



CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

October 17, 2024
Agenda Item No. 1

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

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

SITE LOCATION: 401 Avocado Ave

APPLICANT: Jake Winkle

PROPERTY OWNER: CA Avocado 401416 LLC

BUILDING INSPECTOR: Jason Rudenick, Senior Building Inspector

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

PROJECT SUMMARY

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

This a second hearing request for additional extension to the Three-Year Construction Time Limit. Applicant requested six months per NBMC 15.02.095.

First hearing was conducted on May 30, 2024.

BUILDING PERMIT HISTORY

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

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

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

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

Please refer to staff report of the hearing conducted on May 30, 2024, for permit inspection history prior to May 30, 2024 (Attachment 2).

The last inspection was on July 17, 2024, for final electrical inspection.

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

Please refer to Attachment 1 for detailed permit history since last hearing on May 30, 2024.

PREVIOUS EXTENSION

The Chief Building Official granted a 365-day extension to the Three-Year Construction Time Limit on March 13, 2023, with an expiration date of April 22, 2024. (Attachment 3, Part of 1st hearing staff report).

Hearing officer granted extension to October 19, 2024, based on public hearing conducted on May 30, 2024. (Attachment 2)

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, because this project has no potential to have a significant effect on the environment;
- 3) The hearing officer may grant, or conditionally grant, up to a 180-calendar day extension, per application for extension, if the officer finds special circumstances warrant an extension of time, or the failure to meet the time limit was caused by circumstances beyond the property owner, applicant, or the contractor's control. If the officer makes the findings to grant an extension, then the officer shall consider whether conditions are necessary to ensure the timely completion of the project in a manner that limits impacts to the surrounding property owners. The hearing officer shall deny the application if they cannot make the findings set forth in Newport Beach Municipal Code Section 15.02.095 (Addition of Sections 105.3.3, 105.3.4, and 105.3.5).

PUBLIC NOTICE

Notice of this hearing was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant, and posted on the subject property at least 10 days before the scheduled meeting, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the city website.

ATTACHMENTS

- Attachment No. 1 – Building Permit History after May 30, 2024
- Attachment No. 2 – 1st Public Hearing Order
- Attachment No. 3 – 1st Public Hearing Staff Report

Attachment No. 1

Building Inspection History after May 30, 2024

ERMIT INS ECTION HISTORY RE RT (X2019-2581)

ermi Type: Combo Residential	Application Date: 08/15/2019	Owner: CA AVOCADO 401416 LLC
Work Class: New	Issue Date: 04/23/2020	Parcel: 050 336 28
Status: Issued	Expiration Date: 01/13/2025	Address: 401 AVOCADO AVE NEWPORT BEACH, CA 92625
IVR Number: 234522		

cheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NOTES</th> <th style="width: 20%;">Created By</th> <th style="width: 50%;">TEXT</th> <th style="width: 20%;">Created Date</th> </tr> </thead> <tbody> <tr> <td></td> <td>Mike White</td> <td>Field contact name : Mike White, phone number: 9494448549.</td> <td>07/24/2023</td> </tr> <tr> <td></td> <td>Mike White</td> <td>Field contact name : Mike White, phone number: 9494448549.</td> <td>12/01/2023</td> </tr> <tr> <td></td> <td>Mike White</td> <td>Field contact name : Mike White, phone number: 9494448549.</td> <td>12/11/2023</td> </tr> <tr> <td></td> <td>Mike White</td> <td>Field contact name : Mike White, phone number: 9494448549.</td> <td>01/08/2024</td> </tr> <tr> <td></td> <td>Mike White</td> <td>Field contact name : Mike White, phone number: 9494448549.</td> <td>02/27/2024</td> </tr> </tbody> </table>								NOTES	Created By	TEXT	Created Date		Mike White	Field contact name : Mike White, phone number: 9494448549.	07/24/2023		Mike White	Field contact name : Mike White, phone number: 9494448549.	12/01/2023		Mike White	Field contact name : Mike White, phone number: 9494448549.	12/11/2023		Mike White	Field contact name : Mike White, phone number: 9494448549.	01/08/2024		Mike White	Field contact name : Mike White, phone number: 9494448549.	02/27/2024
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03/11/2024 03/11/2024 Other - Building iBLD-009157-2024 Partial Pass Jason Rudenick Yes Incomplete
Reinspection of iBLD-044956-2023

Checklist Item	OMMENTS	Approved
Correction	Area rains at all locations	Yes

NOTES	Created By	TEXT	Created Date
	Mike White	Field contact name : Mike White, phone number: 9494448549.	10/11/2022
	Mike White	Field contact name : Mike white, phone number: (949) 444-8549.	07/26/2023

04/15/2024 04/15/2024 Slab on Deck iBLD-014360-2024 Partial Pass Jason Rudenick Yes Complete

Checklist Item	OMMENTS	Approved
Comment	See pg c-3, drains and slab rebar ok.	Yes

06/17/2024 06/17/2024 Shear an Hold Downs iBLD-023153-2024 Approved Jason Rudenick No Complete

Reinspection of iBLD-026130-2023

Checklist Item	OMMENTS	Approved
Comment	Sor receive	Yes

NOTES	Created By	TEXT	Created Date
	Mike White	Field contact name : Mike White, phone number: 9494448549.	01/17/2023
	Mike White	Field contact name : Mike White, phone number: 9494448549.	02/06/2023
	Mike White	Field contact name : Mike White, phone number: 9494448549.	07/11/2023

06/19/2024 06/19/2024 Insulation/Densglass iBLD-023534-2024 Approved Jason Rudenick No Complete

5

PERMIT INSPECTION HISTORY REPORT (X2019-2581)

Permit Type: Combo Residential	Application Date: 08/15/2019	Owner: CA AVOCADO 401416 LLC
Work Class: New	Issue Date: 04/23/2020	Parcel: 050 336 28
Status: Issued	Expiration Date: 01/13/2025	Address: 401 AVOCADO AVE NEWPORT BEACH, CA 92625
IVR Number: 234522		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
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Reinspection of iBLD-044960-2023

Checklist Item	COMMENTS	Approved
Comment		Yes

NOTES	Created By	TEXT	Created Date
	Mike White	Field contact name : Mike White, phone number: 9494448549.	06/28/2023
	Mike White	Field contact name : Mike White, phone number: 9494448549.	06/18/2024

06/19/2024	Other - Electrical	iBLD-023533-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
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Reinspection of iBLD-002006-2023

Checklist Item	COMMENTS	Approved
Comment	Lock out walk	Yes

NOTES	Created By	TEXT	Created Date
	Mike White	Field contact name : Mike White, phone number: 9494448549.	06/18/2024

06/20/2024	06/20/2024	Rough Electrical Service	iBLD-023691-2024	Partial Pass	Jason Rudenick	Yes	Complete
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Reinspection of iBLD-018145-2023

Checklist Item	COMMENTS	Approved
Comment	Lock out walk	Yes

NOTES	Created By	TEXT	Created Date
	Mike White	Field contact name : Mike White, phone number: 9494448549.	05/16/2023
	Mike White	Field contact name : Mike White, phone number: 9494448549.	06/19/2024

07/03/2024	07/03/2024	Other - Electrical	iBLD-025425-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
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Reinspection of iBLD-023533-2024

Checklist Item	COMMENTS	Approved
Comment	Lock out tag out pre walk	Yes

NOTES	Created By	TEXT	Created Date
	Mike White	Field contact name : Mike White, phone number: 9494448549.	06/18/2024
	Mike White	Field contact name : Mike White, phone number: 9494448549.	07/02/2024

07/17/2024	07/17/2024	Final Electrical	iBLD-027248-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
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PERMIT INSPECTION HISTORY REPORT (X2019-2581)

Permit Type: Combo Residential	Application Date: 08/15/2019	Owner: CA AVOCADO 401416 LLC
Work Class: New	Issue Date: 04/23/2020	Parcel: 050 336 28
Status: Issued	Expiration Date: 01/13/2025	Address: 401 AVOCADO AVE NEWPORT BEACH, CA 92625
IVR Number: 234522		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
		<u>Checklist Item</u>	<u>COMMENTS</u>			<u>Approved</u>	
		Comment	Edison release, email sent.			Yes	

PERMIT INSPECTION HISTORY REPORT (X2019-2582)

Permit Type: Combo Residential	Application Date: 08/15/2019	Owner: CA AVOCADO 401416 LLC
Work Class: Addition	Issue Date: 04/23/2020	Parcel: 050 336 28
Status: Issued	Expiration Date: 12/16/2024	Address: 401 AVOCADO AVE NEWPORT BEACH, CA 92625
IVR Number: 234523		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
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NOTES	Created By	TEXT	Created Date
	Mike White	Field contact name : Mike White, phone number: 9494448549.	10/25/2022
	Mike White	Field contact name : Mike White, phone number: 9494448549.	04/04/2023

04/05/2023	04/05/2023	Rough HVAC/Mech/Fireplace	iBLD-012001-2023	Partial Pass	Rick La Bare	Yes	Incomplete
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Checklist Item	COMMENTS	Approved
Comment	Duct in attic space is R8;however, not location currently approved on plan	No

NOTES	Created By	TEXT	Created Date
	Mike White	Field contact name : Mike White, phone number: 9494448549.	04/04/2023

06/02/2023	06/02/2023	Roof Framing, Sheathing & Bldg Height	iBLD-020214-2023	Approved	Rick La Bare	No	Complete
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Reinspection of iBLD-012003-2023

NOTES	Created By	TEXT	Created Date
	Mike White	Field contact name : Mike White, phone number: 9494448549.	10/25/2022
	Mike White	Field contact name : Mike White, phone number: 9494448549.	04/04/2023
	Mike White	Field contact name : Mike White, phone number: 9494448549.	05/31/2023

06/17/2024	06/17/2024	Complete Framing	iBLD-023154-2024	Approved	Jason Rudenick	No	Complete
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Checklist Item	COMMENTS	Approved
Comment	Sor and ht cert received	Yes

06/17/2024	06/17/2024	Rough Electric Residential	iBLD-023152-2024	Approved	Jason Rudenick	No	Complete
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06/19/2024	06/19/2024	Area Drains	iBLD-023693-2024	Approved	Jason Rudenick	No	Complete
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Reinspection of iBLD-017511-2022

Checklist Item	COMMENTS	Approved
Comment	Trench drains at pool house	Yes

NOTES	Created By	TEXT	Created Date
	Mike White	Field contact name : Mike White, phone number: 9494448549.	11/20/2022

ERMIT INS ECTION HISTORY RE RT (X2019-2582)

Permit Type: Combo Residential	Application Date: 08/15/2019	Owner: CA AVOCADO 401416 LLC
Work Class: Addition	Issue Date: 04/23/2020	Parcel: 050 336 28
Status: Issued	Expiration Date: 12/16/2024	Address: 401 AVOCADO AVE NEWPORT BEACH, CA 92625
IVR Number: 234523		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
06/19/2024		Fireplace Throat	iBLD-023697-2024	Approved	Jason Rudenick	No	Complete
06/19/2024		Gas Pipe Rough	iBLD-023695-2024	Approved	Jason Rudenick	No	Complete
06/19/2024		Insulation/Densglass	iBLD-023694-2024	Approved	Jason Rudenick	No	Complete
06/19/2024		Rough HVAC/Mech/Fireplace	iBLD-023698-2024	Approved	Jason Rudenick	No	Complete

Reinspection of iBLD-012001-2023

Checklist Item	COMMENTS	Approved
Comment		Yes

NOTES	Created By	TEXT	Created Date
	Mike White	Field contact name : Mike White, phone number: 9494448549.	04/04/2023

06/19/2024		Rough Plumbing & Pan Test	iBLD-023696-2024	Approved	Jason Rudenick	No	Complete
06/19/2024		Shear an Downs	iBLD-023699-2024	Approved	Jason Rudenick	No	Complete

Reinspection of iBLD-015370-2022

Checklist Item	COMMENTS	Approved
Comment	Sor receive	Yes

NOTES	Created By	TEXT	Created Date
	Mike White	Field contact name : Mike white, phone number: (949) 444-8549.	11/02/2022

Attachment No. 2

1st Public Hearing Order

1 ALESHIRE & WYNDER, LLP
PAUL J EARLY
2 3880 Lemon Street, Suite 520
Riverside, California 92501
3 Telephone: (951) 241-7338
Facsimile: (949) 223-1180
4 Administrative Hearing Officer

5
6 BEFORE THE ADMINISTRATIVE HEARING OFFICER

7 FOR

8 THE CITY OF NEWPORT BEACH

9 IN RE

10 401 Avocado Avenue

11
12 APPLICATION FOR PERMIT EXTENSION
NBMC. SECTION 15.02.095

**FINDINGS OF FACT AND STATEMENT
OF DECISION OF THE
ADMINISTRATIVE HEARING OFFICER**

Hearing Officer: Paul Early
Date: May 30, 2024
Time: 8:00 a.m.

13
14
15 **INTRODUCTION**

16 1. This matter involves an extension of time to complete construction for work under a building
17 permit issued for 401 Avocado Avenue (“Subject Property”) in the City of Newport Beach under
18 Section 105.3.4 of the Newport Beach Administrative Code (a locally amended version of the
19 California Building Code) as codified at Newport Beach Municipal Code (“NBMC”) Section
20 15.02.095. Paul Early (“Hearing Officer”), sitting as the Hearing Officer under NBAC Section
21 105.3.4 heard this matter on May 30, 2024 at 8:00 a.m. (the “Hearing”). The Hearing Officer is a
22 licensed attorney in the State of California and serves as Hearing Officer under contract with the
23 City of Newport Beach (“City”). Pursuant to NBAC Section 105.3.4, the Hearing Officer shall hear
24 and decide whether this application for extension should be granted, conditionally granted, or
25 denied.

26 2. City is a charter city and municipal corporation existing under the laws of the State of
27 California. The City was represented at the Hearing by Tonee Thai, Chief Building Official (“City
28 Representative”).

1 3. Jake Winkle, the Contractor for the project on the Subject Property (“Applicant”), appeared
2 in support of the application for an extension of time.

3 4. Several neighbors and members of the public were also in attendance.

4 5. The following Findings of Fact, Conclusions of Law, and Decision and Order are based on
5 the evidence presented during the Hearing.

6 6. The Hearing Officer considered the testimony of all witnesses at the Hearing and all
7 documents made part of the administrative record. The mere fact that a witness’s testimony or
8 document may not be specifically referred to below does not and shall not be construed to mean that
9 said testimony or document was not considered.

10 7. Pursuant to the Administrative Hearing Rules and Procedures of the City of Newport Beach,
11 the Hearing was digitally recorded.

12 8. The documents presented to the Hearing Officer during the hearing are attached hereto as
13 Exhibit A and form the administrative record of the hearing.

14 **ISSUES**

15 9. Pursuant to Section 105.3.4 of the NBAC, the issue to be determined by the Hearing Officer
16 is whether to grant, or conditionally grant, up to a one hundred and eighty (180) calendar day
17 extension, based on a finding that either (i) special circumstances warrant an extension of time or
18 (ii) the failure to meet the time limit was caused by circumstances beyond the Applicant’s control.

19 **FINDINGS OF FACT AND CONCLUSIONS OF LAW**

20 10. This matter is before the Hearing Officer consistent with Section 105.3.4 of the NBAC.

21 11. The City of Newport Beach adopted the 2019 California Building Code by reference under
22 Ordinance No. 2019-17 as the Newport Beach Administrative Code, codified at Newport Beach
23 Municipal Code Section 15.02.010, which reads in part, “The City Council adopts and incorporates
24 by reference, as though set forth in full in this section, Chapter 1, Division II of the 2019 Edition of
25 the California Building Code as published by the International Code Council.”

26 12. The City of Newport Beach adopted certain additions, amendments, and deletions to the
27 2019 California Building Code, pursuant to its authority under California Health and Safety Code
28 Section 17958.5.

1 13. One such addition is the addition of Sections 105.3.3, 105.3.4, and 105.3.5 to the Newport
2 Beach Administrative Code, codified at Newport Beach Municipal Code Section 15.02.095. Section
3 105.3.3 reads:

4 “For any one-unit or two-unit dwelling for which a tentative and final tract map is
5 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,
7 rehabilitation, renovation, addition(s), modification(s), improvement(s), or alteration(s),
8 shall be limited to three (3) years, unless an extension is granted in accordance with Section
9 105.3.4.

10 For building permits issued on or after June 1, 2019, the time limit to complete
11 construction shall begin on the date of issuance of the first or original building permit. For
12 building permits issued prior to June 1, 2019, the time limit to complete construction shall
13 be three (3) years from June 1, 2019.

14 Final inspection and approval of the construction work by the City shall mark the
15 date of construction completion for purposes of Section 15.02.095. Time limits set forth
16 herein shall not be extended by issuance of a subsequent building permit(s) for the same
17 project.”

18 14. The following building permits issued by the City of Newport Beach on or about April 20,
19 2020 (the “Permits”):

20 Permit No. X2019-2581 - NEW 16,118 SQ. FT. SINGLE FAMILY DWELLING WITH
21 BASEMENT AND ATTACHED 3,007 SQ. FT. GARAGE, AND ATTACHED 749 SQ. FT.
22 ACCESSORY DWELLING UNIT

23 Permit No. X2019-2582 – NEW 889 SQ. FT. ACCESSORY STRUCTURE WITH
24 CAISSONS

25 Permit No. X2019-2583 - SITE RETAINING WALLS WITH CAISSONS

26 Permit No. X2021-2899 – ADDITIONAL RETAINING WALL 7' HIGH X 52 L.F.

27 The Permits were set to expire on April 20, 2023.

28

1 15. Permits may be extended up to one year beyond the initial three-year deadline by application
2 to the City Building Official. (NBAC 105.3.4(1)).

3 16. The full, one year extension was granted by the Building Official on March 13, 2023. As a
4 result of the Building Official's actions, the Permit was set to expire on April 22, 2024.

5 17. Section 105.3.4 provides that if a project is not completed within the timeframe authorized
6 by the Building Official, the property owner or their authorized agent may seek further extension
7 from the City's Hearing Officer. The property owner or applicant may seek two extensions from the
8 Hearing Officer which shall not exceed 180 days each. To grant the extension, the Hearing Officer
9 must find that either (i) special circumstances warrant an extension of time or (ii) the failure to meet
10 the time limit was caused by circumstances beyond the property owner's, applicant's, or their
11 contractor's control. Any approval of an extension should include conditions to ensure timely
12 completion of the project in a manner that limits impacts on surrounding property owners. Applicant
13 filed a request for an extension with the City Hearing Officer seeking an extension for the full 180
14 days possible under the code.

15 18. The Applicant filed their first request for an extension for an additional 180 days and a
16 hearing was held on May 30, 2024.

17 19. The City Representatives presented uncontroverted evidence that there has been steady and
18 regular inspections on the project and that the project is substantially more complicated than a
19 traditional single family residence. There was no objection from the City Representatives to the
20 Hearing Officer granting an extension.

21 20. Applicant provided uncontroverted evidence that the project was continuing at a regular pace
22 and that significant work has continued to occur on the Subject Property. Applicant represented that
23 the significant delays were caused required modifications to sewer lines and public improvements.
24 Applicant believes the project will likely take another year to complete.

25 21. Five neighbors and residents spoke and gave testimony. Common concerns beyond the
26 length of time of construction include dust control issues at the site, workers arriving as early as
27 6am, parking in front of residences, loud music from workers, idling trucks and trash and debris
28 from the site.

1 22. The Applicant testified that several other homes were being constructed in the same
2 neighborhood, which contribute to the parking issues.

3 23. Credibility determinations were made in favor of the Applicant, the witnesses and the City.
4 The Applicant presented credible evidence that the delays were due to circumstances partially
5 beyond their control resulting from public facility improvements and utility connections as well as
6 the complex nature and scope of the project.

7 **DECISION AND ORDER**

8 24. The Applicant has presented sufficient evidence to establish that “the failure to meet the time
9 limit was caused primarily by circumstances beyond the property owner’s, applicant’s, or their
10 contractor’s control.” The Applicant could not have foreseen the significant delays caused by ground
11 conditions and other agency requirements. The owner, applicant, and/or contractor were not the
12 cause of those delays, nor could they have been avoided with reasonable diligence.

13 29. The Hearing Officer hereby grants an extension to **5:00pm on October 19, 2024**, in order
14 to ensure the timely completion of the project.

15 30. In response to the neighbors’ concerns, the Hearing Officer imposes the following conditions
16 of approval on the grant of an extension:

17 a) Applicant and all contractors, agents, and employees working on the project shall not
18 violate the City’s noise ordinance. In addition, Applicant shall notify all employees and
19 subcontractors that any and all music or other noise shall be confined to the project site and only
20 during authorized hours for construction.

21 b) Applicant and all contractors, agents, and employees working on the project shall not
22 violate the City’s parking ordinance. In addition, Applicant shall notify all employees and
23 subcontractors that they shall not park in such a manner as to block or obstruct any residential
24 driveway and that no idling of vehicles shall be permitted on any city street surrounding the project
25 area, except during hours authorized for construction activity.

26 c) The Subject Property must remain free of all trash, debris, and rubbish. Applicant shall
27 monitor the project site and surrounding community on a daily basis for trash and debris that may
28 have left the Subject Property and remove same.

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d) Applicant must comply with all lawful orders of the City’s Building Division.

31. Under NBAC 105.3.4 this decision is the first extension available on such permit and is not appealable to any City body.

32. 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.

Dated: June 6, 2024



Paul Early
Administrative Hearing Officer

Attachment No. 3

1st Public Hearing Staff Report



**CITY OF NEWPORT BEACH
ADMINISTRATIVE HEARING
STAFF REPORT**

May 30, 2024
Agenda Item No. 1

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APPLICANT: Jake Winkle

PROPERTY OWNER: CA Avocado 401416 LLC

BUILDING INSPECTOR: Jason Rudenick, Senior Building Inspector

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

PROJECT SUMMARY

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

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

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- X2019-2583 - SITE RETAINING WALLS WITH CAISSONS
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The first inspection was on May 18, 2020, for a pre-grading meeting.

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

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

Please refer to Attachment 1 for detailed permit inspection history.

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

Please refer to Attachment 2 for detailed notice activities.

BUILDING OFFICIAL EXTENSION

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

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, because this project has no potential to have a significant effect on the environment;
- 3) The hearing officer may grant, or conditionally grant, up to a 180-calendar day extension, per application for extension, if the officer finds special circumstances warrant an extension of time, or the failure to meet the time limit was caused by circumstances beyond the property owner, applicant, or the contractor's control. If the officer makes the findings to grant an extension, then the officer shall consider whether conditions are necessary to ensure the timely completion of the project in a manner that limits impacts to the surrounding property owners. The hearing officer shall deny the application if they cannot make the findings set forth in Newport Beach Municipal Code Section 15.02.095 (Addition of Sections 105.3.3, 105.3.4, and 105.3.5).

PUBLIC NOTICE

Notice of this hearing was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant, and posted on the subject property at least 10 days before the scheduled meeting, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the city website.

ATTACHMENTS

- Attachment No. 1 – Building Inspection History
- Attachment No. 2 – Three-Year Construction Limit Notice Activities
- Attachment No. 3 – Building Official Extension

Attachment No. 1

Building Inspection History



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

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

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

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

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

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

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

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IVR Number: 140860		

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

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

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

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

LINKED PERMIT INSPECTION HISTORY REPORT (1846-2019)

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

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

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

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

LINKED PERMIT INSPECTION HISTORY REPORT (1846-2019)

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

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

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

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

Permit: X2019-2583

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

LINKED PERMIT INSPECTION HISTORY REPORT (1846-2019)

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

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

Reinspection of iBLD-003136-2022

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Permit Type: Plan Check	Application Date: 08/15/2019	Owner: CA AVOCADO 401416 LLC
Work Class: New	Issue Date: 04/23/2020	Parcel: 050 336 28
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IVR Number: 140860		

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

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IVR Number: 140860		

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

Permit: X2021-2899

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Gen Contr: Winkle
 Sub-Contr: Drilco

SPECIAL INSPECTION REPORT

Project Address: Sea Forever @ 401 Avocado
 Permit Number: X2019-2582
 Inspection Type (s): RC - Caisson and Concrete placement
 Inspection Date (s): 7/1/21 () Periodic (x) Continuous

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

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

Total Inspection Time Each Day:

Date:	7/1/21					
Hours:	11pm					

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

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

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

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

DEPUTY 1 INSPECTION
 1-800-DEPUTY1

Gen Contr: Winkle
 Sub-Contr: Drilco

SPECIAL INSPECTION REPORT

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

Describe Inspection, Including Location(s):
 Observed caisson cage placement and 4500 psi concrete placement @ rear northwest lot accessory structure caissons # PS2 and # PS4 per plan page S3.1 and S1.0 for compressive strength. Approx 20 yards

List Tests Made:
 (4) 4x8 concrete cylinders
 Gam Bale mix # 45W1C318 ticket # 340778

Total Inspection Time Each Day:

Date:	6/28/21					
Hours:	pm					

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

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

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

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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DEPUTY 1 INSPECTION
 1-800-DEPUTY1

Gen Contr: Winkle
 Sub-Contr: Drilco

SPECIAL INSPECTION REPORT

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

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

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

Total Inspection Time Each Day:

Date:	6/25/21				
Hours:	PM				

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

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

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

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



DEPUTY INSPECTION

1-800-DEPUTY1

Gen Contr: Winkle

Sub-Contr: Ekedal

Coastline

Report of Special Inspection

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

Permit Number X2019-2583/2682

Inspection Type(s) Reinforced Concrete

Inspection Date(s) 7/20/21 [] Periodic [x] Continuous

Describe Inspection Made, including Locations:

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

List Tests Made:

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

Total Inspection Time Each Day:

Table with 2 rows: Date (7/20/21), Hours (4)

List Items Requiring Correction, include uncorrected items previously listed

Comments:

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

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

Signed: [Signature]
Print Full Name: Thomas George

Date: 7/20/2021
Registration No. NB-0617



CITY OF NEWPORT BEACH
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BUILDING DIVISION

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DEPUTY 1 INSPECTION
 1-800-DEPUTY1

Gen Contr: Winkle
 Sub-Contr: Drilco

SPECIAL INSPECTION REPORT

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

Describe Inspection, Including Location(s):

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

List Tests Made:

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

Total Inspection Time Each Day:

Date:	8/27/21				
Hours:	PM				

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

No exceptions taken

Comments:

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

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

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



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
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SPECIAL INSPECTION REPORT

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

Permit Number: X2019-2582

Inspection Type (s): Concrete

Inspection Date (s): 10/22/21 Periodic Continuous

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

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

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

Comments:

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

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



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SPECIAL INSPECTION REPORT

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

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

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

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

Comments:

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

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

Gen Contr: Winkle
Sub-Contr: Ekedal



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SPECIAL INSPECTION REPORT

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

Describe Inspection, Including Location(s):
Inspected reinforcement @ rear lot pool storage deck per plan page S3.1 and details on S13. #3 @ 18" O.C. were specified -> #4's were used

List Tests Made:
N/A

Total Inspection Time Each Day:

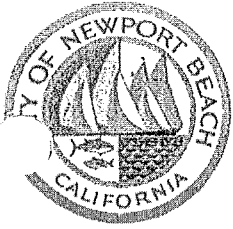
Date:	<u>12/21/21</u>				
Hours:	<u>11M</u>				

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

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

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

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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Structural Observation Report

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

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

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

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

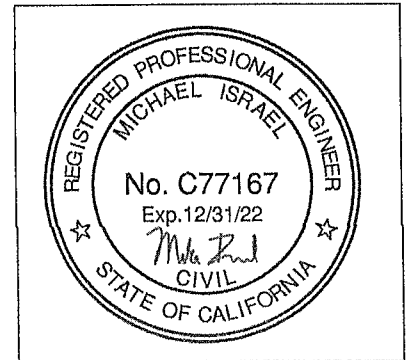
REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

- 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;
- I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.



STAMP OF STRUCTURAL OBSERVER

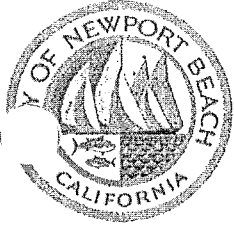
Mike Israel

12/21/2021

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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Structural Observation Report

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

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

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

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

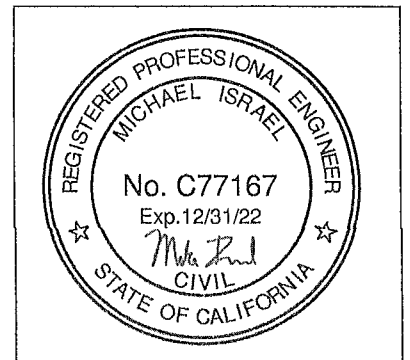
REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

- 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;
- I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.



STAMP OF STRUCTURAL OBSERVER

Mike Israel

02/02/2022

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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DEPUTY 1 INSPECTION
 1-800-DEPUTY1

Gen Contr: Winkle
 Sub-Contr: Drlao

SPECIAL INSPECTION REPORT

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

Describe Inspection, Including Location(s):
 Inspect reinforcement + steel for carcens P-1, 2, 6, 9, 10, 11
 Q 33, 34, 35, 36, 37, 38, 44
 P cages meet specs on S213 - netrest
 Q cages meet specs on S3.1 - site retaining wall

List Tests Made:

Total Inspection Time Each Day:					
Date:	5-6-22				
Hours:	min				

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

Comments:
 All cages meet plans specs
 All steel free of deleterious material + defect
 Reviewed mill certs

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

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



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COMMUNITY DEVELOPMENT DEPARTMENT
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DEPUTY 1 INSPECTION
 1-800-DEPUTY1

Gen Contr: Winkle
 Sub-Contr: Drilco

SPECIAL INSPECTION REPORT

Project Address: Sea Forever @ 401 Avocados
 Permit Number: 2019-2582
 Inspection Type (s): RC - Caissons
 Inspection Date (s): 5/12/22 () Periodic () Continuous

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

List Tests Made:
Reinforcement verification

Total Inspection Time Each Day:

Date:	<u>5/12/22</u>				
Hours:	<u>79.2</u>				

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

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

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

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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SETBACKS AND TOP OF SLAB/FLOOR ELEVATION CERTIFICATE

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

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

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

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

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

Job Address 401 Avocado Ave.

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


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

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

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

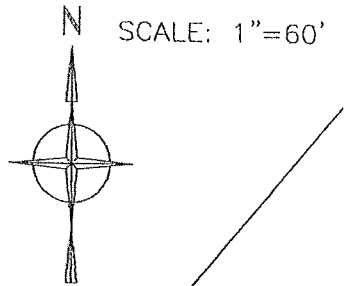
I certify that top of slab/floor elevation(s) is , is not , per City approved drawings. Describe any deviations from plans: _____

7-19-22
Date


Engineer/Surveyor's stamp and signature



JN 19103ffc03



LOT 48

LOT 47

PARCEL 1
PMB 37/48

Forms for Main House
previously certified

LOT 185
TRACT 2813

LOT 184

44.81
Top slab

AVACADO AVENUE
PACIFIC DRIVE

BAYSIDE DRIVE





DEPUTY INSPECTION

1-800-DEPUTY1

Gen Contr: Winkle

Sub-Contr: Ekedal

Coastline

Report of Special Inspection

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

Permit Number X2019-2582

Inspection Type(s) Reinforced Concrete

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

Describe Inspection Made, including Locations:

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

List Tests Made:

Total Inspection Time Each Day:

Date	<u>7/20/22</u>						
Hours	<u>4</u>						

List Items Requiring Correction, include uncorrected items previously listed

Comments:

Holes brushed and blown clean prior to insertion of dowels.

Holes drilled oversize to allow for full coating of dowels

Hitler hit RE 500 V3

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

Signed:

Date 7/20/22

Print Full Name: Thomas George

Registration No. NB-0617



DEPUTY INSPECTION

1-800-DEPUTY1

Gen Contr: Winkle

Sub-Contr: Ekedal

Coastline

Report of Special Inspection

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

Permit Number X2019-2582

Inspection Type(s) Reinforced Concrete

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

Describe Inspection Made, including Locations:

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

List Tests Made:

Total Inspection Time Each Day:

Table with 2 rows (Date, Hours) and 7 columns. Date: 8/1/22, Hours: 4.

List Items Requiring Correction, include uncorrected items previously listed

Comments:

- Reinforcement clearances achieved and maintained throughout. High strength steel per specs and codes. Minimum lap distances achieved. Protruding steel for wall attachments per detail.

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

Signed: [Signature] Print Full Name: Thomas George

Date: 8/1/22 Registration No. NB-0617



DEPUTY 1 INSPECTION

1-800-DEPUTY1
Gen Contr: Winkle

Sub-Contr: Ekdal

Coastline

Report of Special Inspection

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

Permit Number X2019-2582

Inspection Type(s) Reinforced Concrete

Inspection Date(s) 8/9/22 [] Periodic [] Continuous

Describe Inspection Made, including Locations:

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

List Tests Made:

(4) 4X8 cylinders cast
Gary Bale ready mix#GB45001

Total Inspection Time Each Day:

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

List Items Requiring Correction, include uncorrected items previously listed

Comments:

Reinforcement clearances achieved and maintained throughout.
Forms clean and free from standing water and other debris
Reinforcement clean and free from deleterious materials.
All concrete was placed and consolidated per specs and codes.

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

Signed: 

Date 8/9/22

Print Full Name: Thomas George

Registration No. NB-0617



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DEPUTY 1 INSPECTION
 1-800-DEPUTY1

Gen Contr: Winkie
 Sub-Contr: Revere Pools

SPECIAL INSPECTION REPORT

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

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

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

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

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

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

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

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



CITY OF NEWPORT BEACH
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SPECIAL INSPECTION REPORT

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

Permit Number: X2019-2582, S2021-0031

Inspection Type (s): Concrete

Inspection Date (s): 9/8/22 Periodic Continuous

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

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

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

Comments:

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

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



DEPUTY INSPECTION

1-800-DEPUTY1

Gen Contr: Winkle

Sub-Contr: Ekedal

Coastline

Report of Special Inspection

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

Permit Number X2019-2582

Inspection Type(s) Reinforced Concrete

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

Describe Inspection Made, including Locations:

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

List Tests Made:

(4) 4X8 cylinders cast
Gary Bale ready mix#GB450038WM

Total Inspection Time Each Day:

Date	10/5/2022						
Hours	8						

List Items Requiring Correction, include uncorrected items previously listed

Comments:

Reinforcement clearances achieved and maintained throughout.
Forms clean and free from standing water and other debris
Reinforcement clean and free from deleterious materials.
All concrete was placed and consolidated per specs and codes.

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

Signed: Thomas George

Date 10/5/2022

Print Full Name: Thomas George

Registration No. NB-0617

Winkler
Giedal



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

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

Describe Inspection, Including Location(s):
Observed the placement & consolidation of 4500 psi concrete @ courtyard adjacent valet attendant slab on grade per plan page 56.2. Approx 2.5 yards

List Tests Made:
Cylinders included on pg. 3

Total Inspection Time Each Day:

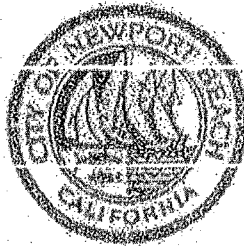
Date:	10/25/22				
Hours:	PM				

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

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

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

Special Inspector Signature: 	Date: 10/25/22
Print Full Name: Shawn Ward	Newport Beach Registration No.: NB-0743



DEPUTY I INSPECTION

1-800-DEPUTY I
Gen Contr: Winkle

Sub-Contr: _____
Coastline

Report of Special Inspection

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

Permit Number X2019-2582

Inspection Type(s) Reinforced Concrete

Inspection Date(s) 11/28/2022 [] Periodic [] Continuous

Describe Inspection Made, including Locations:

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

List Tests Made:

Total Inspection Time Each Day:

Date	<u>11/28/2022</u>						
Hours	<u>4</u>						

List Items Requiring Correction, include uncorrected items previously listed

Comments:

Holes brushed and blown clean prior to insertion of bolts

Holes drilled oversize to allow for full coating of bolts

Filler hit 500 used per plan.

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

Signed: _____

Date 11/28/2022

Print Full Name: Thomas George

Registration No. NB-0617



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COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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SPECIAL INSPECTION REPORT

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

Permit Number: X2019-2582, S2021-0031

Inspection Type (s): Field Welding

Inspection Date (s): 12/6 & 12/8/22 Periodic Continuous

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

Total Inspection Time Each Day:						
Date:	12/6/22	12/8/22				
Hours:	Min	Min				

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

Comments:

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

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

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

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

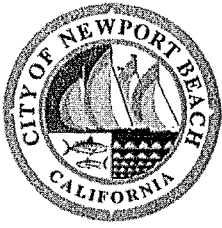
Total Inspection Time Each Day:						
Date:	12/22/22					
Hours:	Min					

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

Comments:

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

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



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COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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SPECIAL INSPECTION REPORT

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

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

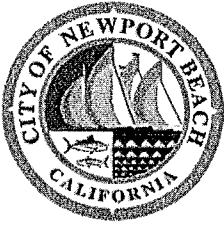
Total Inspection Time Each Day:						
Date:	12/22/22					
Hours:	Min					

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

Comments:

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

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



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COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658
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SPECIAL INSPECTION REPORT

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

Permit Number: X2019-2582,

Inspection Type (s): Field Welding

Inspection Date (s): 1/13/23 Periodic Continuous

Describe Inspection, Including Location(s):

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

Total Inspection Time Each Day:

Date:	1/13/23					
Hours:	Min					

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

Comments:

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

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



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COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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SPECIAL INSPECTION REPORT

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

Permit Number: X2019-2582, S2021-0031

Inspection Type (s): Field Welding

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

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

Total Inspection Time Each Day:						
Date:	1/23/23					
Hours:	Min					

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

Comments:

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

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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SPECIAL INSPECTION REPORT

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

Permit Number: X2019-2582

Inspection Type (s): Concrete

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

Describe Inspection, including Location(s):

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

Total Inspection Time Each Day:

Date:	11/30/23					
Hours:	Min					

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

Comments:

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

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



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION**

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658
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SPECIAL INSPECTION REPORT

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

Permit Number: X2019-2582

Inspection Type (s): Field Welding

Inspection Date (s): 2/10/23 Periodic Continuous

Describe Inspection, Including Location(s):

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

Total Inspection Time Each Day:

Date:	2/10/23					
Hours:	Min					

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

Comments:

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

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



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COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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SPECIAL INSPECTION REPORT

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

Permit Number: X2019-2582

Inspection Type (s): Field Welding

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

Describe Inspection, Including Location(s):

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

Total Inspection Time Each Day:

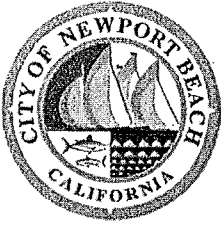
Date:	2/17/23					
Hours:	Min					

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

Comments:

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

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



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COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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SPECIAL INSPECTION REPORT

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

Describe Inspection, Including Location(s):

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

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

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

Comments:

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

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



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COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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SPECIAL INSPECTION REPORT

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

Permit Number: X2019-2582

Inspection Type (s): Field Welding

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

Describe inspection, including location(s):

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

Total Inspection Time Each Day:

Date:	3/1/23					
Hours:	Min					

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

Comments:

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

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

66
49



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658
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SPECIAL INSPECTION REPORT

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

Permit Number: X2019-2582

Inspection Type (s): Concrete

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

Describe Inspection, Including Location(s):

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

Total Inspection Time Each Day:

Date:	3/7/23					
Hours:	Min					

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

Comments:

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

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



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COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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SPECIAL INSPECTION REPORT

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

Permit Number: X2019-2582

Inspection Type (s): Field Welding

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

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

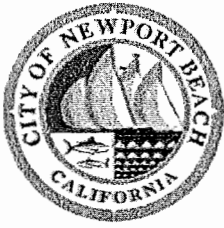
Total Inspection Time Each Day:						
Date:	4/4/23					
Hours:	Min					

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

Comments:

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

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



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COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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SPECIAL INSPECTION REPORT

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

Permit Number: X2019-2582

Inspection Type (s): Field Welding

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

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

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

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

Comments:

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

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

Attachment No. 2

Three-Year Construction Limit Notice Activities

1 ALESHIRE & WYNDER, LLP
PAUL J EARLY
2 3880 Lemon Street, Suite 520
Riverside, California 92501
3 Telephone: (951) 241-7338
Facsimile: (949) 223-1180
4 Administrative Hearing Officer

5
6 BEFORE THE ADMINISTRATIVE HEARING OFFICER

7 FOR

8 THE CITY OF NEWPORT BEACH

9 IN RE

10 401 Avocado Avenue

11
12 APPLICATION FOR PERMIT EXTENSION
NBMC. SECTION 15.02.095

**FINDINGS OF FACT AND STATEMENT
OF DECISION OF THE
ADMINISTRATIVE HEARING OFFICER**

Hearing Officer: Paul Early
Date: May 30, 2024
Time: 8:00 a.m.

13
14
15 **INTRODUCTION**

16 1. This matter involves an extension of time to complete construction for work under a building
17 permit issued for 401 Avocado Avenue (“Subject Property”) in the City of Newport Beach under
18 Section 105.3.4 of the Newport Beach Administrative Code (a locally amended version of the
19 California Building Code) as codified at Newport Beach Municipal Code (“NBMC”) Section
20 15.02.095. Paul Early (“Hearing Officer”), sitting as the Hearing Officer under NBAC Section
21 105.3.4 heard this matter on May 30, 2024 at 8:00 a.m. (the “Hearing”). The Hearing Officer is a
22 licensed attorney in the State of California and serves as Hearing Officer under contract with the
23 City of Newport Beach (“City”). Pursuant to NBAC Section 105.3.4, the Hearing Officer shall hear
24 and decide whether this application for extension should be granted, conditionally granted, or
25 denied.

26 2. City is a charter city and municipal corporation existing under the laws of the State of
27 California. The City was represented at the Hearing by Tonee Thai, Chief Building Official (“City
28 Representative”).

1 3. Jake Winkle, the Contractor for the project on the Subject Property (“Applicant”), appeared
2 in support of the application for an extension of time.

3 4. Several neighbors and members of the public were also in attendance.

4 5. The following Findings of Fact, Conclusions of Law, and Decision and Order are based on
5 the evidence presented during the Hearing.

6 6. The Hearing Officer considered the testimony of all witnesses at the Hearing and all
7 documents made part of the administrative record. The mere fact that a witness’s testimony or
8 document may not be specifically referred to below does not and shall not be construed to mean that
9 said testimony or document was not considered.

10 7. Pursuant to the Administrative Hearing Rules and Procedures of the City of Newport Beach,
11 the Hearing was digitally recorded.

12 8. The documents presented to the Hearing Officer during the hearing are attached hereto as
13 Exhibit A and form the administrative record of the hearing.

14 **ISSUES**

15 9. Pursuant to Section 105.3.4 of the NBAC, the issue to be determined by the Hearing Officer
16 is whether to grant, or conditionally grant, up to a one hundred and eighty (180) calendar day
17 extension, based on a finding that either (i) special circumstances warrant an extension of time or
18 (ii) the failure to meet the time limit was caused by circumstances beyond the Applicant’s control.

19 **FINDINGS OF FACT AND CONCLUSIONS OF LAW**

20 10. This matter is before the Hearing Officer consistent with Section 105.3.4 of the NBAC.

21 11. The City of Newport Beach adopted the 2019 California Building Code by reference under
22 Ordinance No. 2019-17 as the Newport Beach Administrative Code, codified at Newport Beach
23 Municipal Code Section 15.02.010, which reads in part, “The City Council adopts and incorporates
24 by reference, as though set forth in full in this section, Chapter 1, Division II of the 2019 Edition of
25 the California Building Code as published by the International Code Council.”

26 12. The City of Newport Beach adopted certain additions, amendments, and deletions to the
27 2019 California Building Code, pursuant to its authority under California Health and Safety Code
28 Section 17958.5.

1 13. One such addition is the addition of Sections 105.3.3, 105.3.4, and 105.3.5 to the Newport
2 Beach Administrative Code, codified at Newport Beach Municipal Code Section 15.02.095. Section
3 105.3.3 reads:

4 “For any one-unit or two-unit dwelling for which a tentative and final tract map is
5 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,
7 rehabilitation, renovation, addition(s), modification(s), improvement(s), or alteration(s),
8 shall be limited to three (3) years, unless an extension is granted in accordance with Section
9 105.3.4.

10 For building permits issued on or after June 1, 2019, the time limit to complete
11 construction shall begin on the date of issuance of the first or original building permit. For
12 building permits issued prior to June 1, 2019, the time limit to complete construction shall
13 be three (3) years from June 1, 2019.

14 Final inspection and approval of the construction work by the City shall mark the
15 date of construction completion for purposes of Section 15.02.095. Time limits set forth
16 herein shall not be extended by issuance of a subsequent building permit(s) for the same
17 project.”

18 14. The following building permits issued by the City of Newport Beach on or about April 20,
19 2020 (the “Permits”):

20 Permit No. X2019-2581 - NEW 16,118 SQ. FT. SINGLE FAMILY DWELLING WITH
21 BASEMENT AND ATTACHED 3,007 SQ. FT. GARAGE, AND ATTACHED 749 SQ. FT.
22 ACCESSORY DWELLING UNIT

23 Permit No. X2019-2582 – NEW 889 SQ. FT. ACCESSORY STRUCTURE WITH
24 CAISSONS

25 Permit No. X2019-2583 - SITE RETAINING WALLS WITH CAISSONS

26 Permit No. X2021-2899 – ADDITIONAL RETAINING WALL 7' HIGH X 52 L.F.

27 The Permits were set to expire on April 20, 2023.

28

1 15. Permits may be extended up to one year beyond the initial three-year deadline by application
2 to the City Building Official. (NBAC 105.3.4(1)).

3 16. The full, one year extension was granted by the Building Official on March 13, 2023. As a
4 result of the Building Official's actions, the Permit was set to expire on April 22, 2024.

5 17. Section 105.3.4 provides that if a project is not completed within the timeframe authorized
6 by the Building Official, the property owner or their authorized agent may seek further extension
7 from the City's Hearing Officer. The property owner or applicant may seek two extensions from the
8 Hearing Officer which shall not exceed 180 days each. To grant the extension, the Hearing Officer
9 must find that either (i) special circumstances warrant an extension of time or (ii) the failure to meet
10 the time limit was caused by circumstances beyond the property owner's, applicant's, or their
11 contractor's control. Any approval of an extension should include conditions to ensure timely
12 completion of the project in a manner that limits impacts on surrounding property owners. Applicant
13 filed a request for an extension with the City Hearing Officer seeking an extension for the full 180
14 days possible under the code.

15 18. The Applicant filed their first request for an extension for an additional 180 days and a
16 hearing was held on May 30, 2024.

17 19. The City Representatives presented uncontroverted evidence that there has been steady and
18 regular inspections on the project and that the project is substantially more complicated than a
19 traditional single family residence. There was no objection from the City Representatives to the
20 Hearing Officer granting an extension.

21 20. Applicant provided uncontroverted evidence that the project was continuing at a regular pace
22 and that significant work has continued to occur on the Subject Property. Applicant represented that
23 the significant delays were caused required modifications to sewer lines and public improvements.
24 Applicant believes the project will likely take another year to complete.

25 21. Five neighbors and residents spoke and gave testimony. Common concerns beyond the
26 length of time of construction include dust control issues at the site, workers arriving as early as
27 6am, parking in front of residences, loud music from workers, idling trucks and trash and debris
28 from the site.

1 22. The Applicant testified that several other homes were being constructed in the same
2 neighborhood, which contribute to the parking issues.

3 23. Credibility determinations were made in favor of the Applicant, the witnesses and the City.
4 The Applicant presented credible evidence that the delays were due to circumstances partially
5 beyond their control resulting from public facility improvements and utility connections as well as
6 the complex nature and scope of the project.

7 **DECISION AND ORDER**

8 24. The Applicant has presented sufficient evidence to establish that “the failure to meet the time
9 limit was caused primarily by circumstances beyond the property owner’s, applicant’s, or their
10 contractor’s control.” The Applicant could not have foreseen the significant delays caused by ground
11 conditions and other agency requirements. The owner, applicant, and/or contractor were not the
12 cause of those delays, nor could they have been avoided with reasonable diligence.

13 29. The Hearing Officer hereby grants an extension to **5:00pm on October 19, 2024**, in order
14 to ensure the timely completion of the project.

15 30. In response to the neighbors’ concerns, the Hearing Officer imposes the following conditions
16 of approval on the grant of an extension:

17 a) Applicant and all contractors, agents, and employees working on the project shall not
18 violate the City’s noise ordinance. In addition, Applicant shall notify all employees and
19 subcontractors that any and all music or other noise shall be confined to the project site and only
20 during authorized hours for construction.

21 b) Applicant and all contractors, agents, and employees working on the project shall not
22 violate the City’s parking ordinance. In addition, Applicant shall notify all employees and
23 subcontractors that they shall not park in such a manner as to block or obstruct any residential
24 driveway and that no idling of vehicles shall be permitted on any city street surrounding the project
25 area, except during hours authorized for construction activity.

26 c) The Subject Property must remain free of all trash, debris, and rubbish. Applicant shall
27 monitor the project site and surrounding community on a daily basis for trash and debris that may
28 have left the Subject Property and remove same.

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d) Applicant must comply with all lawful orders of the City’s Building Division.

31. Under NBAC 105.3.4 this decision is the first extension available on such permit and is not appealable to any City body.

32. 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.

Dated: June 6, 2024



Paul Early
Administrative Hearing Officer

Attachment No. 3

Building Official Extension



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

RECEIVED BY
 COMMUNITY
 DEVELOPMENT

MAR 06 2023

CITY OF
 NEWPORT BEACH

Three Year Construction Time Limit Extension
Building Official Application

Project Address:	401 Avocado Avenue			Receipt No.:	13889-0001	
Permit No.:	X2019-2581 X2019-2582 X2019-2583	*2021-2099	Original Permit Issued Date:	4/23/2020	Extension Fee:	\$208
					Date Fee Paid:	03/06/23
PETITIONER/PROPERTY OWNER INFORMATION						
Name (Must be payor of fees):	Jake Winkle		Company Name:	Winkle Custom Homes		
Street Address:	3857 Birch St. #460		City:	Newport Beach	State:	CA
					Zip Code:	92660
Email:	jakewinkle@gmail.com		Phone:	949-566-8543		
PROJECT INFORMATION						
Length of extension requested:	18 Months 365 DAYS					
New end date if request is approved:	February 2025 04-22-2024					
Previous Extension(s) Granted? (Y/N):	N		If Yes, How Many?:			
Description of Work Under Permit:	New two-story SFR with basement, detached accessory unit, and pool / spa. Please see attached for additional details.					
Reason for Extension Request	(Attach Supporting Documents as Needed) Due to the overall size of the home (~20,000) and the uniqueness of the property (2.35 acres with a large slope) we are requesting additional time be added to the 3 year limit. Please see attached for additional details.					
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.						
Petitioner's Signature:			Relationship to Property Owner:	Project General Contractor		Date:
						3 / 3 / 23
FOR STAFF USE ONLY						
Department Action:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied					
Conditions of Approval or Comments:	PERMITS SHALL EXPIRE ON 04-22-2024 UNLESS ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER. MAXIMUM 365 DAYS GRANTED BY BUILDING OFFICIAL.					
Building Inspector Reviewed:	Name:	Rick LaBare		Signature:		
					Date:	3/6/23
Building Official Approval:	Name:	LONEE HAT		Signature:		
					Date:	03/13/23



March 3rd, 2023

RE: Winkle Custom Homes 2-Year Permit Extension Request

ADDRESS: 401 Avocado Ave. Corona del Mar

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

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

SEE INCLUDED:

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

WINKLE

CUSTOM HOMES

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

Area of structure:

New

Basement	4,524 sf
First Floor	9,056 sf
Second Floor	2,538 sf
Caretaker's Cottage (ADU)	749 sf
Total Living:	16,867 sf
<hr/>	
1- Car Garage	552 sf
6- Car Garage	2,455 sf
Total Structure:	19,874 sf
<hr/>	
Deck	2,011 sf
Res. Accessory Structure	889 sf

Lot Area: 102,701 sf
 Floor Area Limit: 1.5 (Buildable Area - Corona del Mar)
 (Gross Floor Area) 80,653 sf x 1.5 = 120,980 > 19,874 sf O.K.
 Parking: 7 Total (Covered), 1 undersized

APPROVED
 AUTHORIZED
 PROJECT
 NUMBER
 APPROVED
 COUNTY
 TRAILER
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 PERMITS
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 PROJECT
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 COUNTY

City Notes

<u>Architectural</u>	<u>Electrical</u>	
General Notes	Gen. Notes, Sched., Single Line Diagram	E1.0
Min. Construction/CALGreen Req.	Panel Schedules	E1.1
Min. Con./CALGreen/ Modification Request	Light Fixture Schedule	E1.2
General Conditions & Specifications	Light Fixture Schedule	E1.3

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WINKLE

CUSTOM HOMES

Lot Reference – Google Earth

Does not accurately represent current phase. Outdated photos.



WINKLE CUSTOM HOMES

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

WINKLE

CUSTOM HOMES

February 27th, 2023

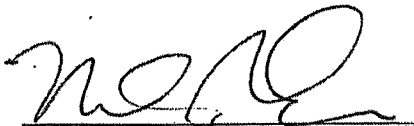
RE: Winkle Custom Homes Permit Time Limit

Extension ADDRESS: 401 Avocado Ave. Corona del Mar

PERMITS: All associated with project

To the City of Newport Chief Building Official,

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



401415 Avocado, LLC.
401 Avocado Ave. Newport Beach

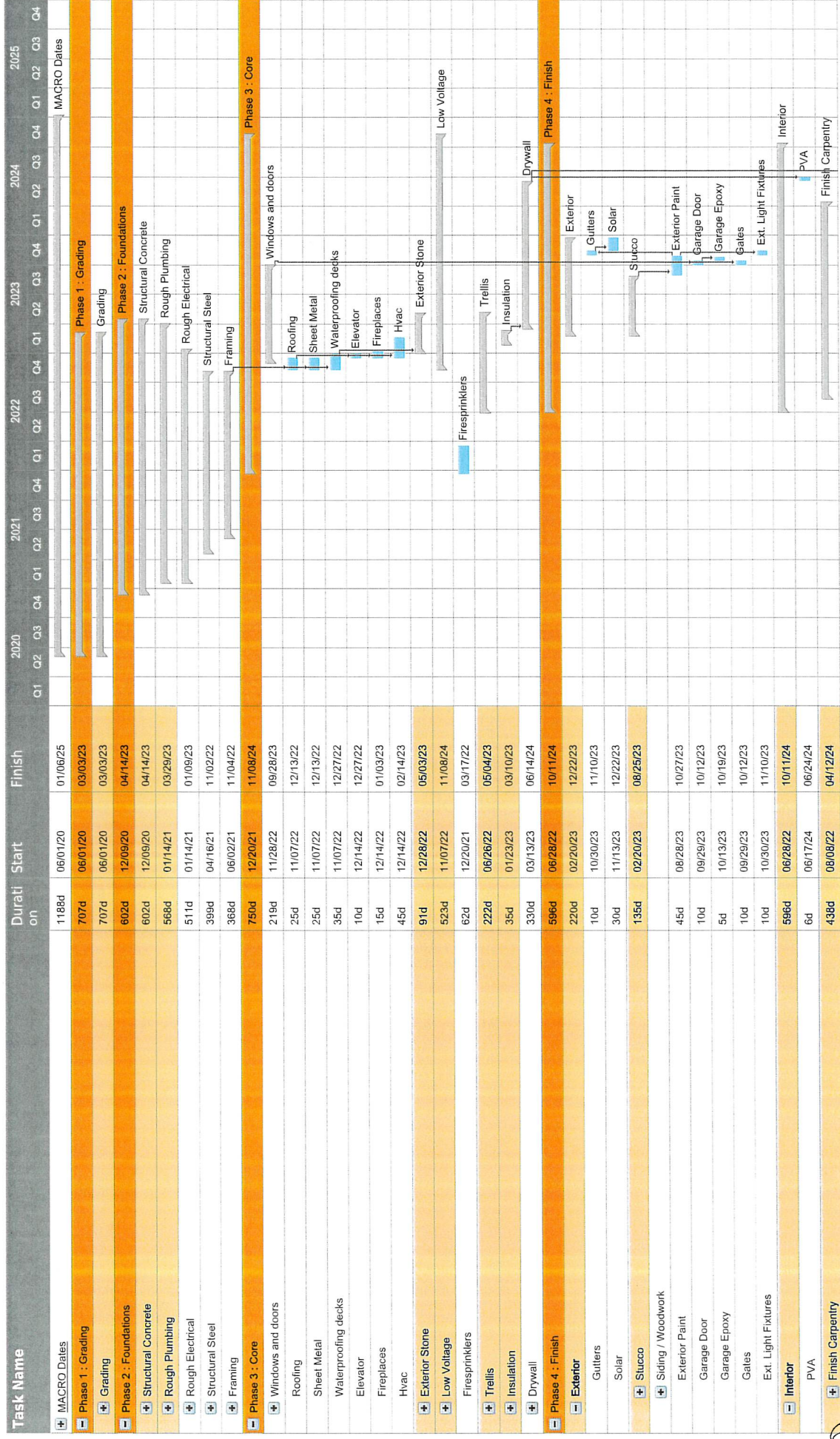
3/1/23
Date of Signature

WINKLE CUSTOM HOMES

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

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(Final) Chelsie's Schedule 401 Avocado



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