

October 17, 2024 Agenda Item No. 1

Three-Year Construction Time Limit Extension in Accordance with SUBJECT:

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

CA Avocado 401416 LLC OWNER:

BUILDING

Jason Rudenick, Senior Building Inspector INSPECTOR:

Tonee Thai, Chief Building Official - 949-718-1867, PREPARED BY:

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 1<sup>st</sup> 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 – 1<sup>st</sup> Public Hearing Order

Attachment No. 3 – 1<sup>st</sup> Public Hearing Staff Report

## **Attachment No. 1**

Building Inspection History after May 30, 2024

#### **ERMIT INS ECTION HISTORY RE RT (X2019-2581)**

CA AVOCADO 401416 LLC Combo Residential 08/15/2019 ermit Type: **Application Date:** Owner: New 04/23/2020 050 336 28 Work Class: Issue Date: **Parcel** Issued **Expiration Date:** 01/13/2025 Address: **401 AVOCADO AVE** Status: NEWPORT BEACH, CA 92625 234522 **IVR Number:** cheduled Reinspection **Actual Inspection Type** Inspection No. **Inspection Status Primary Inspector** Complete Required? **Date Start Date NOTES Created By TEXT Created Date** Mike White 07/24/2023 Field contact name: Mike White, phone number: 9494448549. Mike White 12/01/2023 Field contact name: Mike White, phone number: 9494448549. Mike White 12/11/2023 Field contact name: Mike White, phone number: 9494448549. Mike White 01/08/2024 Field contact name: Mike White, phone number: 9494448549. Mike White 02/27/2024 Field contact name: Mike White, phone number: 9494448549. 03/11/2024 03/11/2024 Other - Building iBLD-009157-2024 Partial Pass Jason Rudenick Yes Incomplete Reinspection of iBLD-044956-2023 Checklist Item Approved Correction Area rains at all locations Yes **NOTES Created By TEXT Created Date** Mike White 10/11/2022 Field contact name: Mike White, phone number: 9494448549. Mike White 07/26/2023 Field contact name: Mike white, phone number: (949) 444-8549. 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 Jason Rudenick 06/17/2024 06/17/2024 Shear an Hold iBLD-023153-2024 Approved No Complete Downs Reinspection of iBLD-026130-2023 **Checklist Item OMMENTS** Approved Comment Sor receive Yes **NOTES TEXT Created Date** Created By Mike White 01/17/2023 Field contact name: Mike White, phone number: 9494448549. Mike White 02/06/2023 Field contact name: Mike White, phone number: 9494448549. Mike White 07/11/2023 Field contact name: Mike White, phone number: 9494448549. 06/19/2024 06/19/2024 Insulation/Densglass iBLD-023534-2024 Approved Jason Rudenick Nο Complete 5

#### **PERMIT INSPECTION HISTORY REPORT (X2019-2581)**

CA AVOCADO 401416 LLC Permit Type: Combo Residential **Application Date:** 08/15/2019 Owner: New 04/23/2020 050 336 28 Work Class: Issue Date: **Parcel** Issued **Expiration Date:** 01/13/2025 Address: **401 AVOCADO AVE** Status: NEWPORT BEACH, CA 92625 234522 **IVR Number: Scheduled** Reinspection **Actual Inspection Type** Inspection No. **Inspection Status Primary Inspector** Complete Required? **Date Start Date** Reinspection of iBLD-044960-2023 Checklist Item COMMENTS Approved Comment Yes **NOTES TEXT** Created By **Created Date** Mike White 06/28/2023 Field contact name: Mike White, phone number: 9494448549. Mike White 06/18/2024 Field contact name: Mike White, phone number: 9494448549. 06/19/2024 Other - Electrical iBLD-023533-2024 Partial Pass Jason Rudenick Incomplete Yes Reinspection of iBLD-002006-2023 Checklist Item **COMMENTS** Approved Comment Lock out walk Yes **NOTES Created By TEXT Created Date** 06/18/2024 Mike White Field contact name: Mike White, phone number: 9494448549. iBLD-023691-2024 Partial Pass 06/20/2024 06/20/2024 Jason Rudenick Yes Complete Rough Electrical Service Reinspection of iBLD-018145-2023 Checklist Item **COMMENTS** Approved Comment Lock out walk Yes **NOTES TEXT Created Date Created By** Mike White 05/16/2023 Field contact name: Mike White, phone number: 9494448549. Mike White 06/19/2024 Field contact name: Mike White, phone number: 9494448549. Partial Pass 07/03/2024 07/03/2024 Other - Electrical iBLD-025425-2024 Jason Rudenick Yes Incomplete Reinspection of iBLD-023533-2024 COMMENTS Checklist Item Approved Comment Lock out tag out pre walk Yes **NOTES Created By TEXT Created Date** 06/18/2024 Mike White Field contact name: Mike White, phone number: 9494448549. Mike White 07/02/2024 Field contact name: Mike White, phone number: 9494448549. 07/17/2024 07/17/2024 Final Electrical iBLD-027248-2024 Partial Pass Jason Rudenick Yes Incomplete 6

#### **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 Start Date Inspection Type Inspection No. Inspection Status Primary Inspector Required?

Reinspection Required?

 Checklist Item
 COMMENTS
 Approved

 Comment
 Edison release, email sent.
 Yes

#### PERMIT INSPECTION HISTORY REPORT (X2019-2582)

Combo Residential CA AVOCADO 401416 LLC Permit Type: **Application Date:** 08/15/2019 Owner: Addition 04/23/2020 050 336 28 Work Class: Issue Date: **Parcel** Issued **Expiration Date:** 12/16/2024 Address: **401 AVOCADO AVE** Status: NEWPORT BEACH, CA 92625 234523 **IVR Number: Scheduled** Reinspection **Actual Inspection Type** Inspection No. **Inspection Status Primary Inspector** Complete Required? **Date Start Date NOTES Created By TEXT Created Date** Mike White 10/25/2022 Field contact name: Mike White, phone number: 9494448549. Mike White 04/04/2023 Field contact name: Mike White, phone number: 9494448549. 04/05/2023 iBLD-012001-2023 Partial Pass Rick La Bare Yes Incomplete Rough HVAC/Mech/Fireplace **Checklist Item COMMENTS** Approved Comment Duct in attic space is R8; however, not location currently No approved on plan **NOTES TEXT Created Date** Created By 04/04/2023 Mike White Field contact name: Mike White, phone number: 9494448549. 06/02/2023 06/02/2023 Roof Framing. iBLD-020214-2023 Approved Rick La Bare No Complete Sheathing & Bldg Height Reinspection of iBLD-012003-2023 **NOTES Created By Created Date** Mike White 10/25/2022 Field contact name: Mike White, phone number: 9494448549. Mike White 04/04/2023 Field contact name: Mike White, phone number: 9494448549. Mike White 05/31/2023 Field contact name: Mike White, phone number: 9494448549. 06/17/2024 06/17/2024 Complete Framing iBLD-023154-2024 Approved Jason Rudenick No Complete **Checklist Item COMMENTS** Approved Comment Sor and ht cert received Yes 06/17/2024 Rough Electric iBLD-023152-2024 Approved Jason Rudenick No Complete Residential 06/19/2024 06/19/2024 Area Drains iBLD-023693-2024 Approved Jason Rudenick No Complete Reinspection of iBLD-017511-2022 Checklist Item **COMMENTS** Approved Comment Yes Trench drains at pool house **NOTES Created By TEXT Created Date** Mike White 11/20/2022 Field contact name: Mike White, phone number: 9494448549.

### **ERMIT INS ECTION HISTORY RE RT (X2019-2582)**

ermit 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

cheduled Date	Actual Start Date	Inspection 1	Гуре Іі	nspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	06/19/2024	Fireplace Thro	oat iE	BLD-023697-2024	Approved	Jason Rudenick	No	Complete
	06/19/2024	Gas Pipe Rou	gh iE	3LD-023695-2024	Approved	Jason Rudenick	No	Complete
	06/19/2024	Insulation/Den	sglass iE	3LD-023694-2024	Approved	Jason Rudenick	No	Complete
	06/19/2024	Rough		BLD-023698-2024	Approved	Jason Rudenick	No	Complete
		HVAC/Mech/Fireplace  Reinspection of iBLD-012001-2023						
		С	hecklist l	tem	OMMENTS		Approved	
		C	Comment				Yes	
			NOTES	Created By TEXT			Created I	Date
				Mike White			04/04/20	23

06/19/2024 Rough Plumbing & iBLD-023696-2024 Approved Jason Rudenick No Complete

Pan Test

06/19/2024 Shear an Hold iBLD-023699-2024 Approved Jason Rudenick No Complete

Downs

#### Reinspection of iBLD-015370-2022

Checklist Item	OMMENTS	Approved
Comment	Sor receive	Yes

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

401 Avocado Ave - Permit X2019-2581 Administrative Hearing, October 17, 2024 Page 5

## Attachment No. 2

1<sup>st</sup> Public Hearing Order

1 2	ALESHIRE & WYNDER, LLP PAUL J EARLY 3880 Lemon Street, Suite 520	
3	Riverside, California 92501 Telephone: (951) 241-7338	
	Facsimile: (949) 223-1180 Administrative Hearing Officer	
4	Administrative Hearing Officer	
5	DEFODE THE ADMINISTE	ATIVE HEARING OFFICER
6		
7		OR
8	THE CITY OF N	EWPORT BEACH
9	IN RE	FINDINGS OF FACT AND STATEMENT
10	401 Avocado Avenue	OF DECISION OF THE ADMINISTRATIVE HEARING OFFICER
11		Hearing Officer: Paul Early
12	APPLICATION FOR PERMIT EXTENSION NBMC. SECTION 15.02.095	Date: May 30, 2024 Time: 8:00 a.m.
13	11BMC. SECTION 13.02.093	Time.
14		
15	<u>INTROI</u>	<u>DUCTION</u>
16	1. This matter involves an extension of time	to complete construction for work under a building
17	permit issued for 401 Avocado Avenue ("Subjection of the control o	ct Property") in the City of Newport Beach under
18	Section 105.3.4 of the Newport Beach Admini	strative Code (a locally amended version of the
19	California Building Code) as codified at New	port Beach Municipal Code ("NBMC") Section
20	15.02.095. Paul Early ("Hearing Officer"), sitti	ing 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 NB.	AC Section 105.3.4, the Hearing Officer shall hear
24	and decide whether this application for extens	ion should be granted, conditionally granted, or
25	denied.	
26	2. City is a charter city and municipal con	poration existing under the laws of the State of

California. The City was represented at the Hearing by Tonee Thai, Chief Building Official ("City

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Representative").

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- 3. Jake Winkle, the Contractor for the project on the Subject Property ("Applicant"), appeared in support of the application for an extension of time.
- 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 the evidence presented during the Hearing.
  - 6. The Hearing Officer considered the testimony of all witnesses at the Hearing and all documents made part of the administrative record. The mere fact that a witness's testimony or document may not be specifically referred to below does not and shall not be construed to mean that said testimony or document was not considered.
- Pursuant to the Administrative Hearing Rules and Procedures of the City of Newport Beach,the Hearing was digitally recorded.
  - 8. The documents presented to the Hearing Officer during the hearing are attached hereto as Exhibit A and form the administrative record of the hearing.

#### **ISSUES**

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

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

- 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.

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

"For any one-unit or two-unit dwelling for which a tentative and final tract map is not required, the maximum allowable time to complete construction for any work that requires a building permit including, but not limited to, any construction, reconstruction, rehabilitation, renovation, addition(s), modification(s), improvement(s), or alteration(s), shall be limited to three (3) years, unless an extension is granted in accordance with Section 105.3.4.

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

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

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

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

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

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

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

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

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-3-01088.0075/988423.1

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

- 16. The full, one year extension was granted by the Building Official on March 13, 2023. As a result of the Building Official's actions, the Permit was set to expire on April 22, 2024.
- 17. Section 105.3.4 provides that if a project is not completed within the timeframe authorized by the Building Official, the property owner or their authorized agent may seek further extension from the City's Hearing Officer. The property owner or applicant may seek two extensions from the Hearing Officer which shall not exceed 180 days each. To grant the extension, the Hearing Officer must find that either (i) special circumstances warrant an extension of time or (ii) the failure to meet the time limit was caused by circumstances beyond the property owner's, applicant's, or their contractor's control. Any approval of an extension should include conditions to ensure timely completion of the project in a manner that limits impacts on surrounding property owners. Applicant filed a request for an extension with the City Hearing Officer seeking an extension for the full 180 days possible under the code.
- 18. The Applicant filed their first request for an extension for an additional 180 days and a hearing was held on May 30, 2024.
- 19. The City Representatives presented uncontroverted evidence that there has been steady and regular inspections on the project and that the project is substantially more complicated than a traditional single family residence. There was no objection from the City Representatives to the Hearing Officer granting an extension.
- 20. Applicant provided uncontroverted evidence that the project was continuing at a regular pace and that significant work has continued to occur on the Subject Property. Applicant represented that the significant delays were caused required modifications to sewer lines and public improvements. Applicant believes the project will likely take another year to complete.
- 21. Five neighbors and residents spoke and gave testimony. Common concerns beyond the length of time of construction include dust control issues at the site, workers arriving as early as 6am, parking in front of residences, loud music from workers, idling trucks and trash and debris from the site.

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neighborhood, which contribute to the parking issues.

The Applicant testified that several other homes were being constructed in the same

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

#### **DECISION AND ORDER**

- 24. The Applicant has presented sufficient evidence to establish that "the failure to meet the time
- limit was caused primarily by circumstances beyond the property owner's, applicant's, or their
- contractor's control." The Applicant could not have foreseen the significant delays caused by ground
- conditions and other agency requirements. The owner, applicant, and/or contractor were not the
- cause of those delays, nor could they have been avoided with reasonable diligence.
- 29. The Hearing Officer hereby grants an extension to 5:00pm on October 19, 2024, in order
- to ensure the timely completion of the project.
- 30. In response to the neighbors' concerns, the Hearing Officer imposes the following conditions
- of approval on the grant of an extension:
  - a) Applicant and all contractors, agents, and employees working on the project shall not
  - violate the City's noise ordinance. In addition, Applicant shall notify all employees and
  - subcontractors that any and all music or other noise shall be confined to the project site and only
  - during authorized hours for construction.
    - b) Applicant and all contractors, agents, and employees working on the project shall not
  - violate the City's parking ordinance. In addition, Applicant shall notify all employees and
  - subcontractors that they shall not park in such a manner as to block or obstruct any residential
  - driveway and that no idling of vehicles shall be permitted on any city street surrounding the project
  - area, except during hours authorized for construction activity.
  - c) The Subject Property must remain free of all trash, debris, and rubbish. Applicant shall
- monitor the project site and surrounding community on a daily basis for trash and debris that may
  - 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

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## **Attachment No. 3**

1st Public Hearing Staff Report



May 30, 2024 Agenda Item No. 1

Three-Year Construction Time Limit Extension in Accordance with

Newport Beach Municipal Code (NBMC) 15.02.095 (Addition of

Sections 105.3.3, 105.3.4 and 105.3.5), Section 105.3.4, Item 2

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

SITE LOCATION: 401 Avocado Avenue

**APPLICANT:** Jake Winkle

PROPERTY

SUBJECT:

OWNER: CA Avocado 401416 LLC

BUILDING

INSPECTOR: Jason Rudenick, Senior Building Inspector

PREPARED BY: Tonee Thai, Chief Building Official - 949-718-1867,

tthai@newportbeachca.gov

#### **PROJECT SUMMARY**

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

#### **BUILDING PERMIT HISTORY**

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

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

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

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

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

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

Please refer to Attachment 1 for detailed permit inspection history.

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

Please refer to Attachment 2 for detailed notice activities.

#### **BUILDING OFFICIAL EXTENSION**

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

#### **RECOMMENDATION**

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

#### **PUBLIC NOTICE**

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

#### **ATTACHMENTS**

Attachment No. 1 – Building Inspection History

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

Attachment No. 3 – Building Official Extension

## **Attachment No. 1**

Building Inspection History



**IVR Number:** 

140860

### 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

Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
ocation: 401	AVOCADO AVE					
1-0305						
10/20/2021	Pre-job	N2021-0305-A0028 98219	Partial Pass		No	Incomplete
09/23/2022	Public Works Inspection	iPW-009871-2022	Partial Pass	Michael Paieri	Yes	Incomplete
09/28/2022	Forms with Compaction	iPW-010374-2022	Partial Pass	Matt Aman	Yes	Incomplete
10/06/2022	Forms with Compaction	iPW-011548-2022	Partial Pass	Matt Aman	Yes	Incomplete
10/12/2022	Final Public Works	iPW-012191-2022	Approved	Matt Aman	No	Complete
3-0354						
07/19/2023	Excavation	iPW-027110-2023	Approved	Kevin O'Campo	No	Complete
07/21/2023	Service Connections - Utilities	iPW-027337-2023	Approved	Kevin O'Campo	No	Complete
3-0448						
08/31/2023	Pre-job	iPW-033387-2023	Partial Pass	Matt Aman	Yes	Incomplete
09/14/2023	Forms with Compaction	iPW-035421-2023	Partial Pass	Matt Aman	Yes	Incomplete
23-0119						
03/06/2023	Final Building	iBLD-007920-2023	Partial Pass	Rick La Bare	Yes	Incomplete
09/05/2023	Final Building	iBLD-033799-2023	Partial Pass	David Reed	Yes	Incomplete
		Reinspection of iBL	D-007920-2023			
0-1739						
11/17/2020	Public Works Inspection	REV20-1739-A002 763795	Correction	David Keely	No	Complete
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	Legacy Inspection	REV20-1739-A002 780811	Correction	Yoko Tanaka	No	Complete
01/21/2021	Legacy Inspection	REV20-1739-A002 784729	Correction	Sergio Gutierrez	No	Complete
05/24/2021	Legacy Inspection	REV20-1739-A002 836357	Correction	Yoko Tanaka	No	Complete
06/04/2021	Legacy Inspection	REV20-1739-A002 840386	Correction	Sergio Gutierrez	No	Complete
06/10/2021	Public Works Inspection	REV20-1739-A002	Correction	Abigail Cooke	No	Complete 21
	Start Date Detaion: 401 / 1-0305 10/20/2021 09/23/2022 09/28/2022 10/06/2022 10/12/2022 3-0354 07/19/2023 07/21/2023 3-0448 08/31/2023 09/14/2023 23-0119 03/06/2023 09/05/2023 11/20/2020 11/20/2020 11/20/2020 01/11/2021 01/21/2021 05/24/2021	Start Date Inspection Type Decation: 401 AVOCADO AVE 1-0305  10/20/2021 Pre-job  09/23/2022 Public Works Inspection  09/28/2022 Forms with Compaction  10/06/2022 Forms with Compaction  10/12/2022 Final Public Works 3-0354  07/19/2023 Excavation  07/21/2023 Service Connections - Utilities 3-0448  08/31/2023 Pre-job  09/14/2023 Forms with Compaction  23-0119  03/06/2023 Final Building  09/05/2023 Final Building  09-1739  11/17/2020 Public Works Inspection  11/20/2020 Legacy Inspection  11/20/2020 Legacy Inspection  01/21/2021 Legacy Inspection  05/24/2021 Legacy Inspection  06/04/2021 Legacy Inspection  06/04/2021 Legacy Inspection	Inspection Type	Inspection No.   Inspection Status	Inspection Type	Inspection Type

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Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Permit: REV	21-1661						
10/26/2021	10/26/2021	Legacy Inspection	REV21-1661-A002 900440	Correction	Savanah Reyes	No	Complete
Permit: REV	21-1895						
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: REV	22-1027						
06/08/2022	06/08/2022	Legacy Inspection	REV22-1027-A002 995221	Correction	Jessica Sanchez	No	Complete
Permit: X201	9-2581						
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 22
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	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						22
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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 24
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Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Statu	s 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 25
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		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 iBL	D-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 iBL	D-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 iBL	D-014121-2022			
	12/06/2022	Masonry Pre-Grout/Wall Steel		Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL				
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 Reinspection of iBL	Partial Pass D-020010-2022	Rick La Bare	Yes	Incomplete
12/21/2022	12/21/2022	Complete Framing	iBLD-021527-2022 Reinspection of iBL	Correction <b>D-017059-2022</b>	Rick La Bare	Yes	Complete
	12/21/2022	Rough Plumbing & Pan Test	iBLD-021529-2022	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	D-003780-2022			
01/05/2023	01/05/2023	Complete Framing	iBLD-000340-2023 Reinspection of iBL	Partial Pass D-021527-2022	Rick La Bare	Yes	Incomplete
	01/05/2023	Rough Plumbing & Pan Test	iBLD-000339-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	D-021529-2022			
01/12/2023	01/12/2023	Area Drains	iBLD-001213-2023 Reinspection of iBL	Partial Pass D-006380-2022	Bill Tuman	Yes	Incomplete
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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 iBL				
	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 iBL				
	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 iBL				
	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
		Residential	Reinspection of iBL	.D-016941-2022			
	01/19/2023	Rough HVAC/Mech/Fireplac	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 iBL	.D-000339-2023			
01/23/2023	01/23/2023	Sewer	iBLD-002461-2023	Approved	Rick La Bare	No	Complete
			Reinspection of iBL	.D-019988-2022			
01/24/2023	01/24/2023	Complete Framing	iBLD-002649-2023	Correction	Rick La Bare	Yes	Complete
	04/04/0000		Reinspection of iBL		Diek La Dana	Vaa	Camaniata
	01/24/2023	Footings and Foundation	iBLD-002661-2023	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBL	.D-019434-2022			
	01/23/2023	Rough Electric	iBLD-002366-2023	Correction	Rick La Bare	Yes	Complete
		Residential	Reinspection of iBL	.D-001975-2023			
	01/24/2023	Rough HVAC/Mech/Fireplac	iBLD-002631-2023	Correction	Rick La Bare	Yes	Complete
		TTV/TO/MOON/T II OPIAC	Reinspection of iBL	.D-001974-2023			
02/01/2023	02/01/2023	Gas Pipe Underground	iBLD-003836-2023	Correction	Rick La Bare	Yes	Complete
		2g	Reinspection of iBL	.D-020597-2022			
	02/01/2023	Water Pipe Underground	iBLD-003767-2023	Not Ready for Inspection	Rick La Bare	Yes	Complete
			Reinspection of iBL	.D-007636-2022			
02/02/2023	02/02/2023	Gas Pipe Underground	iBLD-004039-2023	Approved	Rick La Bare	No	Complete
			Reinspection of iBL	.D-003836-2023			$\sim$ $\prec$
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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 iBL	.D-003767-2023			
02/07/2023	02/07/2023	Shear and Hold Downs	iBLD-004593-2023	Partial Pass	Rick La Bare	Yes	Complete
			Reinspection of iBL	.D-001843-2023			
02/15/2023	02/16/2023	Area Drains	iBLD-005651-2023	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBL	.D-001213-2023			
	02/15/2023	Fireplace Throat	iBLD-005650-2023	Cancelled	Rick La Bare	Yes	Complete
			Reinspection of iBL	.D-001978-2023			
	02/15/2023	Rough Electric Residential	iBLD-005649-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	D-002366-2023			
	02/15/2023	Rough	iBLD-005647-2023	Partial Pass	Rick La Bare	Yes	Incomplete
		HVAC/Mech/Fireplace	ce Reinspection of iBL	D-002631-2023			
	02/15/2023	Daugh Dlumbing 9	iBLD-005648-2023	Partial Pass	Rick La Bare	Yes	Incomplete
	02/13/2023	Rough Plumbing & Pan Test	Reinspection of iBL		Nick La Bare	163	mcomplete
03/16/2023	03/16/2023	Area Drains	iBLD-009568-2023	Partial Pass	Rick La Bare	Yes	Incomplete
00,10,2020	00/10/2020	7.11.00. 2.10.11.0	Reinspection of iBL		. Holk Zu Zu. C	. 55	
	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 iBL	.D-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 iBL	D-002649-2023			
	05/17/2023	Masonry	iBLD-018144-2023	Partial Pass	Rick La Bare	Yes	Incomplete
		Pre-Grout/Wall Stee					
			Reinspection of iBL				
	05/17/2023	Rough Electric Residential	iBLD-017982-2023	Partial Pass	Rick La Bare	Yes	Incomplete
		rtesidential	Reinspection of iBL	D-005649-2023			
	05/17/2023	Rough Electrical Service	iBLD-018145-2023	Cancelled	Rick La Bare	Yes	Complete
	05/17/2023	Rough HVAC/Mech/Firepla	iBLD-017983-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	.D-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 iBL	D-009568-2023			
07/12/2023	07/12/2023	Shear and Hold Downs	iBLD-026130-2023	Partial Pass	Rick La Bare	Yes	Incomplete 28
May 03, 2024			100 Civic Cente	er Dr, Newport Beach, C	CA 92660	1	1 Page 8 of 14

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

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
			Reinspection of iBL	D-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 iBL	D-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 iBL	D-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 iBL				
	08/31/2023	Shower Lath	iBLD-033307-2023 Reinspection of iBL	Partial Pass D-012817-2023	Rick La Bare	Yes	Complete
09/25/2023	09/25/2023	Area Drains	iBLD-036929-2023 Reinspection of iBL	Partial Pass D-025093-2023	Rick La Bare	Yes	Incomplete
	09/25/2023	Drywall Fire Caulk	iBLD-036932-2023 Reinspection of iBL	Partial Pass D-015732-2023	Rick La Bare	Yes	Incomplete
	09/25/2023	Masonry Pre-Grout/Wall Steel	iBLD-036931-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL				
10/17/2023	10/17/2023	Shower Lath	iBLD-040011-2023 Reinspection of iBL	Partial Pass D-033307-2023	Rick La Bare	Yes	Incomplete
10/18/2023	10/18/2023	Area Drains	iBLD-040012-2023 Reinspection of iBL	Partial Pass D-036929-2023	Rick La Bare	Yes	Incomplete
11/17/2023	11/17/2023	Insulation/Densglass	iBLD-044960-2023 Reinspection of iBL	Partial Pass D-024568-2023	Jason Rudenick	Yes	Incomplete
	11/17/2023	Other Building	iBLD-044956-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
	,,2020	Guie. Guianig	Reinspection of iBL		ouden i tudennen	. 55	
12/04/2023	12/04/2023	Vapor Barrier/Exterior	•	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBL	D-027905-2023			
12/05/2023		Area Drains	iBLD-046776-2023 Reinspection of iBL	Partial Pass	Rick La Bare	Yes	Incomplete
12/13/2023	12/13/2023	Vapor Barrier/Exterio	•	Partial Pass	Jason Rudenick	Yes	Incomplete
		Lath/Veneer Lath	Reinspection of iBL	D-046652-2023			
04/00/0004	04/00/0004				Lancia Dividendale	V.	In
01/09/2024	01/09/2024	Vapor Barrier/Exterior Lath/Veneer Lath	Reinspection of iBL	Partial Pass D-048203-2023	Jason Rudenick	Yes	Incomplete
01/12/2024	01/12/2024	Area Drains	iBLD-001650-2024	Approved	Jason Rudenick	No	Complete
01/12/2024	01/12/2024	Alea Diallis	Reinspection of iBL	• • • • • • • • • • • • • • • • • • • •	Jason Rudenick	NO	Complete
01/18/2024	01/18/2024	Shower Lath	iBLD-002061-2024	Approved	Rick La Bare	No	Complete
			Reinspection of iBL	D-040011-2023			29
/lay 03, 2024			100 Civic Cente	r Dr, Newport Beach, C	CA 92660	1:	Page 9 of 1

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

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
02/28/2024	02/28/2024	Vapor Barrier/Exterio Lath/Veneer Lath		Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBL	D-001005-2024			
03/11/2024	03/11/2024	Other Building	iBLD-009157-2024 Reinspection of iBL	Partial Pass D-044956-2023	Jason Rudenick	Yes	Incomplete
04/15/2024	04/15/2024	Slab on Deck	iBLD-014360-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
Permit: X201	9-2582						
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 iBL	D-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 iBL	D-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 iBL	D-003080-2022			
02/02/2023	02/02/2023	Gas Pipe Underground	iBLD-004072-2023	Approved	Rick La Bare	No	Complete

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

IVR Number: 140860 NEWPORT BEACH, CA 92625

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
		3	Reinspection of iBL	D-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 iBL	D-012003-2023			
Permit: X201	9-2583						
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

Partial Pass

Approved

Partial Pass

Partial Pass

Partial Pass

Partial Pass

**Partial Pass** 

Partial Pass

Partial Pass

Partial Pass

X2019-2583-A0028

59972

59975

61351

62908

62907

69275

75100

75635

81322

86033

No

Incomplete

Complete

Incomplete

Incomplete

Incomplete

Incomplete

Incomplete

Incomplete

Incomplete

Incomplete

07/20/2021

07/23/2021

07/27/2021

08/10/2021

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08/10/2021

08/24/2021

08/25/2021

09/09/2021

09/22/2021

Footings and

Slab on Deck

Footings and

Footings and Foundation

Foundation

Masonry

Masonry

Masonry

Masonry

Footings and Foundation

Legacy Inspection

Pre-Grout/Wall Steel

Pre-Grout/Wall Steel

Pre-Grout/Wall Steel

Pre-Grout/Wall Steel

Foundation

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

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Statu	us 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 iBL	D-003136-2022			32

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

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  Reinspection of iBL	Not Ready for Inspection D-020014-2022	Rick La Bare	Yes	Complete
03/06/2023	03/06/2023	Footings and Foundation	iBLD-007928-2023	Approved	Rick La Bare	No	Complete
03/23/2023	03/23/2023	Masonry Pre-Grout/Wall Steel	Reinspection of iBL iBLD-010341-2023	D-006669-2023 Partial Pass	Rick La Bare	Yes	Incomplete
05/02/2023	05/02/2023	Footings and Foundation	Reinspection of iBL iBLD-015733-2023	<b>D-020013-2022</b> Correction	Rick La Bare	Yes	Complete
		Touridation	Reinspection of iBL	D-007928-2023			
05/03/2023	05/03/2023	Footings and Foundation	iBLD-016123-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	D-015733-2023			
05/11/2023	05/11/2023	Masonry Pre-Grout/Wall Steel	iBLD-017351-2023  Reinspection of iBL	Partial Pass	Rick La Bare	Yes	Incomplete
00/04/0000	00/04/0000		•		District a Dame	V	0
06/01/2023	06/01/2023	Footings and Foundation	iBLD-020211-2023	Cancelled	Rick La Bare	Yes	Complete
			Reinspection of iBL				
	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 iBL	D-020211-2023			
08/23/2023	08/23/2023	Masonry Pre-Grout/Wall Steel		Partial Pass	Jason Rudenick	Yes	Incomplete
00/44/0000	00/4/4/0000		Reinspection of iBL			V	
09/14/2023	09/14/2023	Footings and Foundation	iBLD-035149-2023  Reinspection of iBL	Partial Pass	Chris Sanchez	Yes	Incomplete
00/22/2022	00/22/2022	Managem	•		Diak La Para	Voc	Incomplete
09/22/2023	09/22/2023	Masonry Pre-Grout/Wall Steel	iBLD-036509-2023  Reinspection of iBL	Partial Pass	Rick La Bare	Yes	Incomplete
10/04/2023	10/04/2023	Footings and Foundation	iBLD-038364-2023	Partial Pass	Rick La Bare	Yes	Incomplete
		Touridation	Reinspection of iBL	D-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 iBL	D-036509-2023			33

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

X2021-2899-A0029

Status: Approved Expiration Date: 08/17/2020 Address: 401 AVOCADO AVE

NEWPORT BEACH, CA 92625

IVR Numbe	er: 140860					NEWFORT BEACH, CAS	72023
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 iBL	D-041252-2023			
11/07/2023	11/07/2023	Footings and Foundation	iBLD-043230-2023	Approved	Rick La Bare	No	Complete
			Reinspection of iBL	D-038364-2023			
11/17/2023	11/17/2023	Masonry Pre-Grout/Wall Steel	iBLD-044793-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBL	D-041490-2023			
11/28/2023	11/28/2023	Masonry Pre-Grout/Wall Steel	iBLD-045949-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBL	D-044793-2023			
Permit: X202	1-2899						
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

**Partial Pass** 

No

Incomplete

01/31/2022 01/31/2022

Masonry

Pre-Grout/Wall Steel 37921

DEPUTY 1 INSPECTION
1-800-DEPUTY1

Gen Contr: Winkle
Sub-Contr: DVIICO



## **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 INSPE	CTION REPORT
Project Address: Pa Tovellev ( Permit Number: 17019-258; Inspection Type (s): PC Calsson Inspection Date (s): 121	and Concrete Placement () Periodic (Hontinuous
Describe Inspection,  Observed the placeme and concrete & rec  accesory structure and #18 > 30" (9550n and general notes for C	Including Location(s):  Let of Egisson Cages av northwest lots Calsson # 1,8,9,10,11 S Der plan Dages \$3.1 ompressive Streagt.
(4) 48 Concrete Cylin Ceany Bale mixt is	CS18 TULET # 340885
Date:       Z	Time Each Day:
List All Items Requiring Correction (Inclu NO exceptions Talvel	de Previously Listed Uncorrected Items):
Approx 20 yards than 3/19 clearances main and powing of all (b) and approved concre	rents:  19th y consolidated.  19th y consolidated.  19th y setting  19es. Steel Scheoked  1-e placed perplan
To the best of my knowledge, the work inspected was in acco specifications and applicable workmanship provisions of the U.B	rdance with the Building Division approved design drawings, .C. except as noted above.
Special Inspector Signature:  Print Full Name:	Date:
Shawn Ward	NB-0743

DEPUTY 1 INSPECTION
1-800-DEPUTY1

Gen Contr: Winkle
Sub-Contr: Drilco



## **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: Sca Forever @ 401 Avocaolo
Permit Number: X2019.2582
Inspection Type (s): PC-Caissons
Inspection Date (s): 6/28/21 ( ) Periodic (4) Continuous
Observed cousson eage placement and
USOO DSI CONCrete Dagement @ rear
northwest lot accessory structure egissons
# PSZ and PSY per plan page 53.1 and
SI.O for compressive strength. Approx 20 yards
List Tests Made: (4) 448 concrete cylinders
Can Bale mix# 45w1c318 picket# 340778
Total Inspection Time Each Day:
Date: (28 2-) Hours: PM
List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
No exceptions taken
No exceptions taker  Comments:
No exceptions taker  Comments:  3" clearances maintained @ carsson cares
No exceptions taker  Comments:  3" clearances maintained @ carsson cares  During concrete placement Steel checked and
No exceptions taker  Comments:  3" clearances maintained @ carsson cares
No exceptions taker  Comments:  3" clearances maintained @ caisson cares  Quing concrete placement Steel checked and approved prior to pour. Monitored for water and
No exceptions taken  Comments:  3" clearances maintained & caisson cares  During concrete placement. Steel checked and  approved prior to pour. Monitored for water and  quality control Concrete placed through tremie  and placed per plan
No exceptions taken  Comments:  3" clearances maintained & caisson cares  During concrete placement. Steel checked and  approved prior to pour. Monitoreal for water and  quality control Concrete placed through tremie
Comments:  3" clearances maintained & caisson cares  Ouring concrete placement. Steel checked and approved prior to pour. Monitored for water and quality control concrete placed through tremie and placed per place  To the best of my knowledge, the work inspected was in accordance with the Building Division approved design drawings
Comments:  3" Clearances maintained & Caisson cares  Ouring concrete placement, Steel checked and approved prior to pour. Monitoreal for water and quality control Concrete placeal through tremie and placed per place  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.
Comments:  3" Clearances maintained & Caisson cares  Ouring concrete placement, Steel checked and approved prior to pour. Monitoreal for water and quality control Concrete placeal through tremie and placed per place  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.
Comments:  3" Clearances Maintained & Caisson Cases during concrete placement Steel checked and approved prior Dour Monitorcol for weter and quality contol Concrete placed through tremie and placed per place  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:

DEPUTY 1 INSPECTION 1-800-DEPUTY1

Gen Contr: Winkle Sub-Contr: Drilco



## **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

and the control of th
Project Address: Sea Fovever & 401 Avocaclo  Permit Number: 12019-2587  Inspection Type (s): 2C- Caissons   Steel Placement  Inspection Date (s): 4/25/21 ( ) Periodic ( ) Continuous
Observed caisson cage placement and concrete placement & rear northwest lot accessory structure caissons # PSI and PS3 per plan page 53.
(4) 448 cylinders Cean Bale mixt .45w/c318thcket#340725
Date: 0/25/21   Hours: PM
List All Items Requiring Correction (Include Previously Listed Uncorrected Items): No-lyclphons taken
Comments:  3" Clearances maintained & time of concrete placement by 3" plastic wheels. Approx 20 yards thoroughly consolidated. Steel checkeoland 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:
(9/25/2)
Print Full Name: Newport Beach Registration No.:  Sheww Ward NB-0743



# DEPUTY LINSPECTION 1-800-DEWINKIE Gen Contr. Sub-Contr. Ekedal Coastline

## Report of Special Inspection

Project Name & Addres	CA Avoca	ado 401415	5, LLC/401	Avocado	, Newp	ort Beach	ned gregitatis il torrapis excellibris esse
Permit Number X204	2583 1881	ocasione in terminal discoverina armini	ossis vajeskom mando megistarkom kontes objekt di sem vene en fin i filozoologia	tellusikusasikostena maasiksi	erformálisky dológológiami		Alle transport in a segmentation of the second seco
Inspection Type(s)	Reinforce	ed Concret	е				
Inspection Date(s)	7/20/21	ta tar inggenter kommenter gering propiet bluer in dig skinner Britanism gerinkkommenter gering bester bester in dig skinner	[ ] Per	iodic	X	Continuo	38
Describe Inspection Ma	de, including	y Locations:	engeradorum nocharitableameter	na managana mangana kangan	o de garacter de la companyación d	rentaminanas apainteeristis	ahini wasiko ing Gorang ye in anga
Verified placement of	reinforcem	ent for the	following a	t site wal	l founda	ation per S	32.2 Of
the structural plans. A	V). Planter i	etaining wi	ali adjaceni of Q11_#5	to steps.	. Size a	na remion	and
bottom with #bars at	8" for protri	idina steel		Daro at	minimum of the Control	onto nop	sepretivities and a sepret
Tiet Tests Made		a	Establishment of the control of the	engagina antonagaja diantais atonagistika basa	ed Britan september Menny Kini kwa	raint printers are printers as a first transfer	Cart of Easter subject to desire and first find the other sub-
B). Deck at rear yard	storage—#	/3 bars at 1	8" on c ent	er each v	vay. Pe	r detail 59	of S13.
Steel deck/connectio	ns to CIP r	etaining wa	all in strict a	accordance	ce with	detail 25 (	)1513.
Total Inspection Time I	each Day:				1. 1. 1. 1.		
Date 7/20/21	iggeline konnepterline stane et au repraeme a chamban a sin E	e professional de suita profesional de suita de	entificança existe titalitati et establica es en establica es en establica es en establica es en establica es		Producting Proposition of Vice	pradiké kerdanoka kecelytokay brokuy elekel	HERESTA PROCESSION OF THE SEASON
FIGUES 4	ige in fighte group he hade to go for death of 200 in 1800 his belief and in 1800 his belie						
List Items Requiring Correction, include uncorrected items previously listed							
Comments: Reinforcement clea Minimum lap distan High strength rebar	ces acmev	eu.			nat hangi noku atpi ang nina as		4
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.  7/20/2021							
Signed:	1/2/	grafi Prili frig trans 2000 (fright) (Karlingstright) af trak y konntright (konstright)	annem Da	ale	stati-population operation in the	र्ण-करोड़ी करन प्रोड़ोड़ी होता है का क्रांत्रक करना बन्द कर गोलिंग प्रोड़ी में दिना है जो कि	apacady seaso del distanció el pagifica describigado
Print Full Name:	Thomas	George	antagist der till til til til til til til til til ti	egistration	. No	NB-0617	7 muonpermetro di translation del construcción de la construcción de l

FORM \$1-02/90

DEPUTY 1 INSPECTION 1-800-DEPUTY1

Gen Contr: Winkle Sub-Contr: Dri Co



## 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

Project Address: Set Fovever & 401 Avo Ca Co  Permit Number: 12019: 2588  Inspection Type (s): Calsson Set C. Pour  Inspection Date (s): 8127121 ( ) Periodic (s) Continuous
Describe inspection, including Location(s):  Chesewed the placement and consolidation of 4500 psi concrete @ accesory structure area vetruing wall cassor #31 per plan Observed the setting of C#3 case steel to assure adequate 3 (Lewances) - maintained
(JUV8 CYLINGERS (Dany Bale mix H6B4SOOSS Ticket #34)40  Total Inspection Time Each Day:  Date: 8,272  Hours: PM  List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
Coeo present to very depths Concrete placed through tremie to depth. Case and concrete placed per plan Hppry 20 years you'ds
To the best of my knowledge, the work inspected was imaccordance with the Building Division approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.  Special inspector Signature:  Print Full Name:  Newport Beach Registration No.:



# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Project Address: Sea Forever Residence. 401 Av	vocado Ave. Corona Del Mar. CA
Permit Number: X2019-2582	- Coddo 710, Colona Bel Mar, O71
Inspection Type (s): Concrete	
Inspection Date (s): 10/22/21	Periodic Continuous
Describe Inspection, In	
Observed the placement of reinforcing steel at pool storage a S3.1, rfl # 56. Area of work excludes stair walls. Rebar was ve form closure.	erified for size, lap, location and clearance prior to inside
	Fime Each Day:
Hours: Min	
List All Items Requiring Correction (Includ	e Previously Listed Uncorrected Items):
Commo	ents:
Other than any noted discrepancies all work was done per approved plans, job knowledge and appeared to be in compliance at time of inspection.	site specifications, applicable codes, RFI's and WPS's to the best of my
Special Inspector Signature:	Date
P Gilpin	10/22/21
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381



# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

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 stain verified for size, lap, location and clearance.	ir walls at east perimeter per details E & H/S11. Rebar was					
Tabilinspetti	on Time Each Day:					
Date: 11/29/21	METHIC Each Pays					
Hourst Min						
List All Items Requiring Correction (Include Previously Listed Uncorrected Items):						
LIST An items requiring correction (inc.	ande Previously Listed Oncorrected Items).					
Con	oments;					
Other than any noted discrepancies all work was done per approved plans, knowledge and appeared to be in compliance at time of inspection.	job site specifications, applicable codes, RFI's and WPS's to the best of my					
Special Inspector Signature:	Date:					
P Gilpin	11/29/21					
Print Full Name:	Newport Beach Registration No.:					
Peter Gilpin	NB-0381					

Gen Contr. WINKLE Sub-Contr. Electric



## 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 Fovever & 401 Avocação
Permit Number: \2019.7537
Inspection Type (s): RC- Kein Soveenent e Poul Veak
Inspection Date (s): 12/21/21
Describe Inspection, Including Location(s):
Inspected reinforcement @ rear lot pool
agol poletriis on SI3 #3 @ 18" O.C were
specified > #4's were used
List Tests Made:
NA
Total Inspection Time Each Day; Date: 12/2//21
(Hours)
List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
No exceptions taker
Comments:
Heading studs present. Corner by stairs were
Lintorcement Macred New engineers mentions
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:
10/21/21
Print Full Name: Newport Beach Registration No.:
NOWN WALK NOVINS



# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

## **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 N		Owner's Mailing Addres	ss (if different from site); thsight Blvd. , 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)							
FOUNDATIO		FRAMES	DIAPHRAGMS	INDICATE LOCATION			

(Floor/Roof) Rebar size and layout over the ☐ Steel □ Conventional □ Concrete 12/21/2021 metal deck at the Pool Footings & Slab Storage Room. ☐ Steel Deck ☐ Mat Foundation, ☐ Masonry □ Concrete Prestressed Concrete ☐ Wood Caissons, Piles, ☐ Wood or Manuf. □ Masonry Grade Beams Shear Panels ☐ Other: ☐ Other: ☐ Other: Other: LEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES. □ OBSERVED DEFICIENCIES AND COMMENTS: ☐ REPORT CONTINUED ON ATTACHED PAGES. ☐ FINAL STRUCTURAL OBSERVATION REPORT: The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

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

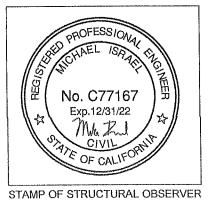
- 1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation:
- 2. I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction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



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.



#### COMMUNITY DEVELOPMENT DEPARTMENT **BUILDING DIVISION**

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

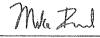
## Structural Observation Report

				5			
	ocado Ave., a Del Mar, CA 92625	Report Date: 02	2/02/2022	CNB Inspector Name: Rick Lebare	CNB Permit #: X2019-2582		
Building Owner Name: CA Avocado 401415, LLC			ess (if different from site); rthsight Blvd. 1, 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 INDI	PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)						
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION( OBSERVED	S) DATE OBSERVED		
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete	Grade beam reinforcing ov piers Q39-Q43	<sup>ver</sup> 02/02/2022		
☐ Mat Foundation,	☐ Masonry	☐ Concrete	☐ Steel Deck				

☐ Conventional Footings & Slab	☐ Concrete	□ Steel	☐ Concrete	Grade beam reinforcing over piers Q39-Q43	02/02/2022		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck				
☑ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	□ Wood				
☐ Other:	☐ Other:	☐ Other:	☐ Other:				
l -( `)				<u> </u>			
L'ILEMS CHECKED A	BOVE ARE APPROVED	AND WITHOUT DE	FICIENCIES.				
□ OBSERVED DEFICIENCIES AND COMMENTS:							
				☐ REPORT CONTINUED ON AT	TACHED PAGES.		
☐ FINAL STRUCTURA	AL OBSERVATION REP	ORT:					
The structure generall	v complies with the app	proved construction	documents, and all o	bserved deficiencies were co	rected.		

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

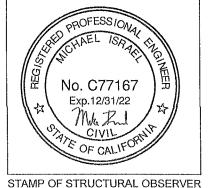
- 1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
- I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with the approved construction documents;
- 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.

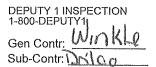


02/02/2022

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE







#### 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: Soal Feren 401 Avocada
Permit Number: X2019-2583 (Q) X2019-2582 (P)
Inspection Type (s): Reinframm+ care
Inspection Date (s): 5-6-2022 ( ) Periodic ( ) Continuous
Describe Inspection, Including Location(s):
10 Treat New Ference + sheet for cairsons P-1,2,6,9,10,11
Preases meet specis on 5213- retrient
a cager mett speason 53.1 - Site netainquall
List Tests Made:
Total Inspection Time Each Day:
Date: 5.6-72
Hours
List'All Items Requiring Correction (Include Previously Listed Uncorrected Items);
Comments:
All raper meet plans specs
All steel free of deletorious material teletest
Reviewed mill cents
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:
V.1. 5-6-2022
Print Full Name: Newport Beach Registration No.:
Matthew Berent NB-0789

DEPUTY 1 INSPECTION 1-800-DEPUTY1

Gen Contr: WINK E Sub-Contr: Dr. 1 Co



## 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

Project Address: Sex Fovever & 401 Avocados  Permit Number: 12019, 2582  Inspection Type (s): RC; GRISSON 5
Inspection Date (s): 12/22 () Periodic (L) Continuous  Describe inspection; Including to cation (s):  Inspected (S) Cetter to undation causeons  Notated as P3, 15, 18 on Plan  Pare 53.1336" Caissons
Reinforcement verification
Total Inspection Time Each Day!  Date: S 12/22  Hours: PB.   List All Items Requiring Correction (Include Previously Listed Uncorrected Items);  NO CUCEPTONS TO CUE
- Mill certs verified - Feild measurments conformed - Caisson size with reinforcement pitch i 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 workman ship provisions of the U.B.C. except as noted above.  Special inspector Signature:  Date:

المسرية) Print Full Name:

Newport Beach Registration No.:



# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

### SETBACKS AND TOP OF SLAB/FLOOR ELEVATION CERTIFICATE

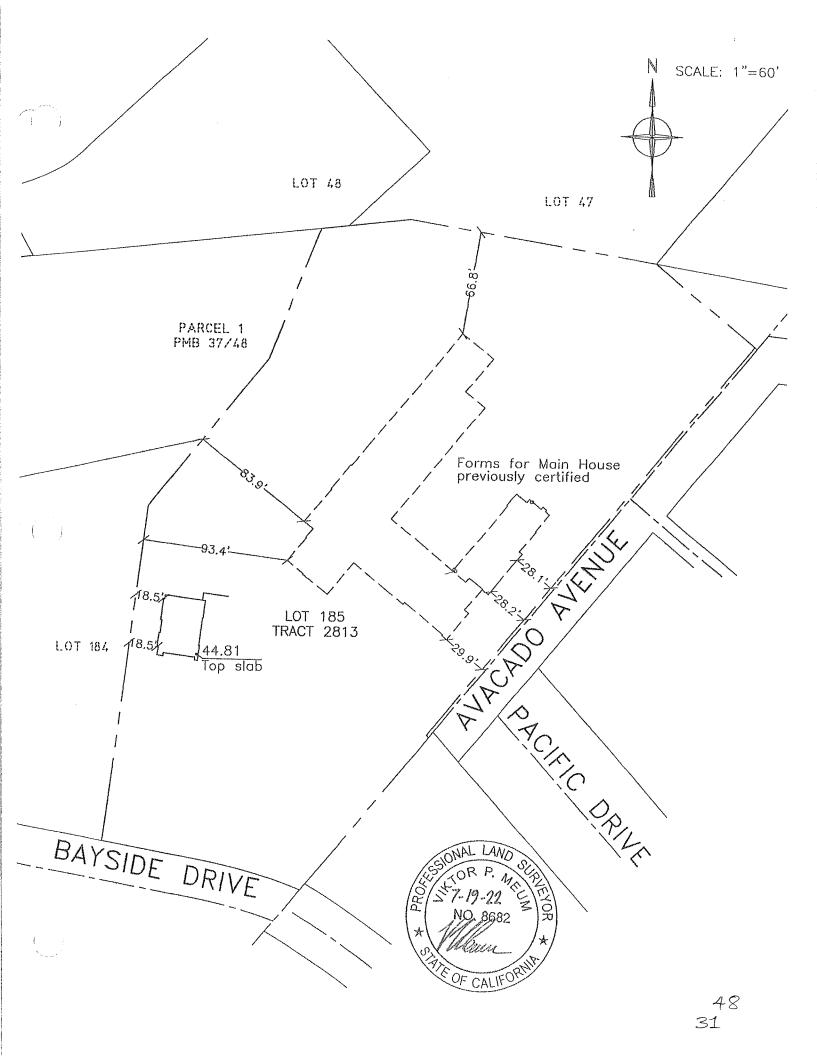
The purpose of this certificate is to insure that the structure is located properly on site per the approved drawings. This certificate also verifies the top of slab/floor elevation noted on the approved drawings.

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

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

Engineer/Surveyor's Name	Viktor Meum, P.L.S.	License # <u>8682</u>	
Engineer/Surveyor's Address	139 Avenida Navarro, San Cl	emente CA 92672	
Job Address 401 Avocado	Ave.		
Setbacks: Sketch a site plan an	d specify surveyed setbacks (use t	pack page).	
* Top of slab/floor elevation: _	Top of Slab at Pool Structure	= 44.81'	
* If slab/floor elevation varies elevations. Use same datum us	s, sketch a plan or section throug sed in the survey of record.	h slab on the back page and specify	the
I certify that the setbacks are from plans:	X, are not , per City appr	oved plans. Describe any deviations	
I certify that top of slab/floor e any deviations from plans:	levation(s) is X, is not C,	per City approved drawings. Descri	be
7-19-22	1/16u	NO.	P. MEUN SERVERY OR
Date	Engineer/Surve	vor's stamp and signature	/ <sub>*/</sub>
		JN 19103ffc03 7 F OF	CALLEORNIA

Forms/Setbacks and Topot Slab Elevation Cert.





# 1-800-DE Winkle Gen Contr. Sub-Contr. Ekedal Coastline

## Report of Special Inspection

Project Name & Addres	CA Avocado 4014	415, LL	C/401 Avoca	do, Newport	Beach
Permit Number X20	19-2582	s of the second conditional designation of the second	વાનો પાત કરત કેટલાં પાતા પાંચાન છે. જે પાતા કરતા કર્યા પાતા કરતા છે. પાતા કરતા કરતા કરતા કરતા કરતા હતા. જે કરતા		igh begin a bhaill aig a she a she ag a she ag a she ann an an a she an a cannaigh a na an a
Inspection Type(s)	Reinforced Conc	rete	n kan kusuman kan manan kan kan kan kan kan kan kan kan kan	i njekogo ta kina kina kina kina kina kina kina kin	UFSSTEINUUMSTAFAAA SHERNOON OO
Inspection Date(s)	7/20/22	• £	] Periodic	(x)c	ontinuous
Describe Inspection Ma Observed epoxy ins	de, including Location tallation of (30) #5	ıs: dowels	embedded a	minimum of	12" into
existing concrete for	grade beam footin	g conn	ections to ex	isting founda	tion at pool
retreat. 5 dowels top	%3 dowers notion?	OF COLL	HECHOIT—3 CC	omiecuons.	જ્યારા કર્મા જાત કરવા માટે કર્મ મુખ્ય કર્માં તેને તેન તમ કર્માં આવે છે. તમારે મામ માને કર્માં મામ કર્માં પ્રાથ
List Tests Made:	entre de la principa de mar apostado todas entre de la como en consentro de como de la presidente de la coloni Consentado de la como entre de la colonida	and desire the second	an this time the first of the state of the s	net som markend processors proposition to person of the source	nadogliki anyuan huni kataku a fininki sa mehani inga di profesionan mengenengan pada gungan gu
बाराम प्रवासिक नाम द्वार प्रवेश के अंग्रह के अंग्रह के अपने के अपने क्षेत्र के लिए के विश्वस्थित के विश्वस्थ क	૧૯૦૦ માન કર્યા કર્યા કર્યા કર્યા કર્યા કર્યા કરવા કરવા માત્ર કરવા છે. આ પ્રત્યાન માત્ર કર્યા કર્યા કર્યા કર્યો ૧૯૦૦ માન કર્યા કર્યા કર્યા કર્યા કર્યા કર્યા કર્યા કર્યા કરવા માત્ર કરવા માત્ર કર્યા કર્યા કર્યા કર્યા કર્યા ક	iginahan pangagai		eline elle districtivi producere sustant describitori riscon rippost estropost repri	termination and the service of the s
Total Inspection Time E	nternemaninasurienteenemaninenenemaninenenenenenenenenenenenenenenenenenen	den de experiencia estreta de en	in the state of th	And the Anti-Anti-Anti-Anti-Anti-Anti-Anti-Anti-	man para mana mangang mangang mananan mananan mana mana
Date 7/20/22	terren er state fram til er som er som er state fram til er som er state fram er fram er fram er fram er fram e	nestoni di terrebolem pur	tertransistering a distance of the deposition of the contract	andronale in men han and reading and are a	e english periodi samalikan nasa kasa na pang ayan na pangsan nasa saman na nasa nasa nasa nasa na
Hours 4	foresing and the second states that will be a reliable states and a figure a constant constant and the second states are second st		erantla diratitika epindetintrik - 2 povobrava modern spir	inginimentary pagabang pagaganan katabahan mendela	kon sudu ir pieses dari ir meneriya ya ir yanaran sabili samura ya meneriya ya
List Items Requiring Co	and temphose and structure extended a common convolving a Mindstell Strategy (1965) for the belief greet The distribution of the local convolvers are some strategy convolvers and a manuscratic sea self-greet benefit (1965).	a keennahikuu eepta siik soo ahka seennee sahiisiin oo ahaa sa ahaa sahaa ahaa ahaa sahaa	nggi da asalah madi casalah sa nasaran jigan nasaran sa nasaran sa nasaran sa nasaran sa nasaran sa nasaran sa Alimenta dan sasaran sa nasaran s	erregional de la compania de la comp Contrariada de la compania del la compania de la compania del la compania de la compania del la compa	
Comments: Holes brushed and I Holes drilled oversiz	olown clean prior to	inserti	on of dowels		en en de en septemble en la colar proposition de formation de servicion de servicion de servicion de servicion
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	กรีรับสมุทธิบัติเกิดเรียก เกิดเลื่องสมุทธิบัติเกิดเรียก เกิดเรียก เกิดเรียก เกิดเรียก เกิดเรียก เกิดเรียก เกิด เกิดเรียก เกิดเรียก	Err om erfelt pringspare prisonerie ill od	t errora e remente una errola la tribation codi perconomingo anciego, est despita gida e	पृथित विकास ने तर हो प्रकार का प्रकार प्रकार के विकास कर कर कर है।	คิบบารคาย และ คระบบ b การคารคายสามารถ (การคารกูสามารถ เรื่องการคารกูสามารถ (การคารกูสามารถ เกาะการคารการคารการ เกาะการคารการคารการคารการคารการคารการคารการคารการคารการคารการคารการคารการคารการคารการคารการคารการคารการคารการค
To the best of my know approved design drawin except as noted above.	ledge, the work insper	cted was d applic	in accordance able workmar	with the Buil	ding Department ns of the U.B.C.
Í	4		8°\***	7/20/22	
Signed:  Print Full Name:	Thomas George	· 1000年 1	_ Date Registrati	N	ya araba aran da sigililahan da kanda da kanda aran da pelebagai aran da sigililahan da sigililahan da kanda d BB-0617 aran kanda da sigililahan da sigililahan da sigililahan da sigililahan da sigililahan da sigililahan da sigili

FORM \$1-02/90



# DEPUTY 1 INSPECTION 1-800-DEPUTY 1 Gen Count: Winkle Sub-Count: Ekedal Coastline

# Report of Special Inspection

Project Name & Add	ITESS CA Avocado	401415, LLC/	401 Avocado, Ne	wport Beach
Permit Number	2019-2582	nderellen delektriken de en en proportienteren en en en en et dez	erana amanga mengunian ing diangkah pengungan ana ang diangkah pangundah benjangkah pangundah benjangkah pengu Terangkah	en fan felige fan fel gelste in fûnde een en de skeep en ste gespromeer en verste verste verste verste verste De skeep fan felige fel gelste in fûnde een een de skeep en de skeep en de skeep en de verste
Inspection Type(s)	Reinforced (	Concrete		
Inspection Date(s)	8/1/22	uchterianismusionique	] Periodic [ x	J Continuous
S3.1 of the structi and in strict accor	nt of reinforcemer ural plans. A). Gra rdance with sched per callouts on S	it for the follow ade beams—s dule (detail 2 d	ize and reinforce of S3.1. B). Mat s	ouse foundation per ment dependent on lab—reinforcement If 3 of S3.1 (18" OC).
rammani serampanya nye kuasioni populuran je ayan mandisi piskelipiyê digi minerampiya populura ne kari Mandisi piskelipiya ne mandisi piskelipiya ne basari si mandisi nigita kari piskelipiya bi bishelipiya ne kari	erriteran er kantigen oppstete en var eg et til tredpiste mår i som var er vertigt steppistet. Hilling for til trette til var til men fyra er sjonen en til men kenne sæmen en til til ste	daniejstengagalappyssistenuklekenssyeridgeleidert Sanidyksistengagappyssisten	derigen en engen is met stil fighte generater en skriver en skriver en den et en skriver en men en en en en en Het fin die het generate skriver gewerke en	arreitamintaria, janha dipina jajaria mattarriamintari menangan karangan perantah jajajajajajajajajajajajajaj Primariamintaria menangangan perpendukan nagaran perantarian pendilah menangan menangan pendilah jajajajajajaj
Total Inspection Tim	e Each Day:			
Date 8/1/22	ak emilikan di inganen merja pankanan man menamban penambanjan di interestivan di		approprieta assat ja kan aperioris samenara provincia sa kantai sa samenara perantai sa kantai de misar sa kan Tangan samenara sa kantai sa k	mmerken kantanny meriodra periodenia krimena kantaniska dina menganan menengan menten men
Hours 4	and the state of the development is a case of the common and the destination of the common state of the deposition of the case of the common state		t till til state fra det er en	return vitra e provinciant populationa principality a makera i of the grand to track the plane public being ma T
List Items Requiring  Comments: Reinforcement cle High strength stee Minimum lap dista Protruding steel for	earances achieved.	enders om en gelegeleit ein met der frenklicken eine stelleken eine stelleken eine stelleken eine stelleken ein der frenkliche	illed zere deten den konstruente perpagnisation de verde au november en en de verden in de verden de de verden de ve	
To the best of my known approved design drawn except as noted above.  Signed:	wings, specification	nspected was in is and applicab	le workmanship pr	e Building Department ovisions of the U.B.C.
Print Full Name:	Thomas Geor		Registration No.	NB-0617  метеринення и портинення по портинення по портинення по портинення по

FORM \$1-02;90



# 1-800-DEWinkle Gen Contr. Ekedal Coastline

## Report of Special Inspection

Permit Number	2019-2582	ang mangging an manggang ang Afrika San Amanan i	entigisticolling a reprimensamente a productiva i en blomme den black el	PNONSKESSESSESSESSESSESSESSESSESSESSESSESSES	<i>ૡઌ૽૽ૡ૽ઌઌૣૡ૽ૡઌૡઌ</i> ૢૹ૽ઌ૽ૹ૽ૺૺૺૺૺૺ	en lateral dispersional dispersion	halaga sa sangga paga ya dan garan sa maran sa m	Manager.
Inspection Type(s)	Reinforce	ed Concret	<b>e</b>	No. 10 to the Children of the Control of the Contro				
Inspection Date(s)	8/9/22	in recommendation of the second section of the section of the second section of the secti	[ ] Pe	riodic	[ X	] Conti	nuous	Bhehiller
annonganganan makanan makanan katalan	ent of concre iral plans. Grace with sched allouts on S3 4) 4X8 cylind Gary Bale rea	te (4500Ps ade beams ule (detail .1. #5 shrii ers cast	— size and 2 of \$3.1. nkage bars	l reinford B). Mat per det	cemen slab— ail 3 of	t depend reinforce	lent on ar ement size	IO P
Total Inspection Time	Each Day:							
Date 8/9/22		ego s sen contact en el franció el contracto en estado e	And the state of t		ľ			skypiane
Figure 8	idiblini, varanya sakanya ya vangazzaringan							
List Items Requiring (	degt til sest desse til skept som skille desse som vid det skept skept skept skept skept skept skept skept ske Skept skept skept skille skept s	nder det sig zet, eft fûnne en die sig er ze in freuen per de sig er ze in de en per de sig sig er vener verse en zeuen en sig sig sig fan de sig sig en die sig	randras de production de la company de l Agrico de la company de la	int trace in section species and an extension of the section of th	મહોના તેમ જ મહિના જ મહિના જ મહિના જ મહિના જ મહિના હતી. તેમ સ્ટિક્સ જ મહિના જ મહિના જ મહિના હતી. સ્ટિક્સ જ મહિના જ મહિના જ મહિના હતી.	endostrateuro antidos la joro producija prostrateuro antidos in a producija prostrateuro antidostrateuro antido	antististististististististististististist	ourgewes- lacockesses- stations (laco
Comments: Reinforcement cle	arances achi	eved and	maintained	through	nout.	distributur programa in facility and for a new former	elite katenditus tit elektristististististististististististististi	Noodkaan
Forms clean and t	ree from star	naing wate	r and otner	aebris	Service Phone of Contraction		In the section of the	Legisla from
Reinforcement cle All concrete was p	1.2				des:		And the second contract of a second configuration of the second contract of the second cont	anistra
To the best of my know approved design draw except as noted above.  Signed:	vings, specifica		applicable w		hip pro			
Print Full Name:	Thomas C	George				NB-0	0617	arvaciosav variation

FORM \$1-02,90

DEPUTY 1 INSPECTION 1-800-DEPUTY1

Gen Contr: WINKLE Sub-Contr: DEVICE PCOIS



### 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: Lea Forewar 0 401 Avocado  Permit Number: X2019-2582		
Inspection Type (s): Cerc Ne tel		
Inspection Date (s): 8/23/22 ( ) Periodic ( ) Continuous		
(7, 5, 10, 20)		
Describe inspection, including Location(s):  Observed preumatic placement of 4500ps; shot enete for Retroot fountain near pool. No detail on plans Reinfercing steel #4812" oc each way		
3-4x8 cylinder Gay Bake Mix *. 45 3/850 Tillet 354181		
Date: 8/23/22		
List All Items Requiring Correction (include Previously Listed Uncorrected Items):		
Reinforcement clear of defect * deleterious continp Shotoupte applied by certified no 22 teman Rebound from shotweste 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:		
Print Full Name: Newport Beach Registration No.:		
Marthew Berends NB-0789		



# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Project Address: Sea Forever Residence. 401	1 Avocado Ave. Corona Del Mar. CA			
Permit Number: X2019-2582, S2021-0031				
Inspection Type (s): Concrete				
Inspection Date (s): 9/8/22	Daviodia Continuous			
moperation bute (5).	Periodic Continuous			
Describe Inspection	on a 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.				
US 2.0c not first 1.0c not first 1.0	lion Time Each Day:			
Date: 9/8/22				
Hours: Min				
List All Items Requiring Correction (In	clude Previously Listed Uncorrected Items):			
Co	mments:			
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:			
P Gilpin	9/8/22			
Print Full Name:	Newport Beach Registration No.:			
Peter Gilpin	NB-0381			



# 1-800-DEWITKIE Gen Contr. Sub-Gimer: Ekedal Coastline

# Report of Special Inspection

Permit Number Inspection Type(s) Inspection Date(s) Inspection Date(s) Inspection Made, including Locations: Observed placement of concrete (4500PSI foundation per S3.1 of the structural plans. Strict accordance with corresponding structural plans.	Periodic [ x ] Continuous  ) for retaining walls at pool house  Retaining wall size and reinforcement in tural details.
Inspection Type(s) Inspection Date(s)  Describe Inspection Made, including Locations: Observed placement of concrete (4500PSI foundation per S3.1 of the structural plans.	Periodic [ x ] Continuous  ) for retaining walls at pool house  Retaining wall size and reinforcement in tural details.
Inspection Date(s) 10/5/2022 [ Describe Inspection Made, including Locations: Observed placement of concrete (4500PSI foundation per S3.1 of the structural plans.	) for retaining walls at pool house  Retaining wall size and reinforcement in tural details.
Observed placement of concrete (4500PSI foundation per S3.1 of the structural plans.	Retaining wall size and reinforcement in tural details.
strict accordance with corresponding struct	
하는 사람들은 사람들이 가장 가장 가장 되었다. 그 그는 사람들은 사람들이 가장 그렇게 살아 되었다.	apanion and some and present in the graph property and the state of th
List Tests Made:	ekstrangs) kungs ja mas ng agtagi aga aga aga aga aga aga aga aga aga
(4) 4X8 cylinders cast Gary Bale ready mix#GB450	OUS YVIV.  Aleksis in der der Steine in der Steine und der der der der der der der der der de
Gary Bale ready mix#GB450	
Total Inspection Time Each Day:	
Date 10/5/2022	and a fact that the state of th
Hours 8	
List Requiring Correction, include uncorrec	eted items previously listed
more many agent in the distinct and the large program and the larg	
Comments: Reinforcement clearances achieved and m	naintained throughout.
Forms clean and free from standing water Reinforcement clean and free from deleter	
All concrete was placed and consolidated	· · · · · · · · · · · · · · · · · · ·
To the best of my knowledge, the work inspected approved design drawings, specifications and apexcept as noted above.  Signed:	
Print Full Name: Thomas George	Registration No. NB-0617

FORM \$1-02;90

DEPUTY 1 INSPECTION
1-800-DEPUTY
Gen Contr:
Sub-Contr:



## 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: Sca Fovever @ 401 Aprado
Permit Number: \\\\2019.\\\2581
Inspection Type (s): LC-Slab
Inspection Date (s): 16/25/22 ( ) Periodic ( ) Continuous
Describe Inspection, including Location(s):
Observed the placement 2 consolidation of
4500 psi consiste @ courtyand adjacent
Valet attendant slaborgrade per plan
Page S.G. L. Approx 25 yards
List Tests Made:
Cylinders included on pg.3
Total Inspection Time Each Day:
Date: 1025 22
Hours: PM
List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
No exceptions taken
Comments:
- Chemances main fined
Steel Objected approved
Monitored to water control
Concrete paced fee 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.
Official importor organization
10/25/22
Print Full Name: Newport Beach Registration No.:
Naun Ward NB-0743



DEPUTY I INSPECT	16	M			
1-800-DE WINKIE			rows On evan store	Naturalii.	****
Sub-Contr.		and the same of th	0.0000000000000000000000000000000000000		
Coastline					

## Report of Special Inspection

Project Name & Addre	CA Avocado 40	)1415, LLC/	401 Avocac	lo, Newp	ort Beach	terpest contra name in the contraction of
X2I	019-2582	Published Company of the Company of	and a second control of the second control o	a tota en la proposición.	All The State of t	aggandgrager on er en engelt florare vægent eren ger
Permit Number Inspection Type(s) Inspection Date(s)	Reinforced Co 11/28/2022	recensed sign france days su could be recommended and a	naditationistiksvakkaahda-nionyvä kuspinassiosivi vi-nnikaana Millingiiksvalinistiksvalinistiksvalinistiksvalinistiksvalinistiksvalinistiksvalinistiksvalinistiksvalinistiks	ion e that and a sure of the contract of the c	posser sample and state of the sample of	ll California er ei sindropalorgipas, spenjoli
Describe Inspection M Observed epoxy in concrete for post of	ade, including Local stallation of (12) 5	tions: /8" all threa		edded 6	] Continuc	
List Tests Made:	e kanana kanan kanan kanan ang kanan k Kanan kanan ka	n kaptaja spira kasta kalkulusta siistä käytä kai kuussa kaptan kaika kuu ka Kasta siitä kasta siitä kasta sii kasta sii kasta sii kasta kasta kasta kasta kasta kasta kasta kasta kasta ka	itega isti siin valtaan oo ka	issuosa nooning Parene ee ee anno ninka na oo isidaa.	and and the state of	na projeciona su
Total Inspection Time		valuetanta internetias antaria assaine taleutu a	ning the state of	મહિલા કાર્યું હતા. જેવા કે તમારે જેવા છે. જેવા કર્યું હતા કર્યું હતા કર્યું હતા. જેવા હતા કર્યું હતા હતા હતા હતા	rithersofrende fred the security people view counterful productions.	
Date 11/28/2022	ga tigati kati masa masamat isa usu taman dipanan kita ji jaya na panga bila isana. 	efe e per ferren e missie e per per per per per per per per per			a radio francompos esperanções en escri-	
Hours 4	ita iliainin kakatan kesatan mangayan mangayan ka Saupa Andria (1888) mengasan ka					ris 1969-And Protect in Surround on an
List Items Requiring Comments: Holes brushed and Holes drilled overs Hill hit 500 used p	blown clean prior		ned distribution and all neuron programs on which seember MERCATION (SECURITY SECURITY SECUR	y listed  autocara a antono antono antono antono  yantaigahetanin a a antono antono antono  yantaigahetanin a a antono antono antono  yantaigahetanin a antono  yantaigahetanin a antono antono antono  yantaigahetanin a antono  yantaiga		entel en entreligit grand krigelyk jetych krigelyk en die krig
To the best of my know	inneste eigen eigen könneste bestellt ein der stellt eine der stellt eine der stellt eine der der der der der De stellt ein die der der der der der der der der der de			a desendantino accessori dell'altransitation estreggia a rendra rendra de arrivo propositi	teranis anno periode a mono estario de estar	maan eeritet gilanoopega diisissab liibina noon noonaaneele kiiristagliiga sans. Noonaaneele kiiristagliiga sansa dii
approved design draw except as noted above.				ship prov	isions of t	
Signed: www.	no f <u>one for the influence in a consideration of the influence in the infl</u>	·	Date	11/2	8/2022	zio anno relatenza e de la relate de la relatenza de la relatenza de la relatenza de la relatenza de la relate
Print Full Name:	Thomas Georg	e entraceusculus contracturatura contractura contractu	Registratio	on No	NB-061	7

FORM \$1-02;90



# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

SI ECIAL INSI EC	ZHON REPORT			
Project Address: Sea Forever Residence. 401 A	vocado Ave, Corona Del Mar, CA			
Permit Number: X2019-2582, S2021-0031				
Inspection Type (s): Field Welding				
Inspection Date (s): 12/6 & 12/8/22	<b>✓</b> Periodic Continuous			
Describe Inspection,	ncluding 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 (Inclu	de Previously Listed Uncorrected Items):			
Comn	nents:			
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:			
P Gilpin	12/8/22			
Print Full Name:	Newport Beach Registration No.:			
Peter Gilpin	NB-0381			



# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Project Address: Sea Forever Residence.	401 Avocado Ave, Corona Del Mar, CA
Permit Number: X2019-2582, S2021-003	
Inspection Type (s): Field welding	
Inspection Date (s): 12/22/22	<b>✓</b> Periodic Continuous
	pection, Including Location(s):
Observed the field welding of rafters at box beams at rX5VBODhox on file. Completed welds were verified	at Retreat trellis per detail 104. Certified welder William Seibt # d for size, length, location and are free from visible defects.
was a same and more to make	. 101 0120, longer, loaden and not not nom visible defects.
	₩ 
Date: 12/22/22	Ispection Time Each Day:
Hours; Min	
	on (Include Previously Listed Uncorrected Items):
List All Items requiring correction	on finctude Freviously disted Oncorrected Items);
	· · · · · · · · · · · · · · · · · · ·
	· 
	- Comments:
Other than any noted discrepancies all work was done per approved knowledge and appeared to be in compliance at time of inspection.	ed plans, job site specifications, applicable codes, RFI's and WPS's to the best of my
Special Inspector Signature:	Date:
P Gilpin	40/00/00
Print Full Name:	12/22/22  Newport Beach Registration No.:
open en en men een mit tuil vamet en een een een een een een een een ee	Newport Beach Registration No.:
Peter Gilpin	NR_0381



# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Project Address: Sea Forever Residence. 401 A	Avocado Ave. Corona Del Mar. CA		
Permit Number: X2019-2582, S2021-0031	tvodado / tvo; Corona Dor Mar, C/ t		
Inspection Type (s): Concrete			
Inspection Date (s): 12/22/22	Periodic Continuous		
per A congression better the transfer of the constraint of the con			
	Including Location(s):		
Observed the placement and consolidation of 5th 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.			
· · · · · ·			
Property and the second	n Time Each Day:		
Date: 12/22/22 Hours: Min			
List All Items Requiring Correction (Inclu	ide Previously Listed Uncorrected Items):		
Com	ments;		
Other than any noted discrepancies all work was done per approved plans, journally and appeared to be in compliance at time of inspection.			
Special inspector Signature:	Date:		
P Gilpin	12/22/22		
Print Full Name:	Newport Beach Registration No.:		
Peter Gilpin	NB-0381		



# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Project Address: Sea Forever Residence. 401 Avocado Ave, Corona Del Mar, CA		
Permit Number: X2019-2582,	Avocado Ave, Corona Deriviar, CA	
Inspection Type (s): Field Welding		
Inspection Date (s): 1/13/23	Periodic Continuous	
The state of the s		
	; including Location(s):	
Observed the field welding of rafters at box beams at Retre rX5VBODhox on file. Completed welds were verified for size	eat trellis per detail 104. Certified welder William Seibt # e, length, location and are free from visible defects.	
Total Inspectio	n Time Each Day;	
Date: 1/13/23		
Hours: Min		
List All Items Requiring Correction (Include Previously, Listed Uncorrected Items):		
Com	ments:	
Other than any noted disprenencies all work was described in the control of the c		
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:		
P Gilpin	1/13/23	
Print Full Name:	Newport Beach Registration No.:	
Peter Gilpin	NB-0381	



# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

•	·	orever Resider		ocado Ave,	Corona Del I	Mar, CA
		-2582, S2021-	0031	·		
	n Type (s): Fiel				<del></del>	
Inspectio	n Date (s):_1/2	3/23			<b>✓</b> Periodic	Continuous
F	BUR Saratan miniatay 222 dha pa basana dhumu yu san	UPANANYINA CUUPILA INDIA		S Water I Manual Control of Contr		
				luding 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.						
		To	otal Inspection Ti	me Each Day:		
Date:	1/23/23					
Hours	Min				111111111111111111111111111111111111111	
List All Items Requiring Correction (Include Previously Listed Uncorrected Items):						
			Comme	its;		
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 Insp	ector Signature:			Date:	AND THE REAL PROPERTY OF THE P
	P Gi	lpin			1/23/23	<b>.</b>
	Print	Full Name:		Nev	vport Beach Regis	
Pete	r Gilpin				NB-038	1



# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

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	
	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.		
RS-458-24-34-24-24-2	n Time Each Day:	
Date: 111/30/23 Hours: Min		
List All Items Requiring Correction (Incl	ude Previously Listed Uncorrected Items):	
Çom	ments:	
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:		
P ailsin		
1 7 - 3 - 3	1/30/23	
Print Full Name:	Newport Beach Registration No.:	
Peter Gilpin	NB-0381	



#### COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

OF LOWER HOTE	THOUT THE CHIT		
Project Address: Sea Forever Residence. 401 A	vocado Ave, Corona Del Mar, CA		
Permit Number: X2019-2582			
Inspection Type (s): Field Wlding			
Inspection Date (s): 2/10/23	Periodic Continuous		
	Instrumental Instrumental		
	ncluding Location(s):		
Observed the field welding of rafters at box beams at East's welder William Seibt # rX5VBODhox on file. Completed weld visible defects.	de of main residence per details 94 & 104. Certified Is were verified for size, length, location and are free from		
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:			
P Gilpin	2/10/23		
Print Full Name:	Newport Beach Registration No.:		
Peter Gilpin	NB-0381		



# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Project Address: Sea Forever Residence. 401 Avocado Ave, Corona Del Mar, CA			
Permit Number: X2019-2582	1017 Wooddo 7WG, Gololla Ber Wal, GA		
Inspection Type (s): Field Welding			
Inspection Date (s): 2/17/23	✓ Periodic Continuous		
mspection bute (s).	Continuous		
Describ	e 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.			
To	otal 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:			
P Gilpin	2/17/23		
Print Full Name:	Newport Beach Registration No.:		
Peter Gilpin	NB-0381		



# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

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	Continuous		
	including Location(s):		
Verified the field welding of rafters and box beams at East significant William Seibt # rX5VBODhox on file. Completed welds were defects.	verified for size, length, location and are free from visible		
Total Inspection	Time Each Day:		
Date: 3/6/23			
Hours: Min			
List All Items Requiring Correction (Include Previously Listed Uncorrected Items):			
Comm	nents:		
	•		
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:		
P Gilpin	3/6/23		
Print Full Name:	Newport Beach Registration No.:		
Peter Gilpin	NB-0381		



# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Project Address: Sea Forever Residence. 401 Avocado Ave, Corona Del Mar, CA			
Permit Number: X2019-2582	TAVOCADO Ave, Cololla Del Mai, CA		
Inspection Type (s): Field Welding			
Inspection Date (s): 3/1/23	Periodic Continuous		
	on, Including Location(s): East side of main residence per details 94 & 104. Certified		
welder William Seibt # rX5VBODhox on file. Completed visible defects. Work is ongoing.	welds were verified for size, length, location and are free from		
visible delects. Work is origoning.			
Totalinsner	tion Time Each Day:		
Date: 3/1/23	Liona me Cachi Day.		
Hours: Min			
List All Items Requiring Correction (Include Previously Listed Uncorrected Items):			
Because in the 20th in the second	omments:		
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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:			
P Gilsin			
	3/1/23		
Print Full Name:	Newport Beach Registration No.:		
Peter Gilpin	NB-0381		



# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

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		
	ection, Including Location(s):		
Bale and placed at poured in place wall footings - No slump 4.5", PSI 4500, concrete temp 67F.	ic yards of concrete, mix design GB450038, supplied by Gary rth East. One set of 4 test samples was taken - ticket #387457,		
	•		
Total ins	spection Time Each Day:		
Date: 3/7/23			
Hours: Min			
List All Items Requiring Correction (Include Previously Listed Uncorrected Items):			
	Comments:		
1			
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:		
P Gilpin	3/7/23		
Print Full Name:	Newport Beach Registration No.:		
Peter Gilpin	NB-0381		



# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

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		
	continuous		
	n, Including Location(s):		
Observed the field welding of rafters and box beams at Re	etreat poolside trellis per detail 104. Certified welder William		
Completed weigs were verific	ed for size, length, location and are free from visible defects.		
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4.			
	on Time Each Day;		
Date: 4/4/23			
Hours: Min			
List All Items Requiring Correction (Include Previously Listed Uncorrected Items):			
Con	nments:		
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:			
Pailain.	44420		
Print Full Name:	4/4/23		
rimerun Name:	Newport Beach Registration No.:		
Peter Gilpin	<sup>6</sup> NB-0381		



# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Project Address: Sea Forever Residence. 401 Avocado Ave, Corona Del Mar, CA			
	Nocado Ave, Colona Del Ivial, 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 (Inclu	ide Previously Listed Uncorrected Items);		
Comr	ments:		
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:		
P Gilpin	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 ADMINISTR	ATIVE HEARING OFFICER	
7	FOR		
8	THE CITY OF NEWPORT BEACH		
9			
10	IN RE	FINDINGS OF FACT AND STATEMENT OF DECISION OF THE	
11	401 Avocado Avenue	ADMINISTRATIVE HEARING OFFICER	
12	APPLICATION FOR PERMIT EXTENSION	Hearing Officer: Paul Early Date: May 30, 2024	
13	NBMC. SECTION 15.02.095	Time: 8:00 a.m.	
14			
15		<u>DUCTION</u>	
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		
22	licensed attorney in the State of California and serves as Hearing Officer under contract with th		
23	City of Newport Beach ("City"). Pursuant to NBAC Section 105.3.4, the Hearing Officer shall hea		
24	and decide whether this application for extension should be granted, conditionally granted, c		
25	denied.		

City is a charter city and municipal corporation existing under the laws of the State of

California. The City was represented at the Hearing by Tonee Thai, Chief Building Official ("City

Representative").

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- 3. Jake Winkle, the Contractor for the project on the Subject Property ("Applicant"), appeared in support of the application for an extension of time.
- 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 the evidence presented during the Hearing.
  - 6. The Hearing Officer considered the testimony of all witnesses at the Hearing and all documents made part of the administrative record. The mere fact that a witness's testimony or document may not be specifically referred to below does not and shall not be construed to mean that said testimony or document was not considered.
  - 7. Pursuant to the Administrative Hearing Rules and Procedures of the City of Newport Beach, the Hearing was digitally recorded.
  - 8. The documents presented to the Hearing Officer during the hearing are attached hereto as Exhibit A and form the administrative record of the hearing.

#### **ISSUES**

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

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

- 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.

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

"For any one-unit or two-unit dwelling for which a tentative and final tract map is not required, the maximum allowable time to complete construction for any work that requires a building permit including, but not limited to, any construction, reconstruction, rehabilitation, renovation, addition(s), modification(s), improvement(s), or alteration(s), shall be limited to three (3) years, unless an extension is granted in accordance with Section 105.3.4.

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

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

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

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

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

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

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

-3-

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

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

- 16. The full, one year extension was granted by the Building Official on March 13, 2023. As a result of the Building Official's actions, the Permit was set to expire on April 22, 2024.
- 17. Section 105.3.4 provides that if a project is not completed within the timeframe authorized by the Building Official, the property owner or their authorized agent may seek further extension from the City's Hearing Officer. The property owner or applicant may seek two extensions from the Hearing Officer which shall not exceed 180 days each. To grant the extension, the Hearing Officer must find that either (i) special circumstances warrant an extension of time or (ii) the failure to meet the time limit was caused by circumstances beyond the property owner's, applicant's, or their contractor's control. Any approval of an extension should include conditions to ensure timely completion of the project in a manner that limits impacts on surrounding property owners. Applicant filed a request for an extension with the City Hearing Officer seeking an extension for the full 180 days possible under the code.
- 18. The Applicant filed their first request for an extension for an additional 180 days and a hearing was held on May 30, 2024.
- 19. The City Representatives presented uncontroverted evidence that there has been steady and regular inspections on the project and that the project is substantially more complicated than a traditional single family residence. There was no objection from the City Representatives to the Hearing Officer granting an extension.
- 20. Applicant provided uncontroverted evidence that the project was continuing at a regular pace and that significant work has continued to occur on the Subject Property. Applicant represented that the significant delays were caused required modifications to sewer lines and public improvements. Applicant believes the project will likely take another year to complete.
- 21. Five neighbors and residents spoke and gave testimony. Common concerns beyond the length of time of construction include dust control issues at the site, workers arriving as early as 6am, parking in front of residences, loud music from workers, idling trucks and trash and debris from the site.

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- 22. The Applicant testified that several other homes were being constructed in the same neighborhood, which contribute to the parking issues.
- 23. Credibility determinations were made in favor of the Applicant, the witnesses and the City. The Applicant presented credible evidence that the delays were due to circumstances partially beyond their control resulting from public facility improvements and utility connections as well as
- the complex nature and scope of the project.

### **DECISION AND ORDER**

- 24. The Applicant has presented sufficient evidence to establish that "the failure to meet the time limit was caused primarily by circumstances beyond the property owner's, applicant's, or their contractor's control." The Applicant could not have foreseen the significant delays caused by ground conditions and other agency requirements. The owner, applicant, and/or contractor were not the cause of those delays, nor could they have been avoided with reasonable diligence.
- 29. The Hearing Officer hereby grants an extension to 5:00pm on October 19, 2024, in order to ensure the timely completion of the project.
- 30. In response to the neighbors' concerns, the Hearing Officer imposes the following conditions of approval on the grant of an extension:
- a) Applicant and all contractors, agents, and employees working on the project shall not violate the City's noise ordinance. In addition, Applicant shall notify all employees and subcontractors that any and all music or other noise shall be confined to the project site and only during authorized hours for construction.
- b) Applicant and all contractors, agents, and employees working on the project shall not violate the City's parking ordinance. In addition, Applicant shall notify all employees and subcontractors that they shall not park in such a manner as to block or obstruct any residential driveway and that no idling of vehicles shall be permitted on any city street surrounding the project area, except during hours authorized for construction activity.
- c) The Subject Property must remain free of all trash, debris, and rubbish. Applicant shall monitor the project site and surrounding community on a daily basis for trash and debris that may 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

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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 Avenu	ıe			Receipt No.:	0001
Permit No.:	X2019-2581 ×2021- X2019-2582 X2019-2583 2899	Original Permit Issued Date:	4/23/2020		Extension Fee: \$208	Date Fee Paid:
	PETITIC	NER/PROPE	RTY OWN	IER INFORM	IATION	
Name <i>(Must be</i> Jake Winkle	payor of fees):		Company Nam Winkle Custo			
Street Address: 3857 Birch S	t. #460		City: Newport Bea	ach	State: CA	Zip Code: 92660
Email: jakewinkle@	)gmail.com			Phone: 949-566-854	3	·
		PROJE	CT INFORMAT	ΓΙΟΝ		9
Length of extens	sion requested: 18 Mor	1ths 365 E	DAYS			
New end date if	request is approved: Fe	<del>bruary 202</del> 5	04-22-2	ozd		
Previous Extens	sion(s) Granted? (Y/N):	N	If Yes, H	low Many?:		
Description of Work Under Permit:	New two-story SFR attached for addition		letached acces	ssory unit, and p	ool / spa. Pleas	e see
Reason for Extension Request	(Attach Supporting Docu Due to the overall siz with a large slope) we attached for addition	e of the home (~2 e are requesting a				
	I HEREBY (	CERTIFY THAT	THE ABOVE	E STATEMEN	T IS TRUE.	
Petitioner's Sign	ature:		Relationship to P Project Gener			Date: 3 / 3 / 23
		FOR ST	TAFF USE C	ONLY		
Department Act	ion:   <mark>対</mark> Approved	□ Deni	ied			
Conditions of Approval or Comments:	PERMUTS SHE EXTENSION 15					
Duilding Last	MAZINIAN 36	5 DAYS GIR		PORILDING	STRICIAL	Date:
Building Inspec	Rick LAI	BARE	Signature:	5		3/6/23
Building Officia Approval:		HAT	Signature:		>	Date: 03 /13 / 23



March 3<sup>rd</sup>, 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



Occupancy: Group R-3/U Fully Sprinklered in accordance w/ NFPA 13D Zoning District: R-1 Construction: Type V-B Number of Stories: 2 + Basement Area of structure: New Basement 4,524 sf First Floor 9,056 sf Second Floor 2,538 sf Caretaker's Cottage (ADU) 749 sf Total Living: 16,867 sf 1- Car Garage 552 sf 6- Car Garage 2,455 sf Total Structure: 19,874 sf Deck 2,011 sf Res. Accessory Structure 889 sf Lot Area: 102,701 sf Floor Area Limit: 1.5 (Buildable Area - Corona del Mar) 80,653 sf x 1.5 = 120,980 > 19,874 sf O.K. (Gross Floor Area) Parking: 7 Total (Covered), 1 undersized City Notes Electrical
Gen. Notes, Sched., Single Line Diagram Min. Construction/CALGreen Req. A.001a A.001b Panel Schedules E1.1 Min. Con./CALGreen/ Modification Request General Conditions & Specifications A.001c



Lot Reference – Google Earth

Does not accurately represent current phase. Outdated photos.







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

Date of Signature



# (Final) Chelsie's Schedule 401 Avocado

Task Name	Durati on	Durati Start on	Finish	2020 2020 2021 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1	2022 2024 2023 102 03 04 01 02 03 04 01 02 03
MACRO Dates	1188d	06/01/20	01/06/25		MACRO Dates
Phase 1 : Grading	P202	06/01/20	03/03/23		Phase 1 : Grading
■ Grading	P202	06/01/20	03/03/23		Grading
Phase 2 : Foundations	602d	12/09/20	04/14/23		Phase 2 : Foundations
Tructural Concrete	602d	12/09/20	04/14/23		Structural Concrete
◆ Rough Plumbing	268d	01/14/21	03/29/23		Rough Plumbing
Rough Electrical	511d	01/14/21	01/09/23		Rough Electrical
Structural Steel	986E	04/16/21	11/02/22		Structural Steel
Framing	368d	06/02/21	11/04/22		Framing
Phase 3 : Core	P092	12/20/21	11/08/24		Phase 3 : Core
■ Windows and doors	219d	11/28/22	09/28/23		Windows and doors
Roofing	25d	11/07/22	12/13/22		L. Roofing
Sheet Metal	25d	11/07/22	12/13/22		Sheet Metal
Waterproofing decks	35d	11/07/22	12/27/22		Waterproofing decks
Elevator	10d	12/14/22	12/27/22		Elevator
Fireplaces	15d	12/14/22	01/03/23		Fireplaces
Hvac	45d	12/14/22	02/14/23		Hvac
Exterior Stone	91d	12/28/22	05/03/23		Exterior Stone
+ Low Voltage	523d	11/07/22	11/08/24		Low Vollage
Firesprinklers	62d	12/20/21	03/17/22		Firesprinklers
+ Trellis	222d	06/26/22	05/04/23		Trellis
→ Insulation	35d	01/23/23	03/10/23		nsulation
■ Drywall	330d	03/13/23	06/14/24		Drywall
Phase 4 : Finish	p969	06/28/22	10/11/24		Phase 4 : Finish
■ Exterior	220d	02/20/23	12/22/23		Exterior
Gutters	10d	10/30/23	11/10/23		Gutters
Solar	90F	11/13/23	12/22/23		Solar
<b>★</b> Stucco	135d	02/20/23	08/25/23		Ocons
E Siding / Woodwork					
Exterior Paint	45d	08/28/23	10/27/23		Exterior Paint
Garage Door	10d	09/29/23	10/12/23		Garáge Door
Garage Epoxy	9q	10/13/23	10/19/23		☐ Garage Epoxy
Gates	10d	09/29/23	10/12/23		Gates
Ext. Light Fixtures	10d	10/30/23	11/10/23		Ext. Light Fixtures
- Interior	296d	06/28/22	10/11/24		Interior
PVA	p9	06/17/24	06/24/24		AVC
	- 60	COLOGICO	ACICHIAG		Finish Carbentry

					SA SA IN EN	Q4 Q1 Q2 Q3 Q4
♣ Shower Tile	205d	03/13/23	12/22/23		Shower Tile	
Plumbing Fixture Install	25d	08/12/24	09/13/24		<u> </u>	Plumbing Fixture Install
F Glass Work	31d	11/13/23	12/25/23		Glass Work	
F Specialty Metal Work	116d	07/17/23	12/25/23		Specialty Meta Work	Ł
Staircase	38d	07/04/23	08/24/23		Staircase	
<b>★</b> Cabinets	526d	06/28/22	07/05/24		Cabinets	ste
Counters	25d	07/08/24	08/09/24		Counters	nters
+ Wood Floor	164d	11/14/22	07/03/23	M	Wood Floor	
Paint and Stain	P09	07/08/24	09/27/24			Paint and Stain
Light Fixtures	10d	09/30/24	10/11/24		1 300	Light Fixtures
- Phase 5 : Trim Work	25d	09/30/24	11/01/24			Phase 5 : Trim Work
Appliance install	5d	09/30/24	10/04/24			Appliance install
Window and Door Hardware	5d	09/30/24	10/04/24		•	Window and Door Hardware
Elevator Finish	84	09/30/24	10/09/24		•	Elevator Finish
Fireplace Finish	P6	09/30/24	10/10/24		<b>&gt;</b>	Fireplace Finish
Fire Sprinkler Finish	10d	09/30/24	10/11/24		<b>)</b>	Fire Sprinkler Finish
Plumbing Finish	14d	09/30/24	10/17/24		•	Plumbing Finish
Electrical Finish	15d	09/30/24	10/18/24		•	Electrical Finish
HVAC Finish	15d	09/30/24	10/18/24		,	HVAC Finish
Glass Cabinets and Mirrors	15d	09/30/24	10/18/24		,	Glass Cabinets and Mirrors
Low Voltage Finish	18d	09/30/24	10/23/24		•	Low Voltage Finish
Cabinet Finish	20d	09/30/24	10/25/24		,	Cabinet Finish
Finish Carpentry Finish	25d	09/30/24	11/01/24		,	Finish Carpentry Finish
Window Treatments	10d	09/30/24	10/11/24			Window Treatments
FWP Panel Install	10d	09/30/24	10/11/24		•	FWP Panel Install
Phase 6 : Landscaping	685d	06/14/21	02/06/24		Phase 6: Landscaping	phing
Site Walls	183d	09/20/22	06/05/23	Site	Site Walls	
+ Bayside Slope	124d	08/02/21	01/26/22	Bayside Slope		
+ Pool	685d	06/14/21	02/06/24		Pool	
+ Hardscape	175d	06/06/23	02/05/24		Hardscape	
- Phase 7 : Handoff / Warranty	40d	11/04/24	12/27/24			Phase 7: Handoff / We
Furniture	15d	11/04/24	11/22/24			Furniture
Punch Walk	25d	11/25/24	12/27/24			Punch Walk
Client Move-In	PE 3d	11/04/24	11/06/24			Client Move-In