 | 05/24/2023 | Area Drains | iBLD-019084-2023 | Partial Pass | Mehrdad Maghsoodloo | Yes | Incomplete |
| 06/28/2023 | 06/28/2023 | Shear and Hold Downs | iBLD-023903-2023 | Correction | Rick La Bare | Yes | Complete |
| | | | Reinspection of iBL | D-013793-2023 | | | |
| 06/29/2023 | 06/29/2023 | Other - Building | iBLD-024422-2023 | Partial Pass | Rick La Bare | Yes | Incomplete |
| | | | Reinspection of iBL | D-005067-2022 | | | |
| 08/30/2023 | | Rough HVAC/Mech/Fireplac | | Partial Pass | Rick La Bare | Yes | Incomplete |
| | | | Reinspection of iBL | D-016086-2022 | | | |
| | 08/30/2023 | Shear and Hold Downs | iBLD-033377-2023 | Partial Pass | Rick La Bare | Yes | Complete |
| | | | Reinspection of iBL | | | | |
| 09/05/2023 | 09/05/2023 | Rough Electric Residential | iBLD-033549-2023 | Cancelled | Chad Shelton | Yes | Complete |
| | 09/05/2023 | Rough Plumbing & Pan Test | iBLD-033403-2023 | Cancelled | Chad Shelton | Yes | Complete |
| 09/14/2023 | 09/14/2023 | Insulation/Densglass | iBLD-035526-2023 | Partial Pass | Jason Rudenick | Yes | Incomplete |
| | | | Reinspection of iBL | D-014921-2023 | | | |
| | 09/14/2023 | Rough Electric Residential | iBLD-035074-2023 | Cancelled | Jason Rudenick | Yes | Complete |
| | | | Reinspection of iBL | D-033549-2023 | | | |
| 09/15/2023 | 09/15/2023 | Complete Framing | iBLD-035076-2023 | Cancelled | Rick La Bare | Yes | Complete |
| 10/10/2023 | 10/10/2023 | Rough Electric Residential | iBLD-038842-2023 | Correction | Rick La Bare | Yes | Complete |
| | | | Reinspection of iBL | D-035074-2023 | | | |
| | 10/10/2023 | Rough Plumbing & Pan Test | iBLD-038841-2023 | Partial Pass | Rick La Bare | Yes | Incomplete |
| | | | Reinspection of iBL | D-033403-2023 | | | |
| 10/11/2023 | 10/11/2023 | Complete Framing | iBLD-039131-2023 Reinspection of iBL | Partial Pass D-035076-2023 | Rick La Bare | Yes | Incomplete |
| | 10/11/2023 | Gas Pipe Rough | iBLD-039368-2023 | Approved | Rick La Bare | No | Complete |
| | 10/11/2023 | Rough Electric Residential | iBLD-039367-2023 | Partial Pass | Rick La Bare | Yes | Incomplete |
| | | | Reinspection of iBL | D-038842-2023 | | | |
| | 10/11/2023 | Rough HVAC/Mech/Fireplac | iBLD-039132-2023 e | Partial Pass | Rick La Bare | Yes | Complete |
| | | | Reinspection of iBL | D-032920-2023 | | | |
| | 10/11/2023 | Rough Plumbing & Pan Test | iBLD-039369-2023 | Approved | Rick La Bare | No | Complete |
| | | | Reinspection of iBL | D-038841-2023 | | | |

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| Work Class: | New | Issue Date: | 06/19/2020 | Parcel | 052 013 21 |
| Status: | Issued | Expiration Date: | 04/23/2025 | Address: | 101 BAYSIDE PL |
| IVR Number: | 233779 | | | | NEWPORT BEACH, CA 92625 |

| Scheduled Date | Actual Start Date | Inspection Type | Inspection No. | Inspection Status | Primary Inspector | Reinspection Required? | Complete |
|-------------------|----------------------|--|---------------------|-------------------|-------------------|---------------------------|------------|
| 10/17/2023 | 10/17/2023 | Insulation/Densglass | iBLD-039856-2023 | Partial Pass | Rick La Bare | Yes | Incomplete |
| | | | Reinspection of iBL | D-035526-2023 | | | |
| 10/27/2023 | 10/27/2023 | Vapor Barrier/Exterior Lath/Veneer Lath | iBLD-041462-2023 | Approved | Jaime Molina | No | Complete |
| 12/13/2023 | 12/13/2023 | Complete Framing | iBLD-048676-2023 | Approved | Jason Rudenick | No | Complete |
| | | | Reinspection of iBL | D-039131-2023 | | | |
| | 12/13/2023 | Fireplace Throat | iBLD-048677-2023 | Approved | Jason Rudenick | No | Complete |
| | 12/13/2023 | Insulation/Densglass | iBLD-048679-2023 | Approved | Jason Rudenick | No | Complete |
| | | | Reinspection of iBL | D-039856-2023 | | | |
| | 12/13/2023 | Rough Electric Residential | iBLD-048680-2023 | Approved | Jason Rudenick | No | Complete |
| | | | Reinspection of iBL | D-039367-2023 | | | |
| | 12/13/2023 | Sewer | iBLD-048238-2023 | Approved | Jason Rudenick | No | Complete |
| 01/09/2024 | 01/09/2024 | Drywall Fire Caulk | iBLD-000876-2024 | Approved | Jason Rudenick | No | Complete |
| 02/27/2024 | 02/27/2024 | Other - Plumbing | iBLD-007218-2024 | Approved | Jason Rudenick | No | Complete |
| | 02/27/2024 | Shower Lath | iBLD-007217-2024 | Approved | Jason Rudenick | No | Complete |
| 04/24/2024 | 04/24/2024 | Final Plumbing | iBLD-015615-2024 | Partial Pass | Jason Rudenick | Yes | Incomplete |
| 10/17/2024 | 10/17/2024 | Other - Building | iBLD-040537-2024 | Approved | Jason Rudenick | No | Complete |
| | | | Reinspection of iBL | D-024422-2023 | | | |
| 10/25/2024 | 10/25/2024 | Final Electrical | iBLD-041655-2024 | Partial Pass | Jason Rudenick | Yes | Incomplete |





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Inspection Care 100 Civic Center Drive Inspection Requests Telephone (949) 644-3255

Date : 08-02-2019

| MB 2200 Call Inspection request ine at Solt Pipe Call the inspection request line at 94/64/1226 or visit the City website at MB MB 2210 Solt Pipe Call the inspection request line at 94/64/1226 or visit the City website at MB MB 2220 Swite: The City website at MB Call the inspection request line at 94/64/1226 or visit the City website at http://www.newportbaachca.gov and select Online Services inspections (only for permits in approved status) must be requested before 6:00 A.M MB MB 2260 Underground Call the inspection inspection request line at the day of the inspection. MB 2270 Underground Electroal Construction hours are Monday - Friday. MB 2280 Rough Oracle Approval Construction hours are Monday - Friday. MB 2290 WQ-Best Management Practices Construction hours are Monday - Friday. MB 2200 Erroton Practe Construction hours are Monday - Friday. MB 2200 Erroton Practe Construction hours are Monday - Friday. MB 2200 Footing & Frout Practee Construction hours are Monday - Friday. MB 2230 Static or cractee Construction hours are Monday - Friday. MB 2340 Max Son / Pre orout / Wall Steel Pr | PE | 1775-88-4 | DESCRIPTION | DATE | SIGNATURE | |
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| MB 2280 Rought Grade Apprive Construction hours are Monday - Priday MB 2300 Freedon Pade A A MB 2300 Freedon Pade A A MB 2300 Freedon Pade A A MB 2302 Foodport Pade A A MB 2360 Rought Pumping Strengos A A MB | and the second sec | | Ufer Ground | | | |
| MB 2400 I the Biodion Rade 700 8 mt to 6:30 p.m. MB 2420 Foolings & Foundation A | All and a state of the state of | | Underground Electrical | | | ine day of the inspection. |
| MB 2100: Freieden/Rade 700 a.m. to 6:30 p.m. MB 2101: Saturdays 8.00 a.m. to 6:30 p.m. Saturdays 8.00 a.m. to 6:30 p.m. MB 2230: Foolings 8.Foundation Saturdays 8.00 a.m. to 6:30 p.m. MB 2230: Saturdays 8.00 a.m. to 6:30 p.m. Saturdays 8.00 a.m. to 6:30 p.m. MB 2230: Saturdays 8.00 a.m. to 6:30 p.m. Saturdays 8.00 a.m. to 6:30 p.m. MB 2230: Saturdays 8.00 a.m. to 6:30 p.m. Saturdays 8.00 a.m. to 6:30 p.m. MB 2240: Advent Polinic Saturdays 8.00 a.m. to 6:30 p.m. MB 2240: Mason/Y the Onul Y.Viell Stearch Saturdays 8.00 a.m. to 8:30 p.m. MB 2260: Rough Plumbing Strant test Saturdays 8.00 a.m. to 8:30 p.m. MB 2260: Rough Plumbing Strant test Saturdays 8.00 a.m. to 8:30 p.m. MB 2260: Rough Plumbing Strant test Saturdays 8.00 a.m. to 8:30 p.m. MB 2260: Rough Plumbing Strant test Saturdays 8.00 a.m. to 8:30 p.m. MB 240: Froip Saturdays 8.00 p.m. Saturdays 8.00 p.m. MB 2 | | | WO Best Menorationant Prophas | <u>na kana kana kana ka</u> ng Kana kana kana kana kana kana kana kana | <u>a an Antonio (na station)</u> Na antonio (na station) | Construction bours are Monday - Friday. |
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| Base 2240 Constraint 2000 (Mail Short) Zene Group (Mail Short) Precision 2000 Precision 20000 Precision 20000 Prec | MB | 2340 | Area Drains | | | |
| Base And Status Locations Pre-Group (Wall-Steel) Prease use the following list of permit code when calling for an Inspection: MB 2270.1 Status (Pre-Status) Press MB 2280 Rouge Plotting (Plotting (Plo | | | DO NOT COVER / POUR CONCRETE | | | |
| MB 2303 Masch // Energy // Additional interview Interview Interview PRESS MB 2300 Rough // Energy // Registrational interview Interview Press MB 2300 Case Price // Rough // Energy // | | | | | | Please use the following list of permit code |
| MB 22707 Stable on Deck: Stable | MB | 2360 | | | | |
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City of Newport Beach - Building Division Inspection Card 100 Civic Center Drive

Inspection Requests Telephone (949) 644-3255

Date: 08-02-2019

X2019-2413 . Plan Check #: 1737-2019 Permit#: **101 BAYSIDE PL NB** Job Address: 1 - 1 CA CDM LLC Owner: HASKETT JIM CONSTRUCTION INC Contractor : DEMO (E) POOL METHOD 'B' Description : TYPE ITEM# DESCRIPTION DATE SIGNATURE 2200 Call Inspector for Pre-Grade Meeting COMB COMB Soll Pipe Call the inspection request line at 2210 949/644-3255 or visit the City website at COMB 2220 Sewer COMB http://www.newportbeachca.gov and 2230 Water Pipe Underground select Online Services COMB 2240 Gas Pipe Underground Under Slab / Floor Mechanical COMB 2250 Inspections (only for permits in approved status) must be requested before 6:00 A.M. COMB Ufer Ground 2260 the day of the inspection. Underground Electrical COMB 2270 2280 Rough Grade Approval COMB WQ-Best Management Practices Construction hours are Monday - Friday COMB 2290 7:00 a.m. to 6:30 p.m. COMB 2300 Erection Pads Saturdays 8:00 a.m. to 6:00 p.m. COMB 2310 Setbacks / Line & Grade COMB 2320 Footings & Foundation COMB 2330 Slab on Grade No work on Sundays and Holidays COMB 2340 Area Drains DO NOT COVER / POUR CONCRETE UNTIL ABOVE IS SIGNED OFF Please use the following list of permit codes when calling for an inspection: 2360 Masonry Pre-Grout / Wall Steel COMB Slab on Deck PRESS: COMB '0' for combination / X permit COMB 2380 Rough Plumbing & Pan Test Gas Plpe "Rough" '1' for solar / PV permit DOMB 2390 '2' for plumbing / P permit Rough HVAC / Mech / Fireplace COMB 2400 '3' for electrical / E permit COMB 2410 Commercial Hood '4' for mechanical / H permit COMB 2420 Fireplace Throat '5' for harbor / M permit COMB 2430 Under Slab / Floor Plumbing '6' for pool and spa / S permit. 2440 Under Slab / Floor Electrical COMB COMB 2450 Rough Electric Residential '7' for fire / F permit '8' for residential building report / R 2460 Commercial - Rough Conduit Walls COMB '9' for encroachment / N permit Commercial - Rough Wiring Cellings COMB 2470 2480 Rough Electrical Service COMB COMB 2490 Floor Framing & Sheathing 2500 Commercial Rough Wall Framing COMB COMB 2510 Roof Framing, Sheathing & Bidg Height Shear & Hold Downs COMB 3003 COMPLETE FRAMING COMB 2520 DO NOT COVER WORK UNTIL ABOVE IS ON SATURDAYS SIGNED OFF INTERIOR& EXTERIOR Insulation / Densglass 2540 COMB Drywall / Fire Caulk COMB 2550 Suspended Celling COMB 2560 2570 Shower Lath COMB COMB 2680 Vapor Barrier/Exterior Lath / Veneer Lath Other Electrical COMB 2530 COMB 2360 Other Plumbing Other Mechanical COMB 2425 2600 COMB Other Bullding COMB 2610 Gas Pressure Test COMB 2617 Grading / Drainage Final Electrical Final 3000 COMB 3001 COMB Mechanical Final COMB 3002 Plumbing Final COMB 3004 Fire Dept Final 949/644-3105 FINAL BUILDING COMB 2620 DO NOT OCCUPY UNTIL FINAL INSPECTIONS ARE SIGNED OFF Inspector Notes are located on the reverse

STREET, CURB & GUTTER DAMAGES SHALL BE REPORTED TO PUBLIC WORKS DEPARTMENT AS SOON AS POSSIBLE (949) 644-3311

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City of Newport Beach - Building Division Inspection Card

Inspection Requests Telephone (949) 644-3255

| ermit#: | X202 | D-1417 | Date : 06-19-2 | | Plan Check #: 1251-2019 |
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| b Address | 1 Internet Street Street | AYSIDE PL NB | | | |
| wner (| CACD | MELC | | | |
| ontractor | HASK | ETT JIM CONSTRUCTION INC LDIER PILE RETAINING WALL ADD | | needi en tor garaera o Anna ana ana ana ana ana ana ana ana ana | n an an an an an Araba an Arab Araba an Araba an Arab |
| escription : | \mathbf{x}_{i} | | | | |
| YPE | | DESCRIPTION | DATE | SIGNATURE | |
| OMB OMB | | Call Inspector for Pre-Grade Meeting Soil Pipe | | | Call the Inspection request line at |
| OMB | 2220 | Sewer | | | 949/644-3255 or visit the City website at |
| ОМВ | 2230 | Water Pipe Underground | | | http://www.newportbeachca.gov and |
| OMB OMB | | Gas Pipe Underground Under Slab/ Floor Mechanical | | | select Online Services Inspections (only for permits in approved |
| OMB | 2260 | Ufer Ground | | | status) must be requested before 6:00 A.N |
| omb | 2270 | Underground Electrical | K BOCK (* 18 | | the day of the inspection. |
| omb omb | 2280 | Rough Grade Approval WQ-Best Management Practices | | | Construction hours are Monday - Friday |
| OMB | 2300 | Erection Pads | (4) Constraints (Constraints) (Constraint | | 7:00 a.m. to 6:30 p.m. |
| ÓMB | 2310 | Setbacks / Line & Grade | | | Saturdays 8:00 a.m. to 6:00 p.m. |
| OMB | 2320 | Footings & Foundation | 82 81019 | A1-7 1/15/21 | No work on Sundays and Holldays |
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| | | UNTIL ABOVE IS SIGNED OFF | | | Please use the following list of permit cod |
| OMB | 2360 | Masonry Pre-Grout / Wall Steel | 6/21/2 | 2 10502 | when calling for an inspection: |
| OMB | 2370 | Slab on Deck | | S / S. S. Martine Martine | PRESS |
| | 2380 | Rough Plumbing & Pan Test | | | 10' for combination / X permit |
| OMB | 2390 2400 | Rough HVAC / Mech / Fireplace | | an a | '2' for plumbing 7 P permit |
| ОМВ | 2410 | Gas Pipe "Rough" Rough HVAC / Mech / Fireplace Commercial Hood | | | '3' for electrical / E permit |
| OMB | 2420 | Fireplace Throat | | | 4 for méchanical / H permit |
| OMB | 2430 | Under Slab / Floor Plumbing Under Slab / Floor Electrical | | | '6' for harbor / M permit '6' for pool and spa / S permit |
| OMB | 2450 | Rough Electric Residential | | | 17' for fire / F permit |
| OMB | 2460 | Commercial - Rough Conduit Walls | | | '8' for residential building report / R |
| | 2470 2480 | Commercial - Rough Wiring Cellings Rough Electrical Service | | | '9' for encroachment / N permit |
| | 2490 | Floor Framing & Sheathing | | | |
| OMB | 2500 | Commercial Rough Wall Framing | | | |
| DOMB | 2510 | Roof Framing, Sheathing & Bidg Height Shear & Hold Downs | <u></u> | <u> </u> | |
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| COMB | 2540 | Insulation / Densglass | | | |
| | 2550 | Drywall / Fire Caulk | | | |
| | 2560 2570 | Suspended Celling Shower Lath | | | |
| COMB | 2580 | Vapor Barrier/Exterior Lath / Veneer Lath | 1 | | |
| COMB | 2530 | Other Electrical | | | |
| COMB COMB | 2360 2425 | Other Plumbing Other Mechanical | | | |
| COMB | 2600 | Other Building | | | |
| COMB | 2610 | Gas Pressure Test | | | |
| COMB | 2617 | Grading / Drainage Final | | | |
| | 3000 | Electrical Final Mechanical Final | | | |
| COMB | 3002 | Plumbing Final | 1 1 | | |
| COMB | 3004 | Fire Dept Final 949/644-3105 | | n 1736 | 2 |
| COMB | 2620 | FINAL BUILDING DO NOT OCCUPY UNTIL FINAL INSPECTIO | 177 | DUCK 11/ XCA | |

STREET, CURB & GUTTER DAMAGES SHALL BE REPORTED TO PUBLIC WORKS DEPARTMENT AS SOON AS POSSIBLE (949) 644-3311



RECEIVED BY COMMUNITY DEVELOPMENT May 23,2023

MAY 242023

CITY OF NEWPORT BEACH

To whom it may concern,

Regarding the property at 101 Bayside, Corona Del Mar for our customer Jim Haskett Construction. We started the process of quoting exterior doors and windows in September & October 2022. This was a long process for vendors to quote. Final quotes were presented December 12,2022. After acceptance and revisions and the Holidays orders were placed early in January 2023. With material and manpower shortages, the window order was received on the job on April 27,2023... almost 4 months. There is still a portion that will not be received on the job until late June.

Thank you, Jim Van(Ganahl Lumber Co)

RECEIVED BY COMMUNITY DEVELOPMENT

MAY 25 2023

CITY OF NEWPORT BEACH

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KEITH D. TUCKER CONSULTING ENGINEER Post Office Box 8133 – Huntington Beach, California 92615 Phone 714-968-1500 ** Fax 714-968-1503

May 23, 2023

Mr. Mark Wheeler 325 Roycroff Avenue Long Beach, CA 90814

Re: Previous Grouting Operations for Proposed Residence at 101 Bayside Place in Newport Beach, California

Dear Mr. Wheeler:

As per your request, this firm has prepared a discussion of previous grouting operations beneath the residence and pool at the subject site. Our previous report dated April 14, 2021 gave compaction grouting recommendations for the building pad area. Field grouting operations commenced in May, 2021 with over 200 grout pipes installed beneath the proposed concrete mat foundation. The grout volumes were measured in each grout hole by Pressure Grout Company personnel and transmitted to this firm for our review.

The underlying soils in the west portion of the building pad area were densified during grouting activities with results given in our report, dated June 21, 2021. The construction of the residence was delayed due to City of Newport Beach review officials.

Meetings were held with these review officials in 2020-2021 to discuss foundation design of the residential building. Dewatering wells were required by City of Newport Beach officials along the perimeter of the lot, prior to construction of the foundation system. A concrete mat foundation was selected for the new residence and pool that was placed on grouted soils.

Only after the dewatering system and grouting operations were completed in 2021, the mat foundation could be built for the residence and pool area. All work has been done in accordance with the approved plans and our previous geotechnical engineering reports.

May 23, 2023 Page 2

We appreciate this opportunity to be of service to you. If you have any further questions, please do not hesitate to contact this firm at your convenience.

Respectfully submitted,

Keith D. Tucker R.G.E. 841



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

PRE-GRADE MEETING AGREEMENT

DATE: 5/10/24

JOB ADDRESS: 101 Bayside Pl. Newport-coronadelmar

- All residential one-unit and two-unit dwelling projects must be completed in a three (3)-year period in accordance with Newport Beach Municipal Code 15.02.095.
 XZ019 -
- 2. The grading plan check number for this site is <u>1744</u> and will be referred to in all reports, certifications and correspondence.
- 3. <u>STOP ORDERS</u>: Whenever any work is being done contrary to the provisions of the City Codes, the Chief Building Official or his authorized representative may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done and any such persons shall forthwith stop such work until authorized by the Chief Building Official to proceed with the work.
- 4. The stamped set of approved plans shall be on the job site at all times.
- 5. <u>NOTIFICATION OF NONCOMPLIANCE</u>: If, in the course of fulfilling their responsibilities, the civil engineer, surveyor, the soils engineer, the engineering geologist or the testing agent finds that the work is not being done in conformance with the approved grading plans, the discrepancies shall be reported immediately in writing to the person in charge of the grading work and to the Building Division. Recommendations for corrective measures, if necessary, shall be submitted to the Building Division for approval.
- 6. When Import or export of materials is required, haul routes to and from the site shall be approved by the City Traffic Engineer and hauling procedures shall be in accordance with Chapter 15 of the Newport Beach Municipal Code (NBMC). Contractor shall use Best Management Practices (BMP's) to insure that all water quality issues are addressed.
- 7. Between October 1 and April 30, erosion control BMP measures shall be in place. During the remainder of the year dry season wind erosion BMP's (dust control) shall be implemented. Sediment control BMP's shall be installed and maintained at all operational storm drain inlets internal to the project. BMP's to control off-site sediment tracking shall be implemented and maintained. Appropriate BMP's to prevent contamination of stormwater from construction activities shall be implemented. A "weather triggered" action plan and the ability to deploy BMP's to protect all exposed portions of the site within 48-hours when the National Weather Service forecasts a 50% or greater chance of rain.
- 8. All fills shall be compacted throughout to a minimum of 90 percent compaction as determined by ASTM test method 1557 and approved by the soils engineer. Compaction tests shall be performed according to the preliminary soils report.
- 9. All trench (including interior and exterior utility trenches) and retaining wall backfill shall be compacted throughout to a minimum of 90 percent relative compaction and approved by the soils engineer.
- 10. Whenever work on which required inspection/testing is covered by additional work without first being inspected/tested, the Chief Building Official shall require by written notice that the work be exposed for examination. The work of exposing and recovering shall not entail or be subject to expense to the City of Newport Beach and will be the sole expense of the Permittee.

11. Landscaping of all slopes and pads shall be in accordance with 15.10.130 of the NBMC.

12. Approved drainage provisions shall be used to protect adjoining properties during the grading operation.

- 13. The permittee or his agent shall notify the Building Division when the grading operation is ready for each of the following inspections:
 - a. <u>PRE-GRADE MEETING</u>: When the permittee is ready to begin work, but not less than two days before any grading or brushing is started.
 - b. <u>DRAINAGE DEVICE INSPECTION:</u> After forming of terrace drains, down drains or after placement of pipe in subdrains, but before any concrete or filter material is placed.
 - c. SPECIAL:
 - d. <u>ROUGH GRADING:</u> When all rough grading has been completed, the rough grade report shall be provided to the Building Inspector at foundation inspection or sooner based on the Building Inspector's discretion.
 - e. <u>FINAL:</u> When all work, including installation of all drainage structures and other protective devices, has been completed and the as-graded plan, professional approvals and the required reports have been submitted.
- 14. All footing excavations, slab on grade areas and subdrains shall be inspected and approved by the Geotechnical Engineer or Engineering Geologist. Written approval shall be submitted to the Building Inspector.
- 15. Prior to the start of grading, all permanent property corner monuments shall be in place. Prior to any foundation inspections, proof of recordation of the "corner record" or "record of survey" with the County of Orange shall be provided.
- 16. The undersigned acknowledge a copy of the above and agree to comply with the Grading Code of the City of Newport Beach, the recommendations of the project soils report and any special requirements of the permit.
- 17. Prior to foundation inspection a Line and Grade Certificate Form must signed and stamped by the surveyor of record and submitted to the building inspector. A Structural Observation Report may be required.
- 18. All parties listed below must be present for the pregrade meeting unless approved by the building inspector.
- 19. All duplex construction requires separate utilities (sewer, water, gas, electrical, fire sprinkler risers).

| OWNER/CONT By: Address: Telephone: | RACTOR: JIM Haskelt const. JIM Haskelt POB12 SUPPENDE CA 90743 714.397.6740 | DESIGN CIVIL I By: Address: Telephone: | INGR.: DONES, CAHL & ASSOC. Danny Rubro 10090 BOACH BLUP. S.12 HB9848 714 046-0566 |
|--|---|---|---|
| GEOTECHNIC. By: Address: Telephone: | al Engineer: <u>KEITH D. TUCKER E</u> NG. <u>KEITH TUCKETZ</u> <u>PO 1933 Huntington BEACHCA</u> <u>714-968-1800</u> | GEOLOGIST.: By: Address: Telephone: | Andrew Stone Gibo Andrew Stone PO412 Duniap CA 93621 949-201-7827 |
| By: Address: | TR: DD DEMO 3 Grading 7361 SIATER AUE, HB 92647 714-379-1800 | COORDINATO By: Address: Telephone: | |
| | ACH REPRESENTATIVE: <u>Daeon Ruden</u> Requests: (949) 644-3255 | nck | _ PHONE #: <u>949-644-8262</u> |
| Monday thro Saturdays: | <u>:h Construction Hours:</u> ugh Friday: 7:00 a.m. to 6:30 p.m. 8:00 a.m. to 6:00 p.m. Sundays and Holidays | r | |



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

| Project Address: 101 Bayside Place | Report Date: 5/14 | 124 | CNB Inspector Name: | CNB Permit #: |
|---|---|------|---------------------------------|-------------------------------|
| Building Owner Name: | Owner's Mailing Address (if different from site); | | Owner's Telephone #: | CNB Plan Check #: |
| Full Name of Structural Observer (SO): Paul Rohrer | so E-mail Address: Paul@PRSEinc | .com | so Telephone #: 714-272-9579 | SO License / Reg. #: S4340 |

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 | | 5/14/24 |
| Mat Foundation, Prestressed Concrete | Masonry | Concrete | Steel Deck | | , |
| Calssons, Piles, Grade Beams | Wood or Manuf. Shear Panels | □ Masonry | Wood | | 5/14/24 |
| Other: | □ Other: | C Other: | □ Other: | | |
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| | AL OBSERVATION REI ly complies with the ar | | on documents, and all o | bserved deficiencies were co | prrected. |
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| I declare that the follow | ing statements are true t | o the best of my kni | owledge: | | |
| 1. I am the licensed charge of the struct | | stained by the own | ier to be in responsible | ROFESSION RUL D. ROS WWW No. 4340 EXP: 12/31/20 | |
| 2. I, or another licens | sed design professional | whom I have design | ated above and is under | 101 2 PW | |
| my responsible c | harge, have performed a to verify that the str | the required site v acture is in genera | lisits at each significant l conformance with the | () No. 4340 | PTR INFINITION |
| approved construct | tion documents: | • | | EXP: 12/31/20 | |
| 3. I understand that final acceptance | all deficiencies which I h of the structural_sveten | ave documented m ns-by the City of N | ust be corrected, prior to lewport Beach, Building | | 7 |
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| SIGNATURE OF STRUC | TURAL OBSERVER OF RE | | <u> 5/17/67</u> DATE | STAMP OF STRUCTURA | LOBSERVER |
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STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.

Forms\StructuralObservationReport&Instructions



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

| Project Address: 101 Bayside Place | Report Date: 10/27/22 | CNB Inspector Name: | CNB Permit #: |
|---|---|---------------------------------|---------------------------------|
| Building Owner Name: | Owner's Mailing Address (if different from site); | Owner's Telephone #: | CNB Plan Check # |
| Full Name of Structural Observer (80): Paul Rohrer | SO E-mail Address: Paul@PRSEinc.com | 80 Telephone #: 714-272-9579 | \$0 License / Reg. #: \$4340 |

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

| FOUNDATIONS | SHEAR WALLS | FRAMES | Diaphragms (Floon/Root) | INDICATE LOCATION(S) OBSERVED | DATE |
|--|---|---|--|---|---|
| Conventional Footings & Slab | Concrete | C) Steel | C Concrete | 99 - NART I SALAMAN I I I I I I I I I I I I I I I I I I I | |
| Mat Foundation, Prestressed Concrete | C Masonry | C Concrete | CI Steel Deck | ат то общи 1440/1449-0 или 65/Авсин Валиния за и 15/44/4 и или инските и Куруноу развина и истори | 970 590 677 40x 83 2 2 11;1:24 hymyrd; 201 myrd; 20 |
| Calssons, Piles, Grade Beams | Wood or Manuf. Shear Panels | Masonry | Wood | ROF FRANING | 10/27/22 |
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STAMP OF STRUCTURAL OBSERVER

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

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SIGNATURE OF ST

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COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

| Project Address: 101 Bayside Place | Report Date: 9/14/22 | CNB Inspector Name: | CNB Permit #: |
|---|---|---------------------------------|------------------------------|
| Bullding Owner Name: | Owner's Malling Address (if different from site); | Owner's Telephone #: | CNB Plan Check #: |
| Full Name of Structural Observer (SO): Paul Rohrør | SO E-mail Address: Paul@PRSEinc.com | so Telephone #: 714-272-9579 | SO License / Reg. # S4340 |

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

| FOUNDATIONS | SHEAR WALLS | FRAMES | Diaphragms (Floor/Roof) | INDICATE LOCATION(8) OBSERVED | DATE |
|--|---|---|---|---|--|
| CI Conventional Footings & Slab | C Concrete | C) Steel | Concrete | | a California de California |
| Mat Foundation, Prestressed Concrete | 🖾 Masonry | 🗆 Concrete | Steel Deck | | |
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| I declare that the follow | ing statements are true | in the best of my ko | włodna: | | |
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| 1. I am the licensed charge of the struct | 3 désign professional n Aural observation; | etained by the own | er to be in responsible | ALL D. ROAD | |
| 2. I, or another licent | sed design professional | | ated above and is under risits at each significan | PROFESSION RED PROFESSION RAUL D. ROAD | |

- I, or another icensed 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;
 I understand that all deficiencies which I have documented must be connected, prior to
- 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.

22 ERVER OF RECORD DATE

EXP: 12/31/2023 STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

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



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

| Project Address: 101 Bayside Place | Report Date: 8/17/2022 | CNB Inspector Name: | CNB Permit #: |
|---|---|---------------------------------|-------------------------------|
| Building Owner Name: | Owner's Mailing Address (if different from site); | Owner's Telephone #: | CNB Plan Check #: |
| Full Name of Structural Observer (SO): Paul Rohrer | SO E-mail Address: Paul@PRSEinc.com | SO Telephone #: 714-272-9579 | SO License / Reg. #: S4340 |

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 | | |
| ☐ Mat Foundation, Prestressed Concrete | Masonry | Concrete | Steel Deck | | |
| Caissons, Piles, Grade Beams | □ Wood or Manuf. Shear Panels | Masonry | 🕅 Wood | Upper Level Floor Sheathing | 8/17/2022 |
| □ Other: | □ Other: | □ Other: | □ Other: | | |
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| l declare that the follow | ing statements are true to | o the best of my know | ledge: | | |
| charge of the struc 2. I, or another licens | d design professional re ctural observation; sed design professional v | vhom I have designat | ed above and is under | LU PAUL D. ROM | THE REAL PROPERTY OF |

- 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;
 I understand that all deficiencies which I have documented must be corrected, prior to
- 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, Bullding Division.

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

No. 4340 EXP: 12/31/2023

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

DATE

8/17/2022



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

| Project Address: 101 Bayside Place | Report Date: 6/3/22 | CNB Inspector Name: | CNB Permit #: |
|---|---|---------------------------------|-------------------------------|
| Building Owner Name: | Owner's Mailing Address (if different from site); | Owner's Telephone #: | CNB Plan Check #: |
| Full Name of Structural Observer (SO): Paul Rohrer | SO E-mail Address: Paul@PRSEinc.com | SO Telephone #: 714-272-9579 | SO License / Reg. #: S4340 |

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 | upper mat slag | 6/3/22 | |
| Mat Foundation, Prestressed Concrete | 🖾 Masonry | Concrete | Steel Deck | | | |
| Calssons, Piles, Grade Beams | ☐ Wood or Manuf. Shear Panels | 🗆 Masonry | U Wood | | | |
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| FINAL STRUCTUR | AL OBSERVATION DEE | OPT. | | | | |

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;
- 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.

SIGNATURE OF STRU WRAL OBSERVER OF RECORD

ROFESS D. No. 4340 EXP: 12/31/2023 RUCTU OF CA. STAMP OF STRUCTURAL OBSERVER

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

DATE

Forms\StructuralObservationReport&Instructions



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

| Project Address: 101 Bayside Place | Report Date: 4/13/22 | CNB Inspector Name: | CNB Permit #: |
|---|---|---------------------------------|-------------------------------|
| Building Owner Name; | Owner's Malling Address (if different from site); | Owner's Telephone #: | CNB Plan Check #: |
| Full Name of Structural Observer (SO): Paul Rohrer | SO E-mail Address: Paul@PRSEinc.com | SO Telephone #: 714-272-9579 | SO License / Reg. #: S4340 |

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 | | SLAB & RAMP & AT RB BTWN RI & R2 | 4/13/22 | |
| Mat Foundation, Prestressed Concrete | □ Masonry | Concrete | D Steel Deck | PLANTER WALLS AT R7 | | |
| □ Calssons, Piles, Grade Beams | □ Wood or Manuf. Shear Panels | □ Masonry | 🗆 Wood | | | |
| □ Other: | □ Other: | D Other: | D Other: | | | |
| ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES. | | | | | | |
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| FINAL STRUCTURAL OBSERVATION REPORT: The structure generally complies with the approved construction documents, and all observed deficiencies were corrected. | | | | | | |
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| I declare that the followi | 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; | | | | | | |

- 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.

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD



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



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

| Project Address: 101 Bayside Place | Report Date: 3/11/22 | CNB Inspector Name: | CNB Permit #: |
|---|---|---------------------------------|-------------------------------|
| Building Owner Name: | Owner's Mailing Address (if different from site); | Owner's Telephone #: | CNB Plan Check #: |
| Full Name of Structural Observer (SO): Paul Rohrer | so E-mail Address: Paul@PRSEinc.com | SO Telephone #: 714-272-9579 | SO License / Reg. #: S4340 |

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 | | |
| Mat Foundation, Prestressed Concrete | 🗆 Masonry | Concrete | Steel Deck | 2-CONCRETE COUS ABOVE PODINM | 3/11/22 |
| Calssons, Piles, Grade Beams | Wood or Manuf. Shear Panels | □ Masonry | Wood | | |
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| I declare that the follow | ing statements are true t | o the best of my knov | vledge: | | |
| | l design professional re | tained by the owne | r to be in responsible | SEP PROFESSION | |
| 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; $\left(\begin{array}{c} 5 \\ \hline 0 \\ \hline 0$ | | | | | |
| 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. | | | | | |

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

STAMP OF STRUCTURAL OBSERVER

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

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COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

| Project Address: 101 Bayside Place | Report Date: 2/17/22 | CNB Inspector Name: | CNB Pennit #: |
|---|---|---------------------------------|------------------------------|
| Building Owner Name: | Owner's Malling Address (if different from site); | Owner's Telephone #: | CNB Plan Chack # |
| Full Name of Structural Observer (SO): Paul Rohrer | so E-mail Address: Paul@PRSEInc.com | 80 Telephone #: 714-272-9579 | SO License / Reg. # S4340 |

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

| FOUNDATIONS | SHEAR WALLS | FRAMES | DIAPHRAGMS (Floor/Roof) | INDICATE LOCATION(8) OBSERVED | DATE Observed | | | |
|--|--|--|---|---|--|--|--|--|
| Conventional Footings & Slab | 🗅 Concrete | [] Steel | Concrete | MAIN LEVEL SLAB | 2/17/22 | | | |
| Mat Foundation, Prestressed Concrete | 🖾 Masonry | Concrete | C Steel Deck | | | | | |
| Calssons, Piles, Grade Beams | Wood or Manuf. Shear Panels | 🖸 Masonry | D Wood | | | | | |
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| 7 | STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH. | | | | | | | |

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COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

| Project Address: 101 Bayside Place | Report Date: 9/14/21 | CNB Inspector Name: | CNB Permit #: |
|---|---|---------------------------------|-------------------------------|
| Building Owner Name: | Owner's Mailing Address (if different from site); | Owner's Telephone #: | CNB Plan Check #: |
| Full Name of Structural Observer (SO): Paul Rohrer | SO E-mail Address: Paul@PRSEinc.com | SO Telephone #: 714-272-9579 | SO License / Reg. #: S4340 |

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 | | |
| Mat Foundation, Prestressed Concrete | □ Masonry | Concrete | Steel Deck | MAT | 9/14/21 |
| Caissons, Piles, Grade Beams | Wood or Manuf. Shear Panels | □ Masonry | Wood | | |
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SIGNATURE OF STRUCTURAL OBSERVER OF RECORD



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

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CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION 100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 Www.newportbeachca.gov | (949) 644-3200

| Project Address: | e place | Report Date: 9/ | 2/20 | CNB Inspector Name: | CNB Pe | milt #: |
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| Full Name of Structurate | bserver (SO); JALEN | SO E-mail Address: | Lere | SO Telephone #: (714-) 3099- | | ense / Reg, #: E 841 |
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COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

| VII MUUIIIII | | | CNB Inspector Name: | CNB Permit # | |
|---|--|---|--|--|----------------------|
| Project Address: | place | Report Date: 9/1/20 | | Owner's Telephone #: | CNB Plan Check #: |
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COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION 100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report CNB Inspector Name: CNB Permit #: Report Date: 8 20 1-31 Project Address: 161 Bayside Mace Building Owner Name: CNB Plan Check #: Owner's Mailing Address (If different from site); Owner's Telephone #: SO License / Reg. #: SO E-mail Address: SO Telephone #: Full Name of Structural Observer (SO): Ker M TUCKEV RGES 714)308-8 .dtucker 2@ Verizon. Not PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes) DATE DIAPHRAGMS OBSERVED OBSERVED FRAMES (Floor/Roof) SHEAR WALLS FOUNDATIONS Concrete Steel Concrete Conventional Footings & Slab Steel Deck Concrete □ Mat Foundation, Masonry Prestressed Concrete 3 along 31 C Wood Masonry Wood or Manuf. Calssons, Piles. Shear Panels Grade Beams □ Other: Other: C Other: C Other: K ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES. . OBSERVED DEFICIENCIES AND COMMENTS: excavation 10.2 dian REPORT CONTINUED ON ATTACHED PAC **FINAL STRUCTURAL OBSERVATION REPORT:** he structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

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COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION 100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

| | | | - mation Re | port | CNB Permit #: |
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| Project | Struc | stural Obse | ervation Re | CNB Inspector Name: | CNB Permit |
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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.

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| | Church | tural Obs | ervation Re | CNB Inspector Name: | CNB Permit #: | |
| | | Report Date: 10, | 7020 | | CNB Plan Chack #: | |
| Project Address: 10, Bay Side | e place | Aug. 10) | ress (if different from site); | Owner's Telephone #: | Boo # | I HAS |
| Building Owner Name: | | | والمراجع وال | 80 Telephone #: (714) 308 - 8:39 | SO License / New. | 76 JONS |
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COMMUNITY DEVELOPMENT DEPARTMENT **BUILDING DIVISION**

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

| Project Address: 101 Bayside Place | Report Date: 8/26/20 | CNB Inspector Name | ONB Permit #: |
|---|---|---------------------------------|-------------------------------|
| Bullding Owner Name: | Owner's Malling Address (if different from site |); Owner's Telephone #: | ONB Plan Check # |
| Full Name of Structural Observer (80): Paul Rohrer | SO E-mail Address: Paul@PRSEinc.com | 80 Telephone #: 714-272-9579 | SO License //Reg. #: S4340 |

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

| FOUNDATIONS | SHEAR WALLS | FRAMES | DIAPHRAGMS (Floor/Roof) | INDICATE LOCATION(S) OBSERVED | DATE OBSERVED |
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REPORT CONTINUED ON ATTACHED PAGES

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8/20/20

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STAMP OF STRUCTURAL OBSERVER



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

| Project Address: 101 Bayfide Mace | Report Date: 6/13/22 | CNB Inspector Name: | CNB Permit #: |
|---|---|----------------------------------|-----------------------------------|
| Building Owner Name: | Owner's Mailing Address (If different from site); | Owner's Telephone #: | CNB Plan Check #: |
| Full Name of Structural <u>Obser</u> ver (SO): FEATA See MCCEV | SO E-mail Address: Katucker Zeverizon. | SO Telephone #: (714)308-8355 | SO License / Reg. #: RCE 37276 |
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13/22 DATE



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COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

BUILDING HEIGHT CERTIFICATION

Project Street Address: 101 Bayside Place - Corona Del Mar

Building Permit Number(s): _REV2022-1509

As the surveyor of record for the project at the above address, I hereby certify that I have reviewed the City of Newport Beach approved plan and original topographic survey and based the elevations listed below on those plans.

Elevations shall include an allowance for roofing material thickness if not yet installed. Provide each critical ridge and flat roof, or roof deck railing elevations indicated on the approved plans. Use the format below on the back of this form if additional space is necessary or further explanation is needed. Provide original copy to the inspector before roof framing inspection.

| All elevation points are based on: | X NAVD88 | NGVD29 | Assumed |
|------------------------------------|----------|--------|---------|
|------------------------------------|----------|--------|---------|

Please provide the following elevation information for the highest roof ridges, flat roofs, or parapets/guardrails. Additional elevation points may be requested by the Building Inspector.

RIDGES (3:12 slope or greater)

- 1. Approved elevation point of ridge is <u>N/A</u> and actual elevation point is <u>N/A</u>.
- 2. Approved elevation point of ridge is $\underline{N/A}$ and actual elevation point is $\underline{N/A}$.
- 3. Approved elevation point of ridge is N/A and actual elevation point is N/A.

FLAT ROOFS, PARAPETS AND GUARDRAILS

- 1. Approved elevation point of flat roof or parapet is <u>34,31</u> and actual elevation point is <u>34.08</u>.
- 2. Approved elevation point of flat roof or parapet is N/A and actual elevation point is N/A.
- 3. Approved elevation point of flat roof or parapet is <u>N/A</u> and actual elevation point is <u>N/A</u>.

I certify that the above height measurements are correct and the above project:

IS in compliance with the City-approved plans.

IS NOT in compliance with the City-approved plans (Provide explanation).

Please describe any deviation from the City-approved plans of the tack of

| A. · P.R. I. | CERT | Stringer 108% | | Southing | TO STORE |
|---|----------------|-------------------|------|------------------------------|---|
| - Daniel Muco 10/27/2022 | | <u>NO. 60</u> 934 | S. | Exp.12/ | /31/23 |
| Surveyor or Civil Engineer's* signature and sea | a \\ ¥\ | $E_{xp.12/31/22}$ | /*/\ | | ate /*/ |
| (Wet stamp and signature required) | - No | CIVIL |] | NO. | 0239 |
| | Ň | OF CALLED | | E OF | CALLEON |
| * License number of 33965 or lower | | | | COLUMN TWO IS NOT THE OWNER. | North Contraction of |

Forms\Building Height Certification 11/02/16

Х



COMMUNITY DEVELOPMENT DEPARTMENT **BUILDING DIVISION**

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 926588915 www.newportbeachca.gov | (949) 644-3200

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 Daniel Rubio License # PLS 8239

Engineer/Surveyor's Address 18090 Beach Blvd., Suite #12, Huntington Beach, CA 92648

Job Address 101 Bayside Place

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

* Top of slab/floor elevation: <u>10.47/14.97</u>

* 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 X, 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: | | | | |

| ROFESSION | HEED LAND SUP |
|---|--------------------------------------|
| Environa Contained Ru | list in the |
| $\frac{5/31/2022}{Date} \qquad \qquad$ | ITE Exp. <u>12/31/23</u> NO. 8239 |
| Forms/SetbacksandTopofSlabElevationCert. | OF CALLED |



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 926588915 www.newportbeachca.gov | (949) 644-3200

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I certify that the setbacks are \square , are not \square , per City approved plans. Describe any deviations from plans:

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

| | RD PROFESSION | SED LAND SU |
|---------------------------------|----------------------------|---------------------------------------|
| 5/31/2022 | Daniel K | ulis and a log |
| Date | NO. 60934 Exp.12/31/22 | ture Exp. <u>12/31/23</u> NO. 8239 |
| Forms/SetbacksandTopofSlabEleva | ationCert. CIVIL OF CALLED | FIE OF CALLFORM |

Attachment No. 2

Three-Year Construction Limit Activities



PERMIT ACTIVITY REPORT (X2019-1744) FOR CITY OF NEWPORT BEACH

| Created Date | Activity Type | Activity Name | Activity Number | Activity Comments | Created By |
|--------------|------------------|---------------------------------|-----------------|--|----------------|
| 10/15/2024 | | | | | |
| | Generic Activity | 3yr Hearing | ACT-004043-2024 | Talked with Dayne GC, dropped of Expiration letter and Hearing App. | Jason Rudenick |
| | Generic Activity | | ACT-004042-2024 | Talked with Dayne GC, dropped of Expiration letter and Hearing App. | Jason Rudenick |
| 10/23/2024 | | | | | |
| | Generic Activity | Hearing Application delivered | ACT-004142-2024 | Jason hand delivered 2nd Hearing application, request for additional 6 months. | Jason Rudenick |
| 11/05/2024 | | | | | |
| | Generic Activity | Hearing App | ACT-004312-2024 | Hearing app received and pd. On SL's desk 11/4/24. | Jason Rudenick |
| | Generic Activity | APPLICATION SUBMITTE | ACT-004315-2024 | 2ND HEARING APPLICATION ROUTED TO CITY CLERK AND FINANCE ON 11/05/2024. | Tonee Thai |
| 04/24/2024 | | | | | |
| | Generic Activity | Hearing Officer App | ACT-001726-2024 | Jason dropped of Hearing Officer App to GC, he understands the Hearing process and deadlines. He is to complete the application with supporting docs, drop off and pay fee. | Jason Rudenick |
| | Generic Activity | Hearing Officer App | ACT-001727-2024 | Dropped of Hearing Officer Application to GC onsite. | Jason Rudenick |
| 05/17/2024 | | | | | |
| | Generic Activity | HEARING SCHEDULED | ACT-002071-2024 | HEARING SCHEDULED FOR 06/27/2024 AT 8 A.M. | Tonee Thai |
| 05/23/2023 | | | | | |
| | Generic Activity | PHONE CALL | ACT-001011-2023 | S LANE. I spoke to Dayne explaining that they need to provide documentation regarding the cause of their delays. He sated that he should have them in our office by end of day 5/24/23 | Steven Lane |
| 05/08/2024 | | | | | |
| | Generic Activity | HEARING APPLCATION SUBMITTAL | ACT-001960-2024 | APPLICATION SUBMITTED ON 05/06/2024. | Tonee Thai |
| 05/09/2024 | | | | | |
| | Generic Activity | Application | ACT-001962-2024 | App fee pd, Packet with TT. 4/10/24 GC was made aware of missing docs for file, he is working on list. | Jason Rudenick |
PERMIT ACTIVITY REPORT (X2019-1744)

| Created Date | Activity Type | Activity Name | Activity Number | Activity Comments | Created By |
|--------------|------------------|---|-----------------|---|----------------|
| | Generic Activity | Application Routed | ACT-001966-2024 | Hearing application routed to City Clerk and Finance for processing | Tonee Thai |
| 06/19/2024 | | | | | |
| | Generic Activity | Stop work | ACT-002419-2024 | Posted 6/19/24 Permit expiration date. Hearing appt 6/27/24 8am. Met with GC Dayne 714-397-6740 onsite. | Jason Rudenick |
| 06/27/2024 | | | | | |
| | Generic Activity | HEARING: 06/27/2024 | ACT-002513-2024 | 07/15/2024: RECEIVED ORDER - HEARING OFFICEF GRANTED EXTENSION TO 12/016/2024. | Tonee Thai |
| 06/04/2023 | | | | | |
| | Generic Activity | Extension Request Submitted | ACT-001136-2023 | 3-YEAR DEADLINE EXTENSION REQUEST SUBMITTED ON 05/17/2023. | Tonee Thai |
| | Generic Activity | Building Official Extension Approved | ACT-001139-2023 | 3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 06/19/2024 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER. | Tonee Thai |
| 06/07/2023 | | | | | |
| | Generic Activity | 3-YEAR DEADLINE EXTENSION | ACT-001190-2023 | MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER | Debi Schank |

Attachment No. 3

1st Public Hearing and Building Official Extensions



CITY OF NEWPORT BEACH

BUILDING DIVISION

RECEIVED BY COMMUNITY DEVELOPMENT

 BUILDING Division

 100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
 NOV
 0 1 2024

CITY OF Three Year Construction Time Limit Extension OF BEACH **Hearing Officer Application**

| Project Address: | 101 Bayside | . Pl | | | |)034032 | |
|---|---|-----------------------------------|--|---|--|--|--|
| Permit No.: | x2019-1744 | Original Permit Issued Date: | 6/19/2 | 020 | Hearing Fee: \$1,422 | Date Fee Paid: | |
| PETITIONER/PROPERTY OWNER INFORMATION | | | | | | | |
| Name (Must be payor of fees): Company Name: | | | | | | | |
| Dayne Mossel Jm Haskett Construction Inc | | | | | | | |
| Street Address: | | | City: | *************************************** | State: | Zip Code: | |
| 7600 AC | han ave | | Garden | Grove | CA | 92841 | |
| Email: | - | | ***** | Phone: | \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ | *************************************** | |
| Dayne 6 | Bunnagkert | 200M | | 74-397 | -6740 | | |
| g | | | CT INFORMA | TION | | 41999, - 7299 - 1499 - 1299 - 1299 - 1299 - 1299 - 1299 - 1299 - 1299 - 1299 - 1299 - 1299 - 1299 - 1299 - 1299 | |
| Length of exten | sion requested: 6 Ma | onths | | | 51 (4) 14. 14. 14. 14. 14. 14. 14. 14. 14. 14. | ****** | |
| New end date it | f request is approved: 🛛 🕼 | 116/25 | ***** | | | *************************************** | |
| | sion(s) Granted? (Y/N): | Y65 | If Yes, I | How Many?: | 1 | | |
| Description of Work Under | | ***** | **** | *** | | | |
| Permit: | New SPR . | ~ Baseme | NT | | | | |
| | | | | | | | |
| Reason for | (Attach Supporting Docu | | ********* | ****** | | | |
| Extension Request Requesting Extension to complete all Final Inspections | | | | | | | |
| riequest | | | | | | and a second s | |
| nequest | waiting an | perment | | <u>transfor</u> n | | Edison | |
| request | | <u>peamment</u> | Power | transforn | ter from | and a second s | |
| | I HEREBY C | DERTIFY THAT | Power THE ABOV | Fransform E STATEME | ter from | Edison | |
| Petitioner's Sign | I HEREBY C | DERTIFY THAT | Power | Fransform E STATEME | ter from | and a second s | |
| | I HEREBY C | PERMINENT | Power THE ABOV Relationship to F | Fransform E STATEME Property Owner: | ter from | Edison Date: | |
| Petitioner's Sign | I HEREBY C | PERMINENT | Power THE ABOV | Fransform E STATEME Property Owner: | ter from | Edison Date: | |
| | I HEREBY (nature: 's Action: | PERMINENT | Power THE ABOV Relationship to F | Fransform E STATEME Property Owner: | ter from | Edison Date: | |
| Petitioner's Sign Hearing Officer | I HEREBY (nature: 's Action: | FOR S | Fower THE ABOV Relationship to F | Fransform E STATEME Property Owner: | ter from | Edison Date: | |
| Petitioner's Sign Hearing Officer Conditions | I HEREBY (nature: 's Action: | FOR S | Fower THE ABOV Relationship to F | Fransform E STATEME Property Owner: | ter from | Edison Date: | |
| Petitioner's Sign Hearing Officer' Conditions of | I HEREBY (nature: 's Action: | FOR S | Fower THE ABOV Relationship to F | Fransform E STATEME Property Owner: | ter from | Edison Date: | |
| Petitioner's Sign Hearing Officer Conditions | I HEREBY (nature: 's Action: | FOR S | Fower THE ABOV Relationship to F | Fransform E STATEME Property Owner: | ter from | Edison Date: | |
| Petitioner's Sign Hearing Officer Conditions of Approval: | <i>I HEREBY C</i> ature: 's Action: | ERTIFY THAT | Power THE ABOV Relationship to F TAFF USE (□ De | Fransform E STATEME Property Owner: DNLY nied | ter from | Edison Date: | |
| Petitioner's Sign Hearing Officer' Conditions of | <i>I HEREBY C</i> ature: 's Action: | ERTIFY THAT | Fower THE ABOV Relationship to F | Fransform E STATEME Property Owner: DNLY nied | ter from | Date: | |
| Petitioner's Sign Hearing Officer' Conditions of Approval: City Clerk's Sta Reviewed: Revenue's Sta | I HEREBY (ature: 's Action: | ERTIFY THAT FOR S IApproved | Power THE ABOV Relationship to F TAFF USE (□ De | Fransform E STATEME Property Owner: DNLY nied | ter from | Edisor | |
| Petitioner's Sign Hearing Officer' Conditions of Approval: City Clerk's Sta Reviewed: | I HEREBY (ature: 's Action: | ERTIFY THAT FOR S IApproved | Power THE ABOV Relationship to F TAFF USE (□ De Signatore: | Fransform E STATEME Property Owner: DNLY nied | ter from | Edison Date: //// Date: ////5/2024 | |
| Petitioner's Sign Hearing Officer' Conditions of Approval: City Clerk's Sta Reviewed: Revenue's Sta Reviewed: | I HEREBY C ature: 's Action: | FOR ST IApproved | Power THE ABOV Relationship to F TAFF USE C □ De Signatore: Signature: | Fransform E STATEME Property Owner: DNLY nied | ner Grom | Edison Date: ///// Date: ////5/2024 Date: 11/5/2024 | |
| Petitioner's Sign Hearing Officer' Conditions of Approval: City Clerk's Sta Reviewed: Revenue's Sta Reviewed: | I HEREBY (ature: 's Action: | FOR ST IApproved | Power THE ABOV Relationship to F TAFF USE C □ De Signatore: Signature: | Fransform E STATEME Property Owner: DNLY nied | ner Grom | Edison Date: ///// Date: ////5/2024 Date: 11/5/2024 | |

HearingOfficer3YearExtension NBMC 15.02.095 - 8-02-23

Community Development Department/Building Division CITY OF NEWPORT BEACH 100 Civic Center Drive Newport Beach, CA 92658-8915

Re: 101 Bayside Place, CDM, CA, Permit # X2019-1744. Owner Authorization

Dear Sir or Madam:

Let this communication serve as authorization from CA CDM, LLC (Owner) of the above referenced property, for Jim Haskett Construction, Inc. and/or Dayne Mossel as agent, extend, or apply for all permits associated with the above referenced property.

If you have any questions or require any further information, please feel free to contact me, Mike Pacheco at: <u>mpacheco@vtcompanies.com</u>. Thank you for your time in addressing this submittal.

Best regards,

Mike Pacheco

To whom it may Concern:

Jim Haskett construction INC is Requesting a 6-month extension. We previously asked for a 12-month extension and was granted 6 months. During the past 6 months we have completed 95% of the house. The remaining items to complete are all based off the install of permanent power being set by SoCal Edison, our Edison Service planner has informed me we are on schedule for the first week of December for transformer to be set.

All City inspections are up to date, final electrical is signed off and currently working on getting plumbing and mechanical signed off.

If we are granted an additional 6 month extension that will ensure us an adequate amount of time to close out this project and complete all necessary inspections.

Thank you very much Jim Haskett Construction INC





CITY OF NEWPORT BEACH

RECEIVED BY COMMUNITY DEVELOPMENT

BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200 MAY 06 2024

City of Newport Beach

Three Year Construction Time Limit Extension Hearing Officer Application

| Project Address: | 101 Bay | side PI | | Receipt No.: $/NV - (X)Da$ | 21674 | | | |
|---------------------------------------|---|---|--|----------------------------|----------------------------|--|--|--|
| Permit | A A LA SAME | Original Permit | 1 lialam | Hearing Fee: | Date Fee Paid: 05/06/29 | | | |
| No.: | 12019-1744 | Issued Date: | 6/19/20 | \$1,422 | 05/06/24 | | | |
| PETITIONER/PROPERTY OWNER INFORMATION | | | | | | | | |
| Name (Must be | | | Company Name: | | | | | |
| Dayne | Mossel | ####{#}\$\$\$############################# | SIM Haskett C | SIM Haskett const. INC | | | | |
| Street Address: | | | City: | State: | Zip Code: | | | |
| | Acacia Ave | | GARDEN GROVE | CA | 92841 | | | |
| Emall: | | | Phone: | Phone: | | | | |
| | | | | | | | | |
| | | PROJE | CT INFORMATION | | | | | |
| Length of exten | ************************************** | nonths | | | | | | |
| | tile and dear an | 5-19-25 | | | | | | |
| | | IES | If Yes, How Many?: ONG | | | | | |
| Description of Work Under | NEW OFR W | 1 Basemen | | | | | | |
| Permit: | | | | | | | | |
| | | *********** | | 1 | | | | |
| Reason for | (Attach Supporting Docur | ments as Needed fo | or Hearing) Call Der of h | DOUGE Lak | es a | | | |
| Extension Request | very detailed | oriented c | Amount of time, on | ile Final | INGRECTIONS | | | |
| 1 toqueet | Very detailed oriented amount of time only final inspections Remain Working on finishing touches along W/Landscope | | | | | | | |
| | and attitutes | Services. | میں بیا ہے۔ | | | | | |
| | I HEREBY CI | | THE ABOVE STATEMEN | T IS TRUE. | | | | |
| Petitioner's-Signa | ature | | Relationship to Property Owner: | | Date: 5/1/24 | | | |
| . / | -6 | <u>(, (</u> | Contractor | | Beeddy T. | | | |
| | | FOR ST | AFF USE ONLY | | | | | |
| Hearing Officer's | | * | | | | | | |
| i | L | Approved | Denied 🗆 | | | | | |
| Conditions | | | | | | | | |
| of | ······································ | www.co.co.co.co.co.co.co.co.co.co.co.co.co. | ก ประกาศสารณ์แหลงมากการ ราการการการการการการการการการการการการกา | | No | | | |
| Approval: | | | Million | | | | | |
| | | | | | | | | |
| City Clerk's Sta | | | Signature; | | Date: | | | |
| Reviewed: | LEILANI I. | BROWN | deilam d. Born | | 51912024 | | | |
| Revenue's Staft Reviewed: | | whitney | Signature: | | Date: 5 / 13 / 2024 | | | |
| HALLY WAITHEY 5/15/600 | | | | | | | | |

June 27th 8 AM

6 May 2024

Community Development Department/Building Division CITY OF NEWPORT BEACH 100 Civic Center Drive Newport Beach, CA 92658-8915

Re: 101 Bayside Place, CDM, CA Permit #x2019-1744. Owner Authorization

Dear Sir or Madam:

Let this communication serve as authorization from CA CDM, LLC (Owner) of the above referenced property, for Jim Haskett Construction, INC and/or Dayne Mossel as agent to extend or apply for all permits associated with the above referenced property.

If you have any questions or require any further information, please feel free to contact me, Mike Pacheco at: <u>mpacheco@vtcompanies.com</u> Thank you for your time in addressing the submittal.

Best Regards,

Mike Pacheco

To whom it may concern:

101 Bayside place is a very detailed oriented project. The past year we have gone from being in a structural phase to transitioning into our complex finishes. We are currently working on hardscape and landscape details on the exterior. The interior of the house is roughly 90% complete. Kitchens are installed, bathrooms are tiled and wood flooring being installed. Establishing new upgraded Utility services is still in progress, has been delayed by the backlog of utility companies, it is a lengthy process but is almost complete. We have completed all inspections besides finals. Our trades have very limited access to this property which brings us to this permit extension request. We are confident with the time given we can and will complete this project to Final Building.

Thank you Jim Haskett Construction, INC



| 1 | BEFORE THE ADMINIS | TRATIVE HEARING OFFICER | | | | | |
|----|---|---|--|--|--|--|--|
| 2 | FOR THE | | | | | | |
| 3 | CITY OF NEWPORT BEACH, CALIFORNIA | | | | | | |
| 4 | | , | | | | | |
| 5 | | | | | | | |
| 6 | IN RE: | FINDINGS OF FACT AND STATEMENT OF | | | | | |
| 7 | 101 BAYSIDE PLACE, | DECISION OF THE ADMINISTRATIVE HEARING OFFICER | | | | | |
| 8 | | | | | | | |
| 9 | SUBJECT PROPERTY, | Hearing Officer: Jamaar M. Boyd-Weatherby Date: June 27, 2024 | | | | | |
| 10 | APPLICATION FOR PERMIT | Time: 8:00 a.m. | | | | | |
| 11 | EXTENSION UNDER NEWPORT BEACH MUNICIPAL CODE SECTION | | | | | | |
| 12 | 15.02.095. | | | | | | |
| 13 | INTRODUCTION | | | | | | |
| 14 | 1. This matter involves an extension of time to complete construction for work under a | | | | | | |
| 15 | building permit issued for 101 Bayside Place ("Subject Property") in the City of Newport Beach | | | | | | |
| 16 | under Section 105.3.4 of the Newport Beach Administrative Code (a locally amended version of | | | | | | |
| 17 | the California Building Code) as codified at Newport Beach Municipal Code ("NBMC") Section | | | | | | |
| 18 | 15.02.095. Jamaar M. Boyd-Weatherby ("Hearing Officer"), sitting as the Hearing Officer under | | | | | | |
| 19 | NBAC Section 105.3.4 heard this matter on June 27, 2024 at 8:00 a.m. (the "Hearing"). The | | | | | | |
| 20 | Hearing Officer is a licensed attorney in the State of California and serves as Hearing Officer | | | | | | |
| 21 | under contract with the City of Newport Beach ("City"). Pursuant to NBAC Section 105.3.4, the | | | | | | |
| 22 | Hearing Officer shall hear and decide whether this application for extension should be granted, | | | | | | |
| 23 | conditionally granted, or denied. | | | | | | |
| 24 | 2. City is a charter city and municipal corporation existing under the laws of the State of | | | | | | |
| 25 | California. The City was represented at the Hearing by Tonee Thai, Chief Building Official | | | | | | |
| 26 | ("City Representative"). Also in attendance f | rom the City was Building Inspector Chris Sanchez. | | | | | |
| 27 | /// | | | | | | |
| 28 | /// | | | | | | |
| | | - | | | | | |

| 1 | 3. Dayne Mossel, the contractor for the Property ("Owner's Representative"), appeared in |
|----|---|
| 2 | support of the application for an extension of time. Collectively, the Owner's Representative and |
| 3 | Owner, CA CDM LLC, are referred to as the "Applicant." |
| 4 | 4. There were no members of the public present at the hearing. |
| 5 | 5. The Hearing Officer considered the testimony of all witnesses at the hearing and all |
| 6 | documents made part of the administrative record. The mere fact that a witness's testimony or |
| 7 | document may not be specifically referred to below does not and shall not be construed to mean |
| 8 | that said testimony or document was not considered. |
| 9 | 6. Pursuant to the Administrative Hearing Rules and Procedures of the City of Newport |
| 10 | Beach, the hearing was digitally recorded. |
| 11 | 7. The documents presented to the Hearing Officer during the hearing are the |
| 12 | administrative record of the hearing. |
| 13 | ISSUES |
| 14 | 8. Pursuant to Section 105.3.4 of the NBAC, the issue to be determined by the Hearing |
| 15 | Officer is whether to grant, or conditionally grant, up to a one hundred eighty (180) calendar day |
| 16 | extension, based on a finding that either (i) special circumstances warrant an extension of time or |
| 17 | (ii) the failure to meet the time limit was caused by circumstances beyond the property owner's, |
| 18 | applicant's or their contractor's control. |
| 19 | FINDINGS OF FACT AND CONCLUSIONS OF LAW |
| 20 | 9. This matter is before the Hearing Officer consistent with Section 105.3.4 of the NBAC. |
| 21 | 10. The City of Newport Beach adopted the 2019 California Building Code by reference |
| 22 | under Ordinance No. 2019-17 as the Newport Beach Administrative Code, codified at Newport |
| 23 | Beach Municipal Code Section 15.02.010, which reads in part, "The City Council adopts and |
| 24 | incorporates by reference, as though set forth in full in this section, Chapter 1, Division II of the |
| 25 | 2019 Edition of the California Building Code as published by the International Code Council." |
| 26 | 11. The City of Newport Beach adopted certain additions, amendments, and deletions to |
| 27 | the 2019 California Building Code, pursuant to its authority under California Health and Safety |
| 28 | Code Section 17958.5. |
| | -2- |

-2-FINDINGS OF FACT AND STATEMENT OF DECISION

| 1 | 12. One such addition is the addition of Sections 105.3.3, 105.3.4, and 105.3.5 to the | | | | |
|----|--|--|--|--|--|
| 2 | Newport Beach Administrative Code, codified at Newport Beach Municipal Code Section | | | | |
| 3 | 15.02.095. Section 105.3.3 reads: | | | | |
| 4 | | | | | |
| 5 | "For any one-unit or two-unit dwelling for which a tentative and final tract map is not required, the maximum allowable time to complete construction for any work that | | | | |
| 6 | requires a building permit including, but not limited to, any construction, reconstruction, rehabilitation, renovation, addition(s), modification(s), improvement(s), or alteration(s), | | | | |
| 7 | shall be limited to three (3) years, unless an extension is granted in accordance with Section 105.3.4. | | | | |
| 8 | For building permits issued on or after June 1, 2019, the time limit to complete | | | | |
| 9 | construction shall begin on the date of issuance of the first or original building permit. For building permits issued prior to June 1, 2019, the time limit to complete construction | | | | |
| 10 | shall be three (3) years from June 1, 2019. | | | | |
| 11 | Final inspection and approval of the construction work by the City shall mark the date of | | | | |
| 12 | construction completion for purposes of Section 15.02.095. Time limits set forth hereir shall not be extended by issuance of a subsequent building permit(s) for the sam | | | | |
| 13 | project." | | | | |
| 14 | 13. Permit No. X2018-1744 was issued by the City of Newport Beach on June 19, 2020 | | | | |
| 15 | ("Permit"). The Permit was set to expire on June 19, 2023. | | | | |
| 16 | 14. Permits may be extended up to one year beyond the initial three-year deadline by | | | | |
| 17 | application to the City Building Official. (NBAC 105.3.4(1)). | | | | |
| 18 | 15. The one year extension was granted by the Building Official on June 4, 2023. As a | | | | |
| 19 | result of the Building Official's actions, the Permit was set to expire on June 19, 2024. | | | | |
| 20 | 16. Section 105.3.4 provides that if a project is not completed within the timeframe | | | | |
| 21 | authorized by the Building Official, the property owner or their authorized agent may seek | | | | |
| 22 | further extension from the City's Hearing Officer. The property owner or applicant may seek two | | | | |
| 23 | extensions from the Hearing Officer which shall not exceed 180 days each. To grant the | | | | |
| 24 | extension, the Hearing Officer must find that either (i) special circumstances warrant an | | | | |
| 25 | extension of time or (ii) the failure to meet the time limit was caused by circumstances beyond | | | | |
| 26 | the property owner's, applicant's, or their contractor's control. Any approval of an extension | | | | |
| 27 | should include conditions to ensure timely completion of the project in a manner that limits | | | | |
| 28 | | | | | |
| | -3- FINDINGS OF FACT AND STATEMENT OF DECISION | | | | |

FINDINGS OF FACT AND STATEMENT OF DECISION

impacts on surrounding property owners. Applicant filed a request for an extension with the City
 Hearing Officer seeking an extension for the full 180 days possible under the code.

3 17. The Applicant filed a request for an extension for an additional 180 days and a
4 hearing was held on June 27, 2024.

5 18. The City Representatives presented uncontroverted evidence that there has been 6 progress towards the completion of the project. However, the City Representatives concede that 7 the delays associated with the utility connections are dependent on the availability of the utility. 8 There was no objection from the City Representatives to the Hearing Officer granting an 9 extension.

10 19. Applicant, through testimony of the Owner's Representative, provided 11 uncontroverted evidence that the project was nearing completion and that significant work has 12 continued to occur on the Subject Property. The Applicant represented that the project is calling 13 for the inspections on the mechanical, electrical and plumbing. He also noted that there are no 14 additional materials that the project is waiting on. He expressed confidence that the project 15 could be completed within the next 180 days.

20. The Applicant indicated, without contradiction, that the project was nearly complete,
that the house was almost entirely built and just these last remaining details need to be addressed
with final inspections.

19 21. Credibility determinations were made in favor of the Applicant and the City. The
20 Applicant presented credible evidence that the delays were due to circumstances partially beyond
21 their control resulting from delays caused by soil issues, material shortages and the delays caused
22 by the COVID-19 pandemic.

23

DECISION AND ORDER

24 22. The Applicant has presented sufficient evidence to establish that "the failure to meet 25 the time limit was caused primarily by circumstances beyond the property owner's, applicant's, 26 or their contractor's control." The Applicant could not have foreseen the significant delays 27 caused by labor and material shortages. The owner, applicant, and/or contractor were not the 28 cause of those delays, nor could they have been avoided with reasonable diligence.

-4-

FINDINGS OF FACT AND STATEMENT OF DECISION

23. The Hearing Officer hereby grants an extension to 5:00 pm on Monday, December
 <u>16, 2024</u> in order to ensure the timely completion of the project.

24. Any person aggrieved by an administrative decision of a Hearing Officer may obtain
review of the administrative decision by filing a petition for review with the Orange County
Superior Court in accordance with the timelines and provisions as set forth in California
Government Code Section 53069.4. There may be other time limits which also affect the ability
to seek judicial review.

10 Dated: July 7, 2024

Jamaar M. Boyd-Weatherby Hearing Examiner

FINDINGS OF FACT AND STATEMENT OF DECISION

-5



CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

RECEIVED BY COMMUNITY DEVELOPMENT

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

MAY 172023

CITY OF NEWPORT BEACH

Three Year Construction Time Limit Extension Building Official Application

| Project Address: | 101 B | bayside | 61 | | | Receipt No.: | | |
|--|--|--|---------------------------------|--|---|---|-----------------------|--|
| Permit No.: | ×2019 | 1-1744 | Original Permit Issued Date: | 6-19-20 | 020 | Extension Fee: \$208 | Date Fee Paid: / / | |
| PETITIONER/PROPERTY OWNER INFORMATION | | | | | | | | |
| Name (Must be payor of fees): Company Name: | | | | | | | | |
| | Dayne Mossel Jim HASKETT CONST. INC | | | | | | | |
| Street Address: | | | | City: | | State: | Zip Code: | |
| 7600 AL | ACIA 1 | ave | | GARDEN | *************************************** | CA | 92841 | |
| Email: | | | | | Phone: | | | |
| Dayne @ > | >im Has | skett.cov | n | | 714-397-6 | 5740 | | |
| | | | | CT INFORMAT | | | | |
| Length of exten | sion reques | sted: 12 M | TONTHS | | | | | |
| New end date if | - | approved: 6 | >-19-2024 | | | | | |
| Previous Extens | | | NO | lf Yes, H | How Many?: 🔥 🛝 | >1m | | |
| Description of ' | New | SFR V | w/Basem | ent | | | | |
| Work Under Permit: | New | Retains | | | | | | |
| | | | | | | | | |
| Reason for | (Attach S | upporting Docu | ments as Needed) | COVID-19 | N, MATERIAL | SHORTNGE | UNFORSGEN | |
| Extension Request | 5011 0 | condition. | <u>s apter Qo</u> | rmo, Retai | ning wAll a | duttions, A | revisions | |
| 4444 | request w/ long plan check w/sergio. 8 month DELAYS. | | | | | | | |
| | L | | | Normal States and a second | | | | |
| | | HEREBY C | | *************************************** | E STATEMEN | T IS TRUE. | | |
| Petitioner's Sign | mature: | 20 | | Relationship to F | · · | | Date: | |
| Contraction of the Contraction o | FOR STAFF USE ONLY | | | | | | | |
| | Hor | | E FOR S | | CINEY | | | |
| Department Action: | | | | | | | | |
| | | | | | | | | |
| Conditions | Conditions 715 - PIRE | | | | | | | |
| of Approval | | 365 DAMYS ERTENISSION GIRANTED, PETEMITS SHALL ESPICIONI 6-19-2024 | | | | | | |
| or Comments: | | UNILESS AN ADDITIONAL ERTENSION GRANTED BOY HEARING | | | | | | |
| | OFFICEZ. | | | | | | | |
| Building Inspe Reviewed: | | ame: | | Signature: | 10 - | And the second | Date: 5/17/23 | |
| | | uk la Bre | | | | | | |
| Building Officia Approval: | | ame: | a North | Signature | 1_7 | | Date: | |
| | | TONIE I HAT | | | | topo me hered XXI and a second s | 100 107125 | |

50

8 May 2023

Community Development Department/Building Division CITY OF NEWPORT BEACH 100 Civic Center Drive Newport Beach, CA 92658-8915

Re: 101 Bayside Place, CDM, CA, Permit # X2019-1744. Owner Authorization

Dear Sir or Madam:

Let this communication serve as authorization from CA CDM, LLC (Owner) of the above referenced property, for Jim Haskett Construction, Inc. and/or Dayne Mossel as agent, extend, or apply for all permits associated with the above referenced property.

If you have any questions or require any further information, please feel free to contact me, Mike Pacheco at: <u>mpacheco@vtcompanies.com</u>. Thank you for your time in addressing this submittal.

51

Best regards,

Mike Pacheco

QUALITY BUILDING WITH A DESIGN PERSPECTIVE

To Whom it Concern:

The Plans were approved June 18 of 2020 in the midst of the pandemic. Permits were pulled shortly afterward and construction commenced in late June.

There have been 9 rounds of Delta revisions so far in the construction process. Given that most of these revisions (as well as the initial submission) occurred during the pandemic the pace of getting approvals for each of them was definitely drawn out. Some of these revisions affected the pace of construction and some did not. Among those that did are:

It was discovered in July of 2020 that Dewatering, which our soils engineering firm had determined would not be needed would in fact be needed. We set about having a Dewatering plan prepared by Griffin Dewatering. It was completed and submitted to the city in October and finalized in December of 2020.

It was determined in March of 2021 that the caisson construction which had been approved by the city was not compatible with the provisions set out by Coastal Commission and the foundation system had to be redesigned. It took several months and much back and forth between the city, Coastal Commission and our engineers before we came upon a grout column / mat foundation system that everyone could agree on. (Delta 5 and 6)

The revised foundation plan also necessitated a rethinking of the pool construction, for which it was eventually determined that it would be included in the mat slab foundation with the house. This process also took a couple of months. (Delta 7)

These are the primary challenges that were encountered during construction that significantly affected the pace of building the project.

In addition attached are copies of the additional permits pulled

X2020-1417 X2019-2413 X2019-2412

