



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

December 19, 2024
Agenda Item No. 2

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

PERMITS: X2019-1744 and U2024-5008

SITE LOCATION: 101 Bayside Place

APPLICANT: Dayne Mossel

PROPERTY OWNER: CA CDM LLC

BUILDING INSPECTOR: Jason Rudenick, Sr. Building Inspector

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

PROJECT SUMMARY

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

BUILDING PERMIT HISTORY

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

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

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

Please refer to Attachment 1 for detailed permit history.

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

Please refer to Attachment 2 for detailed notice activities.

PREVIOUS EXTENSIONS

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

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

RECOMMENDATION

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

Attachment No. 1

Building Permit Inspection History



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

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

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

LINKED PERMIT INSPECTION HISTORY REPORT (X2019-1744)

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Work Class: New	Issue Date: 06/19/2020	Parcel: 052 013 21
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IVR Number: 233779		

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

LINKED PERMIT INSPECTION HISTORY REPORT (X2019-1744)

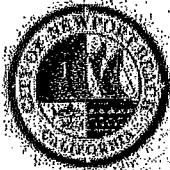
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Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
04/26/2023	04/26/2023	Insulation/Densglass	iBLD-014921-2023	Partial Pass	Mehrdad Maghsoodloo	Yes	Incomplete
05/05/2023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

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



City of Newport Beach - Building Division

Inspection Card

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

Date : 08-02-2019

Permit # : **X2019-2412**
 Job Address: **101 BAYSIDE PL NB**
 Owner : **CA CDM LLC**
 Contractor : **HASKETT JIM CONSTRUCTION INC**
 Description : **DEMO (E) SFR W/ATT GARAGE 3,704 SF (5 BEDROOMS)**

Plan Check # : **1737-2019**
 PLUM / / /

TYPE	ITEM#	DESCRIPTION	DATE	SIGNATURE
COMB	2200	Call Inspector for Pre-Grade Meeting		
COMB	2210	Soil Pipe		
COMB	2220	Sewer		
COMB	2230	Water Pipe Underground		
COMB	2240	Gas Pipe Underground		
COMB	2250	Under Slab / Floor Mechanical		
COMB	2260	Ufer Ground		
COMB	2270	Underground Electrical		
COMB	2280	Rough Grade Approval		
COMB	2290	WQ-Best Management Practices		
COMB	2300	Erection Pads		
COMB	2310	Setbacks / Line & Grade		
COMB	2320	Footings & Foundation		
COMB	2330	Slab on Grade		
COMB	2340	Area Drains		
DO NOT COVER / POUR CONCRETE UNTIL ABOVE IS SIGNED OFF				
ROUGH				
COMB	2360	Masonry Pre-Grout / Wall Steel		
COMB	2370	Slab on Deck		
COMB	2380	Rough Plumbing & Pan Test		
COMB	2390	Gas Pipe "Rough"		
COMB	2400	Rough HVAC / Mech / Fireplace		
COMB	2410	Commercial Hood		
COMB	2420	Fireplace Throat		
COMB	2430	Under Slab / Floor Plumbing		
COMB	2440	Under Slab / Floor Electrical		
COMB	2450	Rough Electric Residential		
COMB	2460	Commercial Rough Conduit Walls		
COMB	2470	Commercial Rough Wiring Ceilings		
COMB	2480	Rough Electrical Service		
COMB	2490	Floor Framing & Sheathing		
COMB	2500	Commercial Rough Wall Framing		
COMB	2510	Roof Framing, Sheathing & Bldg Height		
COMB	3003	Shear & Hold Downs		
COMB	2520	COMPLETE FRAMING		
DO NOT COVER WORK UNTIL ABOVE IS SIGNED OFF				
INTERIOR & EXTERIOR				
COMB	2540	Insulation / Densglass		
COMB	2550	Drywall / Fire Caulk		
COMB	2560	Suspended Ceiling		
COMB	2570	Shower Lath		
COMB	2580	Vapor Barrier / Exterior Lath / Veneer Lath		
COMB	2630	Other Electrical		
COMB	2350	Other Plumbing		
COMB	2426	Other Mechanical		
COMB	2600	Other Building		
COMB	2610	Gas Pressure Test		
COMB	2617	Grading / Drainage Final		
COMB	3000	Electrical Final		
COMB	3001	Mechanical Final		
COMB	3002	Plumbing Final		
COMB	3004	Fire Dept Final 949/644-3105		
COMB	2620	FINAL BUILDING	9/19/19	RE
DO NOT OCCUPY UNTIL FINAL INSPECTIONS ARE SIGNED OFF				

Call the inspection request line at 949/644-3255 or visit the City website at <http://www.newportbeachca.gov> and select Online Services Inspections (only for permits in approved status) must be requested before 8:00 A.M. the day of the inspection.

Construction hours are Monday - Friday 7:00 a.m. to 6:30 p.m. Saturdays 8:00 a.m. to 6:00 p.m.

No work on Sundays and Holidays

Please use the following list of permit codes when calling for an inspection:
PRESS

- 10' for combination / X permit
- 1' for solar / PV permit
- 2' for plumbing / P permit
- 3' for electrical / E permit
- 4' for mechanical / H permit
- 5' for harbor / M permit
- 6' for pool and spa / S permit
- 7' for fire / F permit
- 8' for residential building report / R
- 9' for encroachment / N permit

NO CONSTRUCTION NOISE ON SATURDAYS

Inspector Notes are located on the reverse side.



**City of Newport Beach - Building Division
Inspection Card**

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

Date : 08-02-2019

Permit # : **X2019-2413**
 Job Address: **101 BAYSIDE PL NB**
 Owner : **CA CDM LLC**
 Contractor : **HASKETT JIM CONSTRUCTION INC**
 Description : **DEMO (E) POOL METHOD 'B'**

Plan Check # : **1737-2019**
 / /

TYPE	ITEM#	DESCRIPTION	DATE	SIGNATURE
COMB	2200	Call Inspector for Pre-Grade Meeting		
COMB	2210	Soil Pipe		
COMB	2220	Sewer		
COMB	2230	Water Pipe Underground		
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COMB	2250	Under Slab / Floor Mechanical		
COMB	2260	Ufer Ground		
COMB	2270	Underground Electrical		
COMB	2280	Rough Grade Approval		
COMB	2290	WQ-Best Management Practices		
COMB	2300	Erection Pads		
COMB	2310	Setbacks / Line & Grade		
COMB	2320	Footings & Foundation		
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DO NOT COVER / POUR CONCRETE UNTIL ABOVE IS SIGNED OFF				
ROUGH				
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COMB	2420	Fireplace Throat		
COMB	2430	Under Slab / Floor Plumbing		
COMB	2440	Under Slab / Floor Electrical		
COMB	2450	Rough Electric Residential		
COMB	2460	Commercial - Rough Conduit Walls		
COMB	2470	Commercial - Rough Wiring Ceilings		
COMB	2480	Rough Electrical Service		
COMB	2490	Floor Framing & Sheathing		
COMB	2500	Commercial Rough Wall Framing		
COMB	2510	Roof Framing, Sheathing & Bldg Height		
COMB	3003	Shear & Hold Downs		
COMB	2520	COMPLETE FRAMING		
DO NOT COVER WORK UNTIL ABOVE IS SIGNED OFF				
INTERIOR & EXTERIOR				
COMB	2540	Insulation / Densglass		
COMB	2550	Drywall / Fire Caulk		
COMB	2560	Suspended Ceiling		
COMB	2570	Shower Lath		
COMB	2580	Vapor Barrier/Exterior Lath / Veneer Lath		
COMB	2530	Other Electrical		
COMB	2350	Other Plumbing		
COMB	2425	Other Mechanical		
COMB	2600	Other Building		
COMB	2610	Gas Pressure Test		
COMB	2617	Grading / Drainage Final		
COMB	3000	Electrical Final		
COMB	3001	Mechanical Final		
COMB	3002	Plumbing Final		
COMB	3004	Fire Dept Final 949/644-3105		
COMB	2620	FINAL BUILDING	9/19/19	
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- '8' for residential building report / R
- '9' for encroachment / N permit

NO CONSTRUCTION NOISE ON SATURDAYS

Inspector Notes are located on the reverse side.



City of Newport Beach - Building Division

Inspection Card

100 Civic Center Drive

Inspection Requests Telephone (949) 644-3255

Date : 06-19-2020

Permit # : **X2020-1417**
 Job Address: **101 BAYSIDE PL NB**
 Owner : **CA CDM LLC**
 Contractor : **HASKETT JIM CONSTRUCTION INC**
 Description : **36' SOLDIER PILE RETAINING WALL ADDED TO EXTG**

Plan Check # : 1251-2019

TYPE	ITEM#	DESCRIPTION	DATE	SIGNATURE
COMB	2200	Call Inspector for Pre-Grade Meeting		
COMB	2210	Soil Pipe		
COMB	2220	Sewer		
COMB	2230	Water Pipe Underground		
COMB	2240	Gas Pipe Underground		
COMB	2250	Under Slab / Floor Mechanical		
COMB	2260	Under Ground		
COMB	2270	Underground Electrical		
COMB	2280	Rough Grade Approval		
COMB	2290	WQ-Best Management Practices		
COMB	2300	Erection Pads		
COMB	2310	Setbacks / Lins & Grade		
COMB	2320	Footings & Foundation	Per by BLS 8/10/20 AL-7 1/15/21	
COMB	2330	Slab on Grade		
COMB	2340	Area Drains	7/7/22	[Signature]
DO NOT COVER / POUR CONCRETE UNTIL ABOVE IS SIGNED OFF				
ROUGH				
COMB	2360	Masonry Pre-Grout / Wall Steel	6/22/22	[Signature]
COMB	2370	Slab on Deck		
COMB	2380	Rough Plumbing & Pan Test		
COMB	2390	Gas Pipe "Rough"		
COMB	2400	Rough HVAC / Mech / Fireplace		
COMB	2410	Commercial Hood		
COMB	2420	Fireplace Throat		
COMB	2430	Under Slab / Floor Plumbing		
COMB	2440	Under Slab / Floor Electrical		
COMB	2450	Rough Electric Residential		
COMB	2460	Commercial Rough Conduit Walls		
COMB	2470	Commercial Rough Wiring Ceilings		
COMB	2480	Rough Electrical Service		
COMB	2490	Floor Framing & Sheathing		
COMB	2500	Commercial Rough Wall Framing		
COMB	2510	Roof Framing, Sheathing & Bldg Height		
COMB	3003	Shear & Hold Downs		
COMB	2520	COMPLETE FRAMING		
DO NOT COVER WORK UNTIL ABOVE IS SIGNED OFF				
INTERIOR / EXTERIOR				
COMB	2540	Insulation / Densglass		
COMB	2550	Drywall / Fire Caulk		
COMB	2560	Suspended Ceiling		
COMB	2570	Shower Lath		
COMB	2580	Vapor Barrier/Exterior Lath / Veneer Lath		
COMB	2590	Other Electrical		
COMB	2360	Other Plumbing		
COMB	2425	Other Mechanical		
COMB	2600	Other Building		
COMB	2610	Gas Pressure Test		
COMB	2617	Grading / Drainage Final		
COMB	3000	Electrical Final		
COMB	3001	Mechanical Final		
COMB	3002	Plumbing Final		
COMB	3004	Fire Dept Final 949/644-3105		
COMB	2620	FINAL BUILDING	7/7/22	[Signature]
DO NOT OCCUPY UNTIL FINAL INSPECTIONS ARE SIGNED OFF				

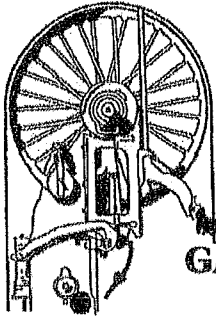
Call the Inspection request line at 949/644-3255 or visit the City website at <http://www.newportbeachca.gov> and select Online Services Inspections (only for permits in approved status) must be requested before 6:00 A.M. the day of the inspection.

Construction hours are Monday - Friday 7:00 a.m. to 6:30 p.m. Saturdays 8:00 a.m. to 6:00 p.m. No work on Sundays and Holidays

Please use the following list of permit codes when calling for an inspection:

- PRESS:**
- '0' for combination / X permit
 - '1' for solar / PV permit
 - '2' for plumbing / P permit
 - '3' for electrical / E permit
 - '4' for mechanical / H permit
 - '6' for harbor / M permit
 - '6' for pool and spa / S permit
 - '7' for fire / F permit
 - '8' for residential building report / R
 - '9' for encroachment / N permit

Inspector Notes are located on the reverse side.



GANAHL LUMBER CO.

ESTABLISHED IN 1884
SALES DEPARTMENT

RECEIVED BY
COMMUNITY
DEVELOPMENT

May 23, 2023

MAY 24 2023

CITY OF
NEWPORT BEACH

To whom it may concern,

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

Thank you, Jim Van(Ganahl Lumber Co)

RECEIVED BY
COMMUNITY
DEVELOPMENT

MAY 25 2023

CITY OF
NEWPORT BEACH

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

May 23, 2023

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

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

Dear Mr. Wheeler:

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

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

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

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

May 23, 2023

Page 2

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

Respectfully submitted,

Keith D. Tucker
R.G.E. 841



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

PRE-GRADE MEETING AGREEMENT

DATE: 5/10/24 JOB ADDRESS: 101 Bayside Pl. Newport-Coronado, MNR

1. All residential one-unit and two-unit dwelling projects must be completed in a three (3)-year period in accordance with Newport Beach Municipal Code 15.02.095.
2. The grading plan check number for this site is X2019-1744 and will be referred to in all reports, certifications and correspondence.
3. **STOP ORDERS:** Whenever any work is being done contrary to the provisions of the City Codes, the Chief Building Official or his authorized representative may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done and any such persons shall forthwith stop such work until authorized by the Chief Building Official to proceed with the work.
4. The stamped set of approved plans shall be on the job site at all times.
5. **NOTIFICATION OF NONCOMPLIANCE:** If, in the course of fulfilling their responsibilities, the civil engineer, surveyor, the soils engineer, the engineering geologist or the testing agent finds that the work is not being done in conformance with the approved grading plans, the discrepancies shall be reported immediately in writing to the person in charge of the grading work and to the Building Division. Recommendations for corrective measures, if necessary, shall be submitted to the Building Division for approval.
6. When import or export of materials is required, haul routes to and from the site shall be approved by the City Traffic Engineer and hauling procedures shall be in accordance with Chapter 15 of the Newport Beach Municipal Code (NBMC). Contractor shall use Best Management Practices (BMP's) to insure that all water quality issues are addressed.
7. Between October 1 and April 30, erosion control BMP measures shall be in place. During the remainder of the year dry season wind erosion BMP's (dust control) shall be implemented. Sediment control BMP's shall be installed and maintained at all operational storm drain inlets internal to the project. BMP's to control off-site sediment tracking shall be implemented and maintained. Appropriate BMP's to prevent contamination of stormwater from construction activities shall be implemented. A "weather triggered" action plan and the ability to deploy BMP's to protect all exposed portions of the site within 48-hours when the National Weather Service forecasts a 50% or greater chance of rain.
8. All fills shall be compacted throughout to a minimum of 90 percent compaction as determined by ASTM test method 1557 and approved by the soils engineer. Compaction tests shall be performed according to the preliminary soils report.
9. All trench (including interior and exterior utility trenches) and retaining wall backfill shall be compacted throughout to a minimum of 90 percent relative compaction and approved by the soils engineer.
10. Whenever work on which required inspection/testing is covered by additional work without first being inspected/tested, the Chief Building Official shall require by written notice that the work be exposed for examination. The work of exposing and recovering shall not entail or be subject to expense to the City of Newport Beach and will be the sole expense of the Permittee.
11. Landscaping of all slopes and pads shall be in accordance with 15.10.130 of the NBMC.
12. Approved drainage provisions shall be used to protect adjoining properties during the grading operation.

13. The permittee or his agent shall notify the Building Division when the grading operation is ready for each of the following inspections:
- a. **PRE-GRADE MEETING:** When the permittee is ready to begin work, but not less than two days before any grading or brushing is started.
 - b. **DRAINAGE DEVICE INSPECTION:** After forming of terrace drains, down drains or after placement of pipe in subdrains, but before any concrete or filter material is placed.
 - c. **SPECIAL:**

 - d. **ROUGH GRADING:** When all rough grading has been completed, the rough grade report shall be provided to the Building Inspector at foundation inspection or sooner based on the Building Inspector's discretion.
 - e. **FINAL:** When all work, including installation of all drainage structures and other protective devices, has been completed and the as-graded plan, professional approvals and the required reports have been submitted.
14. All footing excavations, slab on grade areas and subdrains shall be inspected and approved by the Geotechnical Engineer or Engineering Geologist. Written approval shall be submitted to the Building Inspector.
15. Prior to the start of grading, all permanent property corner monuments shall be in place. Prior to any foundation inspections, proof of recordation of the "corner record" or "record of survey" with the County of Orange shall be provided.
16. The undersigned acknowledge a copy of the above and agree to comply with the Grading Code of the City of Newport Beach, the recommendations of the project soils report and any special requirements of the permit.
17. Prior to foundation inspection a Line and Grade Certificate Form must signed and stamped by the surveyor of record and submitted to the building inspector. A Structural Observation Report may be required.
18. All parties listed below must be present for the pregrade meeting unless approved by the building inspector.
19. All duplex construction requires separate utilities (sewer, water, gas, electrical, fire sprinkler risers).

OWNER/CONTRACTOR: JIM HASKETT CONST.
 By: JIM HASKETT
 Address: PO BOX 12 SURFSIDE CA 90743
 Telephone: 714-397-6740

DESIGN CIVIL ENGR.: JONES, CAHL & ASSOC.
 By: DANNY RUBIO
 Address: 18000 BEACH BLVD. S. 12 HB 92648
 Telephone: 714 846-0566

GEOTECHNICAL ENGINEER: KEITH D. TUCKER ENG.
 By: KEITH TUCKER
 Address: PO BOX 133 HUNTINGTON BEACH CA
 Telephone: 714-968-1500

GEOLOGIST.: ANDREW STONE GED
 By: ANDREW STONE
 Address: PO BOX 412 DUNLAP CA 92621
 Telephone: 949-201-7827

GRADING CONTR.: JO DEMO & GRADING
 By: _____
 Address: 7361 SLATER AVE. HB 92647
 Telephone: 714-379-1800

COORDINATOR: _____
 By: _____
 Address: _____
 Telephone: _____

NEWPORT BEACH REPRESENTATIVE: JASON RUDENICK PHONE #: 949-644-3262
 INSPECTION REQUESTS: (949) 644-3255

Newport Beach Construction Hours:
 Monday through Friday: 7:00 a.m. to 6:30 p.m.
 Saturdays: 8:00 a.m. to 6:00 p.m.
 No work on Sundays and Holidays



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Structural Observation Report

Project Address: 101 Bayside Place	Report Date: 5/14/24	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Paul Rohrer	SO E-mail Address: Paul@PRSEinc.com	SO Telephone #: 714-272-9579	SO License / Reg. #: S4340

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input checked="" type="checkbox"/> Concrete		5/14/24
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input checked="" type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Wood		5/14/24
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

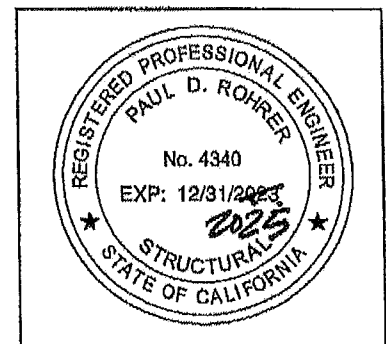
OBSERVED DEFICIENCIES AND COMMENTS:

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:
The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

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

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.



SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

STAMP OF STRUCTURAL OBSERVER

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



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

Structural Observation Report

Project Address: 101 Bayside Place	Report Date: 10/27/22	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Paul Rohrer	SO E-mail Address: Paul@PRSEinc.com	SO Telephone #: 714-272-9579	SO License / Reg. #: S4340

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input checked="" type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Wood	ROOF FRAMING	10/27/22
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS: **1. REMOVED COLUMNS AT GREAT ROOM OK AND ARE PENDING CITY REVIEW / APPROVAL**

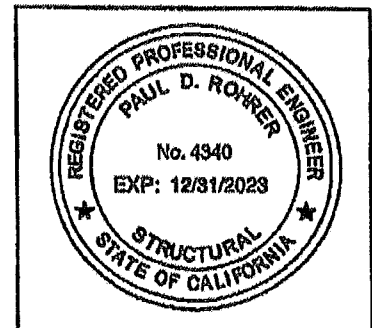
2. PORTION OF ROOF AT UPPER LEVEL LEFT OPEN FOR CONSTRUCTABILITY OK. WILL OBSERVE WHEN COMPLETED

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:
 The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

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[Signature] **10/28/22**
 SIGNATURE OF STRUCTURAL OBSERVER OF RECORD DATE

STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1788 | Newport Beach, CA 92858-8915

www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

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

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Wood	ROOF SHTS 2.3 BTWN LINES A1B	9/14/22
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.


OBSERVED DEFICIENCIES AND COMMENTS:

REPORT CONTINUED ON ATTACHED PAGES.

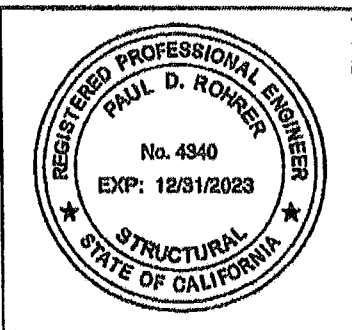
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 SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

9/14/22
 DATE



STAMP OF STRUCTURAL OBSERVER

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CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Structural Observation Report

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

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Wood	Upper Level Floor Sheathing	8/17/2022
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

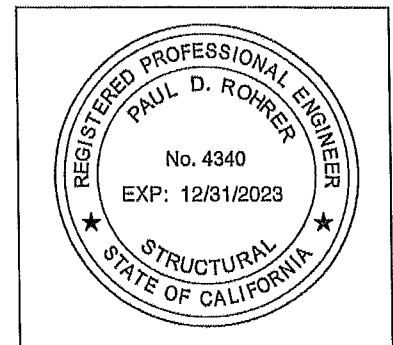
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3. I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.

8/17/2022

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVER

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CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

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

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input checked="" type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete	UPPER MAT SLAB	6/3/22
<input checked="" type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.


OBSERVED DEFICIENCIES AND COMMENTS:

REPORT CONTINUED ON ATTACHED PAGES.

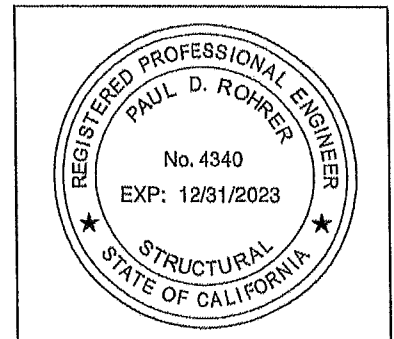
FINAL STRUCTURAL OBSERVATION REPORT:
 The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

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

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


 SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

6/3/22
DATE


 STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

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

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input checked="" type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete	SLAB @ RAMP 1 AT RB B/W R1 & R2	4/13/22
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck	PLASTER WALLS AT R7	
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

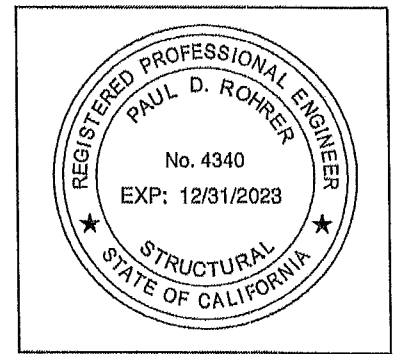
OBSERVED DEFICIENCIES AND COMMENTS: TRENCH DRAIN AT R7 OK

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.




SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

4/13/22
DATE

STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

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

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck	2-CONCRETE COLS ABOVE PERIMETER	3/11/22
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

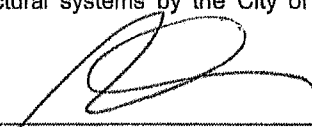
OBSERVED DEFICIENCIES AND COMMENTS:

REPORT CONTINUED ON ATTACHED PAGES.

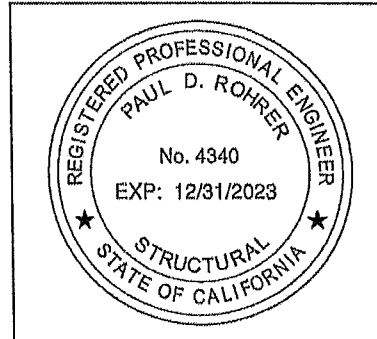
FINAL STRUCTURAL OBSERVATION REPORT:
 The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

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

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


 SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

3/11/22
DATE



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Structural Observation Report

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

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input checked="" type="checkbox"/> Concrete	MAIN LEVEL SLAB	2/17/22
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

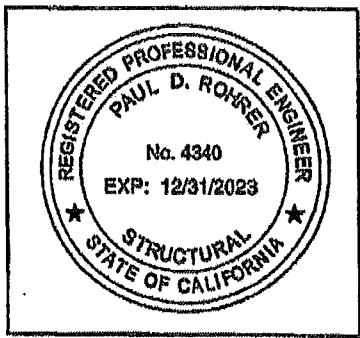
OBSERVED DEFICIENCIES AND COMMENTS:

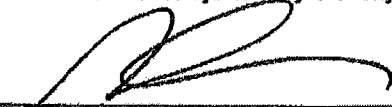
REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:
The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

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

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


 STAMP OF STRUCTURAL OBSERVER


 SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

2/17/22
 DATE

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

Forms\StructuralObservationReport&Instructions



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Structural Observation Report

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

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input checked="" type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck	MAT	9/14/21
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

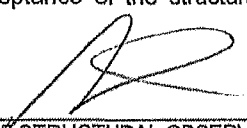
OBSERVED DEFICIENCIES AND COMMENTS:

REPORT CONTINUED ON ATTACHED PAGES.

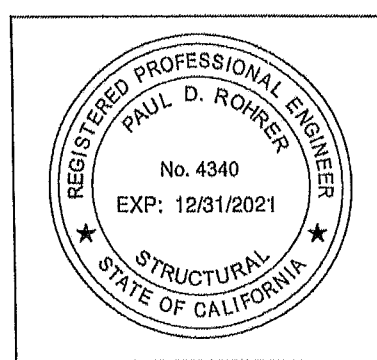
FINAL STRUCTURAL OBSERVATION REPORT:
The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

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- 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.


9/14/21

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD DATE



STAMP OF STRUCTURAL OBSERVER

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

Structural Observation Report

Project Address: <i>101 Bayside Place</i>	Report Date: <i>9/2/20</i>	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): <i>Keith Tucker</i>	SO E-mail Address: <i>ktucker@verizon.net</i>	SO Telephone #: <i>(714) 308-8355</i>	SO License / Reg. #: <i>AGE 841</i>

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Root)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input checked="" type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood	<i>Piles #2 & 6 along northeast corner</i>	<i>9/2/20</i>
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

- Inspected pile excavations for #2 and #6 with lengths of 32' and 20', respectively.
- All work done in accordance with the approved plans.
- Concrete should be placed promptly.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

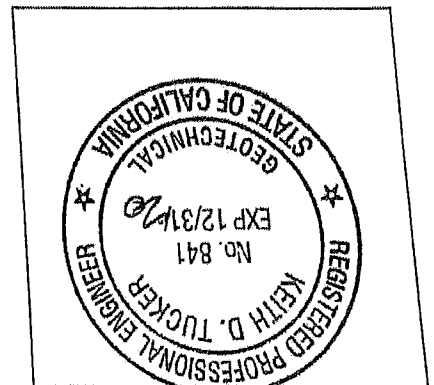
- I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
- I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction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

Keith D. Tucker

9/2/20

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION

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

Structural Observation Report

Project Address: <i>101 Bayside Place</i>	Report Date: <i>9/1/20</i>	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): <i>Keith Tucker</i>	SO E-mail Address: <i>ktuckerz@verizon.net</i>	SO Telephone #: <i>(714) 308-8355</i>	SO License / Reg. #: <i>RGE 841</i>

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input checked="" type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood	<i>Piles #1 & 4 along north east corner</i>	<i>9/1/20</i>
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

- Inspected pile foundation excavations for Piles #1 and #4 with depths of 30' and 32'
- All work done in accordance with the approved plans.
- Concrete should be placed promptly.

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:

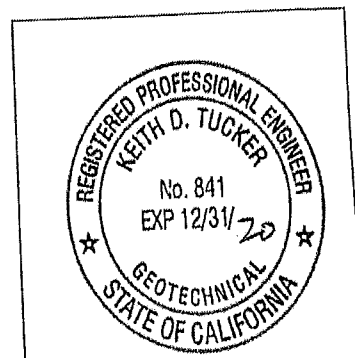
1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
2. I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction 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.

Keith D. Tucker

9/1/20

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVER

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



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

Structural Observation Report

Project Address: <i>101 Bayside Place</i>	Report Date: <i>8/31/20</i>	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): <i>Keith Tucker</i>	SO E-mail Address: <i>Kdtucker2@verizon.net</i>	SO Telephone #: <i>(714) 308-8355</i>	SO License / Reg. #: <i>RGE 841</i>

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input checked="" type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood	<i>Piles #1 & 3 along north wall</i>	<i>8/31/20</i>
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

- Inspected pile excavations for Piles #1 and #3 along north wall
- Pile excavations are 2' diameter and 30 to 34' deep.
- All work done in accordance with the approved plan
- Concrete should be placed promptly; REPORT CONTINUED ON ATTACHED PAGE

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

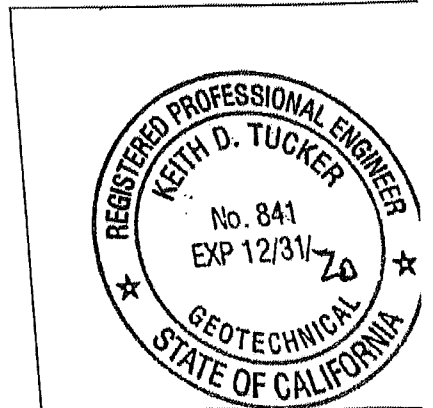
I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
 I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction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

Keith Tucker

8/31/20

 STRUCTURAL OBSERVER OF RECORD

 DATE



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Structural Observation Report

Project Address: 101 BAYSIDE PLACE	Report Date: 8/28/20	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Keith Tucker	SO E-mail Address: kd.tucker2@verizon.net	SO Telephone #: (714) 308-8355	SO License / Reg. #: RGE 841

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input checked="" type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood	<i>Northside of bldg. (Piles 5 & 7)</i>	8/28/20
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS: *None*

- Inspected piles #5 & #7 that are 24" diameter.
- Pile lengths @ 28' & 20' for piles #5 & #7, respectively.
- All work done in accordance with the approved plans.
- Steel & concrete should be placed promptly.

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

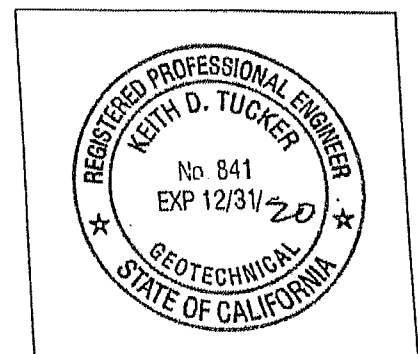
- I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
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- I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.

Keith A. Tucker

8/28/20

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION

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

CC
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Structural Observation Report

Project Address: <i>101 Bay side place</i>	Report Date: <i>Aug. 10, 2020</i>	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): <i>Keith Tucker</i>	SO E-mail Address: <i>ktucker2@verizon.net</i>	SO Telephone #: <i>(714) 308-8355</i>	SO License / Reg. #: <i>RCE 32276</i>

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
<input checked="" type="checkbox"/> Other: <i>Soldier Piles</i>	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<i>Along south property line</i>	<i>8/10/20</i>

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

*- Inspected reinforcing steel at soldier piles (7 total).
 - Rebars extend hor. in front of steel beams in accordance with the approved plans.*

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:

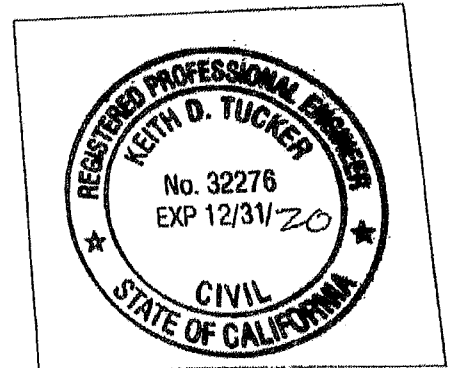
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Keith Tucker

8/10/20

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92668-8915
 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

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

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input checked="" type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood	CAISSON CAGES	8/26/20
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS: NONE

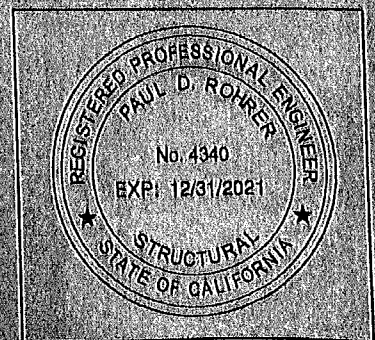
REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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



STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OR RECORD

DATE

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address: <i>101 Bayside Place</i>	Report Date: <i>6/13/22</i>	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): <i>Keith D. Tucker</i>	SO E-mail Address: <i>Kdtucker2@verizon.net</i>	SO Telephone #: <i>(714) 308-8355</i>	SO License / Reg. #: <i>RCE 37276</i>

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
<input checked="" type="checkbox"/> Other: <i>Ret. Wall steel</i>	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<i>East Retaining Wall near garage</i>	<i>6/13/22</i>

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

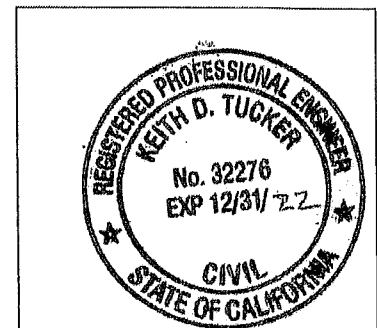
REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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



STAMP OF STRUCTURAL OBSERVER

Keith D. Tucker *6/13/22*
SIGNATURE OF STRUCTURAL OBSERVER OF RECORD DATE

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

BUILDING HEIGHT CERTIFICATION

Project Street Address: 101 Bayside Place - Corona Del Mar

Building Permit Number(s): REV2022-1509

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

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

All elevation points are based on: NAVD88 NGVD29 Assumed

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

RIDGES (3:12 slope or greater)

1. Approved elevation point of ridge is N/A and actual elevation point is N/A.
2. Approved elevation point of ridge is N/A and actual elevation point is N/A.
3. Approved elevation point of ridge is N/A and actual elevation point is N/A.

FLAT ROOFS, PARAPETS AND GUARDRAILS

1. Approved elevation point of flat roof or parapet is 34.31 and actual elevation point is 34.08.
2. Approved elevation point of flat roof or parapet is N/A and actual elevation point is N/A.
3. Approved elevation point of flat roof or parapet is N/A and actual elevation point is N/A.

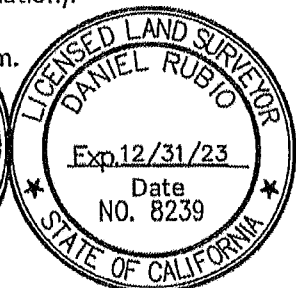
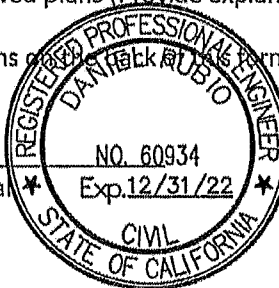
I certify that the above height measurements are correct and the above project:

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

Please describe any deviation from the City-approved plans on the back of this form.

Daniel Rubio 10/27/2022

Surveyor or Civil Engineer's* signature and seal
(Wet stamp and signature required)



* License number of 33965 or lower



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

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

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

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

Engineer/Surveyor's Name Daniel Rubio License # PLS 8239

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

Job Address 101 Bayside Place

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

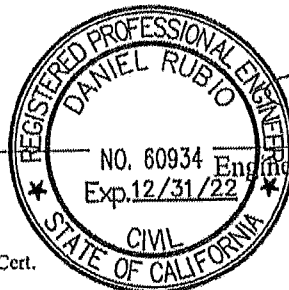
* Top of slab/floor elevation: 10.47/14.97

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

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

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

5/31/2022
Date



Daniel Rubio
Engineer/Surveyor's stamp and signature





CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 926588915
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SETBACKS AND TOP OF SLAB/FLOOR ELEVATION CERTIFICATE

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

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

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

5/31/2022
Date



Daniel Rubio
Engineer/Surveyor's stamp and signature



Attachment No. 2

Three-Year Construction Limit Activities



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

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

PERMIT ACTIVITY REPORT (X2019-1744)

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

Attachment No. 3

1st Public Hearing and Building Official Extensions



CITY OF NEWPORT BEACH BUILDING DIVISION

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

NOV 01 2024

CITY OF
NEWPORT BEACH

Three Year Construction Time Limit Extension Hearing Officer Application

Project Address:	101 Bayside Pl			Receipt No.:	INV-00034032		
Permit No.:	X2019-1744	Original Permit Issued Date:	6/19/2020	Hearing Fee:	\$1,422	Date Fee Paid:	/ /
PETITIONER/PROPERTY OWNER INFORMATION							
Name (Must be payor of fees):	Dayne Mosse		Company Name:	Jim Haskett Construction Inc			
Street Address:	7600 ACACIA AVE		City:	Garden Grove	State:	CA	
			Zip Code:	92841			
Email:	Dayne@jmhaskett.com		Phone:	714-397-6740			
PROJECT INFORMATION							
Length of extension requested:	6 months						
New end date if request is approved:	6/16/25						
Previous Extension(s) Granted? (Y/N):	YES		If Yes, How Many?:	1			
Description of Work Under Permit:	NEW SPR w/ BASEMENT						
Reason for Extension Request	(Attach Supporting Documents as Needed for Hearing) Requesting Extension to complete all Final Inspections waiting on permanent power transformer from Edison						
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.							
Petitioner's Signature:			Relationship to Property Owner:			Date:	/ /
FOR STAFF USE ONLY							
Hearing Officer's Action:	<input type="checkbox"/> Approved		<input type="checkbox"/> Denied				
Conditions of Approval:							
City Clerk's Staff Reviewed:	Name:	LEILANI J. BROWN		Signature:	[Signature]		
					Date: 11/15/2024		
Revenue's Staff Reviewed:	Name:	Megan Walsh		Signature:	[Signature]		
					Date: 11/15/2024		

Hearing Date: December 19, 2024 at 10:00 am

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

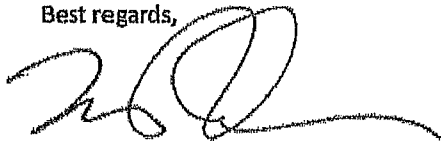
Re: 101 Bayside Place, CDM, CA, Permit # X2019-1744. Owner Authorization

Dear Sir or Madam:

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

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

Best regards,

A handwritten signature in black ink, appearing to read 'MPacheco', with a long horizontal flourish extending to the right.

Mike Pacheco

QUALITY BUILDING WITH A DESIGN PERSPECTIVE

To whom it may Concern:

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

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

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

Thank you very much
Jim Haskett Construction INC



JIM HASKETT
CONSTRUCTION, INC.



CITY OF NEWPORT BEACH BUILDING DIVISION

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RECEIVED BY
COMMUNITY
DEVELOPMENT

MAY 06 2024

CITY OF
NEWPORT BEACH

Three Year Construction Time Limit Extension Hearing Officer Application

Project Address:	101 Bayside Pl		Receipt No.:	INV-00026574	
Permit No.:	X2019-1744	Original Permit Issued Date:	6/19/20	Hearing Fee:	\$1,422
				Date Fee Paid:	05/06/24
PETITIONER/PROPERTY OWNER INFORMATION					
Name (Must be payor of fees):			Company Name:		
Dayne Mosse			SIM HASKETT CONST. INC		
Street Address:		City:	State:	Zip Code:	
7600 Acacia Ave		GARDEN GROVE	CA	92841	
Email:			Phone:		
PROJECT INFORMATION					
Length of extension requested: 12 MONTHS					
New end date if request is approved: 6-19-25					
Previous Extension(s) Granted? (Y/N): YES			If Yes, How Many?: ONE		
Description of Work Under Permit:	NEW SFR w/Basement				
Reason for Extension Request	(Attach Supporting Documents as Needed for Hearing) Caliber of house takes a very detailed oriented amount of time. only final inspections remain working on finishing touches along w/Landscape and utility services.				
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.					
Petitioner's Signature:		Relationship to Property Owner:		Date:	
		Contractor		5/1/24 @reedst	
FOR STAFF USE ONLY					
Hearing Officer's Action:					
<input type="checkbox"/> Approved <input type="checkbox"/> Denied					
Conditions of Approval:					
City Clerk's Staff Reviewed:	Name:	Signature:	Date:		
	LEILANI I. BROWN		5/9/2024		
Revenue's Staff Reviewed:	Name:	Signature:	Date:		
	Holly Whitney		5/13/2024		

June 27th 8 AM

6 May 2024

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

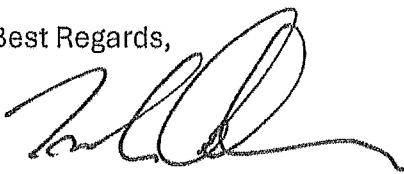
Re: 101 Bayside Place, CDM, CA Permit #x2019-1744. Owner Authorization

Dear Sir or Madam:

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

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

Best Regards,

A handwritten signature in black ink, appearing to read 'Mike Pacheco', with a long horizontal flourish extending to the right.

Mike Pacheco

To whom it may concern:

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

Thank you
Jim Haskett Construction, INC



JIM HASKETT
CONSTRUCTION, INC.

1 **BEFORE THE ADMINISTRATIVE HEARING OFFICER**
2 **FOR THE**
3 **CITY OF NEWPORT BEACH, CALIFORNIA**
4
5

6 IN RE:
7 101 BAYSIDE PLACE,
8
9 SUBJECT PROPERTY,
10 APPLICATION FOR PERMIT
11 EXTENSION UNDER NEWPORT
12 BEACH MUNICIPAL CODE SECTION
15.02.095.

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

Hearing Officer: Jamaar M. Boyd-Weatherby
Date: June 27, 2024
Time: 8:00 a.m.

13 **INTRODUCTION**

14 1. This matter involves an extension of time to complete construction for work under a
15 building permit issued for 101 Bayside Place (“Subject Property”) in the City of Newport Beach
16 under Section 105.3.4 of the Newport Beach Administrative Code (a locally amended version of
17 the California Building Code) as codified at Newport Beach Municipal Code (“NBMC”) Section
18 15.02.095. Jamaar M. Boyd-Weatherby (“Hearing Officer”), sitting as the Hearing Officer under
19 NBAC Section 105.3.4 heard this matter on June 27, 2024 at 8:00 a.m. (the “Hearing”). The
20 Hearing Officer is a licensed attorney in the State of California and serves as Hearing Officer
21 under contract with the City of Newport Beach (“City”). Pursuant to NBAC Section 105.3.4, the
22 Hearing Officer shall hear and decide whether this application for extension should be granted,
23 conditionally granted, or denied.

24 2. City is a charter city and municipal corporation existing under the laws of the State of
25 California. The City was represented at the Hearing by Tonee Thai, Chief Building Official
26 (“City Representative”). Also in attendance from the City was Building Inspector Chris Sanchez.

27 ///

28 ///

1 3. Dayne Mossel, the contractor for the Property (“Owner’s Representative”), appeared in
2 support of the application for an extension of time. Collectively, the Owner’s Representative and
3 Owner, CA CDM LLC, are referred to as the “Applicant.”

4 4. There were no members of the public present at the hearing.

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

9 6. Pursuant to the Administrative Hearing Rules and Procedures of the City of Newport
10 Beach, the hearing was digitally recorded.

11 7. The documents presented to the Hearing Officer during the hearing are the
12 administrative record of the hearing.

13 **ISSUES**

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

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

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

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

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

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

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

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

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

18 13. Permit No. X2018-1744 was issued by the City of Newport Beach on June 19, 2020
19 (“Permit”). The Permit was set to expire on June 19, 2023.

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

22 15. The one year extension was granted by the Building Official on June 4, 2023. As a
23 result of the Building Official’s actions, the Permit was set to expire on June 19, 2024.

24 16. Section 105.3.4 provides that if a project is not completed within the timeframe
25 authorized by the Building Official, the property owner or their authorized agent may seek
26 further extension from the City’s Hearing Officer. The property owner or applicant may seek two
27 extensions from the Hearing Officer which shall not exceed 180 days each. To grant the
28 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

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

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

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

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

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

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

23 **DECISION AND ORDER**

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

1 23. The Hearing Officer hereby grants an extension to 5:00 pm on Monday, December
2 16, 2024 in order to ensure the timely completion of the project.

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

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10 Dated: July 7, 2024



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Jamaar M. Boyd-Weatherby
Hearing Examiner

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

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

RECEIVED BY
COMMUNITY
DEVELOPMENT

MAY 17 2023

CITY OF
NEWPORT BEACH

**Three Year Construction Time Limit Extension
Building Official Application**

Project Address:	101 Bayside Pl			Receipt No.:	
Permit No.:	X2019-1744	Original Permit Issued Date:	6-19-2020	Extension Fee:	\$208
				Date Fee Paid:	/ /
PETITIONER/PROPERTY OWNER INFORMATION					
Name (Must be payor of fees):	Dayne Mosse		Company Name:	SIM HASKETT CONST. INC	
Street Address:	7600 ALACIA AVE		City:	GARDEN GROVE	State: CA
				Zip Code:	92841
Email:	Dayne@simhaskett.com		Phone:	714-397-6740	
PROJECT INFORMATION					
Length of extension requested:	12 MONTHS				
New end date if request is approved:	6-19-2024				
Previous Extension(s) Granted? (Y/N):	NO	If Yes, How Many?:	N/A		
Description of Work Under Permit:	NEW SFR w/ BASEMENT New Retaining wall				
Reason for Extension Request	(Attach Supporting Documents as Needed) COVID-19, MATERIAL SHORTAGE, UNFORSEEN SOIL CONDITIONS AFTER DEMO, Retaining wall additions, REVISIONS w/ long plan check w/ Sergio. 8 month Delays.				
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.					
Petitioner's Signature:			Relationship to Property Owner:	contractor	
				Date:	5/17/23
FOR STAFF USE ONLY					
Department Action:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied				
Conditions of Approval or Comments:	365 DAYS EXTENSION GRANTED, PERMITS SHALL EXPIRE ON 6-19-2024 UNLESS AN ADDITIONAL EXTENSION GRANTED BY THE BUILDING OFFICER.				
Building Inspector Reviewed:	Name: Rick LaBree	Signature:	Date:	5/17/23	
Building Official Approval:	Name: TONDE HART	Signature:	Date:	06/04/23	

8 May 2023

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

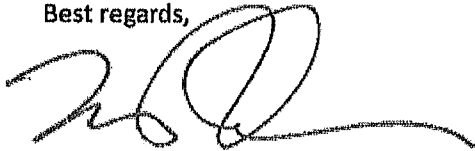
Re: 101 Bayside Place, CDM, CA, Permit # X2019-1744. Owner Authorization

Dear Sir or Madam:

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

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

Best regards,

A handwritten signature in black ink, appearing to read 'MPacheco', with a long horizontal flourish extending to the right.

Mike Pacheco

QUALITY BUILDING WITH A DESIGN PERSPECTIVE

To Whom It Concern:

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

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

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

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

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

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

In addition attached are copies of the additional permits pulled

X2020-1417

X2019-2413

X2019-2412



JIM HASKETT CONSTRUCTION, INC.

POST OFFICE BOX 512 SURFSIDE, CA 90743

714 894 4800

FAX: 714 373 0039

CA LICENSE 738498