

December 19, 2024 Agenda Item No. 2

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

Newport Beach Municipal Code (NBMC) 15.02.095 (Addition of

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

PERMITS: X2019-1744 and U2024-5008

SITE LOCATION: 101 Bayside Place

APPLICANT: Dayne Mossel

PROPERTY

CA CDM LLC **OWNER:**

BUILDING

Jason Rudenick, Sr. Building Inspector INSPECTOR:

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

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

Combo Residential 06/03/2019 CA CDM LLC Permit Type: **Application Date:** Owner: New 06/19/2020 052 013 21

Work Class: Issue Date: Parcel

Issued 04/23/2025 Status: **Expiration Date:** Address: 101 BAYSIDE PL

IVR Numbe	er: 233779				NEWPORT BEACH, CA	92625
Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status Primary Inspector	Reinspection Required?	Complete
Inspection L	ocation: 101 l	BAYSIDE PL				
Permit: X201	19-1744					
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

No

03/14/2022 03/14/2022 Masonry

X2019-1744-A0029

Pre-Grout/Wall Steel 56881

Approved

Complete

LINKED PERMIT INSPECTION HISTORY REPORT (X2019-1744)

Permit Type: Combo Residential Application Date: 06/03/2019 Owner: CA CDM LLC

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

Status: Issued Expiration Date: 04/23/2025 Address: 101 BAYSIDE PL

IVR Number: 233779 NEWPORT BEACH, CA 92625

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

04/18/2023

Shear and Hold

Downs

04/18/2023

Not Ready for

Inspection

Rick La Bare

iBLD-013793-2023

Reinspection of iBLD-013429-2023

Complete

Yes

LINKED PERMIT INSPECTION HISTORY REPORT (X2019-1744)

Permit Type: Combo Residential **Application Date:** 06/03/2019 CA CDM LLC Owner: 052 013 21 Work Class: New 06/19/2020 Issue Date: Parcel

Status: Issued **Expiration Date:** 04/23/2025 Address: 101 BAYSIDE PL

233779 IVR Number:

NEWPORT BEACH, CA 92625

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

LINKED PERMIT INSPECTION HISTORY REPORT (X2019-1744)

Permit Type: Combo Residential 06/03/2019 CA CDM LLC **Application Date:** Owner: 052 013 21 Work Class: New 06/19/2020 Issue Date: Parcel

Status: Issued **Expiration Date:** 04/23/2025 Address: 101 BAYSIDE PL

NEWPORT BEACH, CA 92625

233779 IVR Number:

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



City of Newport Beach - Building Division Inspection Card

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

Date: 08-02-2019

Permit#: Job Address:

X2019-2412 101 BAYSIDE PL NB

CA COM LLC

Contractor;

COMB

COMB

COMB

3002

3004

2620

Plumbing Final

FINAL BUILDING

Fire Dept Final 949/644-3105

DO NOT OCCUPY UNTIL FINAL INSPECTIONS

Owner: HASKETT JIM CONSTRUCTION INC

Description: DEMO (E) SFR WATT GARAGE 3,704 SF (5 BEDROOMS)

TYPE	ITEM#	DESCRIPTION	DATE	SIGNATURE	
COMB	2200	Call Inspector for Pre-Grade Meeting].
COMB	2210	Soll Pipe			7
COMB	2220	Sewer: **		The state of the s] ,
COMB	2230	Water Pipe Underground	ATTENIA, BAT		l)
COMB	2240	Gas Pipe Underground		THE STATE OF STATE OF STATE] ;
COMB	2250	Under Slab / Floor Mechanical			
OOMB	2260	Ufer Ground]
COMB	2270	Underground Electrical		EW STANCE	7.
COMB	2280	Rough Grade Approval	The house of the highest	Z 400 X 500 X 200 X	
COMB	2290	WQ-Best Management Practices			
COMB	2300	Ereotlon Pads			
COMB	2310	Setbacks / Line & Grade			
COMB	2320 %	Footings & Foundation	The state of the s		
COMB	2330 ***	Slab on Grade	Vite of Strain of the Strain Strain		
COMB	2340	Area Drains			
		DO NOT COVER / POUR CONCRETE			I
/		UNTIL ABOVE IS SIGNED OFF			
		ROUGHTERS SELECTION OF SELECTION			
COMB	2360	Masonry Pre-Grout / Wall Steel		12/20/20/50 Sept.	
COMB	2370	Slab on Deck		4.00	4
COMB	2380	Rough Plumbing & Pan Test			ž
COMB	2390	Gas Pipe" Rough"			
COMB	2400	Rough HVAC / Mech / Fireplace			1
COMB	2410	Commercial Hood			1
COMB	2420	Fireplace Throat			
COMB	2430	Under Slab / Floor Plumbing			
COMB	2440	Under Slab / Floor Electrical			ÿ
COMB	2450	Rough Electric Residential			ń
COMB	2460	Commercial ≗Rough Conduit Walls			Ĺ
COMB	2470	'Commercial - Rough Wiring Cellings			-
COMB	2480	Rough Electrical Service		1,000,000,000,000	\$
COMB	2490	Floor Framing & Sheathing			Ş
COMB	, 2500	Gommercial Rough Wall Framing			ु:
COMB	2510	Roof Framing, Sheathing & Bidg Height			
COMB	3003	Shear & Hold Downs			
COMB	2520	COMPLETE FRAMING			
	,	DO NOT COVER WORK UNTIL ABOVE IS			ă
		SIGNED OFF (India clores as a construction)		rema participante de la companya de	
COMB	2540	Insulation/ Densglass		818-N9358-X-25659-8-2455	盛
COMB,	2550	Drywall / Fire Caulk			1
COMB	2560	Suspended Celling	A PROPERTY OF		-
COMB	2570	Shower Lath		end for the end that the first section is the first of the section	
	2570	Vapor Barrier/Exterior Lath / Veneer Lath			-:
COMB	2530				_
COMB		Other Electrical Other Plumbing			
COMB	2350				-
COMB	2425	Other Mechanical			<u>.</u>
COMB	2600	Other Building			_
COMB	2610	Gas Pressure Test			
COMB	2617	Grading / Drainage Final			
COMB	3000	Electrical Final			
COMB	3001	Mechanical Final			

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

Plan Check #: 1737-2019

PLUM //

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 Holldays

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

lo for **combination / X permit** 1 for solar / PV permit 2 for plumbing / P permit 3 for electrical / E permit

'4' for mechanical / H permit '8' 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.



City of Newport Beach - Building Division Inspection Card

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

Date: 08-02-2019

SIGNATURE

DATE

X2019-2413 Permit#: 101 BAYSIDE PL NB Plan Check #: 1737-2019

Job Address: Owner:

TYPE

CA CDM LLC

Contractor:

ITEM#

HASKETT JIM CONSTRUCTION INC

DEMO (E) POOL METHOD 'B' Description:

DESCRIPTION

TYPE	ITEM#	DESCRIPTION	DATE	SIGNATURE	
COMB	2200	Call Inspector for Pre-Grade Meeting			
COMB	2210	Soll Pipe			(
COMB	2220	Sewer			!
COMB	2230	Water Pipe Underground			1
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		11.00	
		DO NOT COVER / POUR CONCRETE			
	OV 2. EC	UNTIL ABOVE IS SIGNED OFF			14
		ROUGHUESERS			
COMB	2360	Masonry Pre-Grout / Wall Steel			
	2370	Slab on Deck		wareness and the same of the s	
	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 Cellings			
COMB ·	2480	Rough Electrical Service		A-11.2-11.11.11.11.11.11.11.11.11.11.11.11.11.	
COMB	2490	Floor Framing & Sheathing			
COMB	2500	Commercial Rough Wall Framing			
COMB	2510	Roof Framing, Sheathing & Bidg Height			
COMB	3003	Shear & Hold Downs			
COMB.	2520	COMPLETE FRAMING			
		DO NOT COVER WORK UNTIL ABOVE IS	A 11/4 - 11/4		100
		SIGNED OFF LIGHTS OFFE TANIER (OFF	\$7.0749 107.0		
		MINTERICH & EXTERIOR AND SOME SHARE			
COMB	2540	Insulation / Densglass			
COMB	2550	Drywall / Fire Caulk			1
COMB	2560	Suspended Celling	.		1
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			···-41
COMB	3000	Electrical Final			
COMB	3001	Mechanical Final			
COMB	3002	Plumbing Final			
COMB	3004	Fire Dept Final 949/644-3105	1. 1		··
COMB	2620	FINAL BUILDING	9/19/1	9	
	LOAD	DO NOT OCCUPY UNTIL FINAL INSPECTION	S	ASSESSED FOR THE	10
2 m 2 m 2 m 2 m 2 m 2 m 2 m 2 m 2 m 2 m			A	the second of th	40.00

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.

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'0' for combination / X permit

'I' 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

Inspector Notes are located on the reverse



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

101 BAYSIDE PL NB

Plan Check #: 1251-2019

Job Address: Owner:

CA COM LLC.

Contractor: HASKETT JIM CONSTRUCTION INC

36' SOLDIER PILE RETAINING WALL ADDED TO EXTG Description:

ITEM# DESCRIPTION

YPE	TEM# 4.5	DESCRIPTION	DAJE.	SIGNATURE	
OMB	2200	Call Inspector for Pre-Grade Meeting			
OMB	2210	Soll Pipe			
OMB	2220	Sewer			
ОМВ	2230,	Water Pipe Underground			
OMB	2240 .*	Gas Pipe Underground			
OMB	2250	Under Slab / Floor Mechanical		77.70	:
OMB /	2260	Ufer Ground			
OMB	2270	Underground Electrical			
OMB	2280	Rough Grade Approval	Francisco de Consta	A. C.	7
OMB	2290	WQ-Best Management Practices			
OMB ::	2300	Erection Pads			4
OMB	2310	Setbacks / line & Grade	190297010		30
OMB	2320	Footings & Foundation 7 A Co. Inc.	315 8/6/20	11-7 1/10/11	-
OMB	2330	Slab on Grade	The Same State of the Control of the	としていい なっかん 水の大学 門を Machail く	مست
OMB	2340	Area Drains	7/7/22	72332	*****
Clylic	4979 day and	DO NOT COVER / POUR CONCRETE		a keev A comment of the second	
		UNTIL ABOVE IS SIGNED OFF			
514		015(0)U(c)*)			
OMB	2360	ROUGH Masonry Pre-Grout / Wall Steel	1/27/22	112562	- Contract
OMB	2370	Slab on Deck	L. C.		•
OMB	2380	Rough Plumbing & Pan Test	The second second		-
OMB	2390	Gas Pipe Rough	The state of the s		
OMB	2400	Rough HVAC / Mech / Fireplace	** Y-45" X	(A)	
OMB	2410	Commercial Hood			•••••
		Fireplace Throat			
OMB	2420	Fireplace Infoat	<u> </u>		ب
OMB	2430	Under Slab / Floor Plumbing			-
OMB	2440	Under Slab / Floor Electrical			تسبن
OMB	2450	Rough Electric Residential			-
OMB	2460	Commercial & Rough Conduit Walls			: :
OMB	2470	Gommercial - Rough Wiring Cellings			
OMB	2480	Rough Electrical Service			
OMB	2490	Floor Framing & Sheathing			<u> </u>
OMB	2500	Commercial Rough Wall Framing			
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OMB	2520	COMPLETE FRAMING			
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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	—		
	3001	Plumbing Final			
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COMB	2620	FINAL BUILDING	The factor of the same of the		

call the inspection request line at 49/644-3255 or visit the City website at http://www.newportbeachca.gov and elect Online Services ispections (only for permits in approved

tatus) must be requested before 6:00 A.M. ne day of the Inspection.

onstruction hours are Monday - Friday

7:00 a.m. to 6:30 p.m. Saturdays 8:00 a.m. to 6:00 p.m.

yo work on Sundays and Holldays

lease use the following list of permit codes vinen calling for an inspection: RESS:

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

5' for harbor / M permit

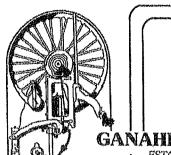
6' for pool and spa / S permit

7' for fire / F permit

8' for residential building report / R

9' for encroachment / N permit

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

DAT	E: 5/10/24 JOB ADDRESS: 101 Bayside Pl Asserport-coronadel MAR
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 <u>ITYY</u> and will be referred to in all reports, certifications and correspondence.
	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 Bullding Division. Recommendations for corrective measures, if necessary, shall be submitted to the Building Division for approval.
- 6. When import or export of materials is required, haul routes to and from the site shall be approved by the City Traffic Engineer and hauling procedures shall be in accordance with Chapter 15 of the Newport Beach Municipal Code (NBMC). Contractor shall use Best Management Practices (BMP's) to insure that all water quality issues are addressed.
- 7. Between October 1 and April 30, erosion control BMP measures shall be in place. During the remainder of the year dry season wind erosion BMP's (dust control) shall be implemented. Sediment control BMP's shall be installed and maintained at all operational storm drain inlets internal to the project. BMP's to control off-site sediment tracking shall be implemented and maintained. Appropriate BMP's to prevent contamination of stormwater from construction activities shall be implemented. A "weather triggered" action plan and the ability to deploy BMP's to protect all exposed portions of the site within 48-hours when the National Weather Service forecasts a 50% or greater chance of rain.
- 8. All fills shall be compacted throughout to a minimum of 90 percent compaction as determined by ASTM test method 1557 and approved by the soils engineer. Compaction tests shall be performed according to the preliminary soils report.
- 9. All trench (including interior and exterior utility trenches) and retaining wall backfill shall be compacted throughout to a minimum of 90 percent relative compaction and approved by the soils engineer.
- 10. Whenever work on which required inspection/testing is covered by additional work without first being inspected/tested, the Chief Building Official shall require by written notice that the work be exposed for examination. The work of exposing and recovering shall not entail or be subject to expense to the City of Newport Beach and will be the sole expense of the Permittee.
- 11. Landscaping of all slopes and pads shall be in accordance with 15.10.130 of the NBMC.
- 12. Approved drainage provisions shall be used to protect adjoining properties during the grading operation.

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

c. <u>SPECIAL:</u>

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

OWNER/CONT	tractor: <u>Sim Haskelt const.</u>	DESIGN CIVIL E	ingr.: Jones, CAHL & ASSOC.
Ву:	<u>Sim Haskett</u>	Ву:	Danny Rubio
Address:	POSIZ Surfside CA 90743	Address:	18090 BEACH BLUP. S.12 HR9848
Telephone:	714-397-6740	Telephone:	714846-0566
		-	
GEOTECHNIC	al engineer: KEITH O. TUCKER ENG.	GEOLOGIST.:	AMrew Stone Greo
Ву:	Kenh Tucker	Ву:	Andrew exone
Address:	PO 8133 Huntington BEACHCA	Address:	PO412 DuniapcA 93621
Telephone:	714-968-1500	Telephone:	949-201-7827
	50 5000 20 out		
	NTR: DO DOMO 3 Gradunes	COORDINATOR	
By:		By:	
Address:	7361 SLATER AUE. HB 92647	Address:	
Telephone:	714-379-1800	Telephone:	And the second s
NEWPORT BE	EACH REPRESENTATIVE: SUSON RUGER	nck	PHONE #: 949-644-3262
INSPECTION	REQUESTS: (949) 644-3255		

Saturdays:

Newport Beach Construction Hours:

No work on Sundays and Holidays

Monday through Friday: 7:00 a.m. to 6:30 p.m.

8:00 a.m. to 6:00 p.m.



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 E	Bayside Place	Report Date: 5	14/24	CNB Inspector Name:	CNB Permit#:
Building Owner Name:	**************************************	Owner's Mailing Ad	dress (if different from site);	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Paul Rohrer		SO E-mail Address: Paul@PRS		SO Telephone #: 714-272-9579	SO License / Reg. #: \$4340
PLEASE INDI	CATE STRUCTURAL	_ELEMENTS AND	CONNECTIONS OB		
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATIO OBSERVED	n(s) date Observed
☐ Conventional Footings & Slab	Concrete	☐ Steel	Concrete		5/14/24
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Calssons, Piles, Grade Beams	Wood or Manuf. Shear Panels	☐ Masonry	Wood		5/14/24
☐ Other:	☐ Other:	☐ Other:	☐ Other:		
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I declare that the follow	ving statements are true	to the best of my kni	owledge:		
I am the licenses charge of the stru	d design professional r	etained by the own	ier to be in responsible	LEGEL PROF	ESSIONAL CO
2. I, or another licen	sed design professional	whom I have design	nated above and is under visits at each significant	/%/	1940 70 [2]
construction stag	e to verify that the str ction documents;	ucture is in genera	al conformance with the	1 11 . 1	2/31/2023
3. I understand that	all deficiencles which I I	nave documented m	ust be corrected, prior to lewport Beach, Building	1 1/0/0/5	CTURA SIR
Division.		TA TE OF	CALIFORN		

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

STAMP OF STRUCTURAL OBSERVER



COMMUNITY DEVELOPMENT DEPARTMENT **BUILDING DIVISION**

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

	Stru	ctural Obs	ervation Re	eport		
Project Address: 101 E	Bayside Place	Report Date: 10	27/22	CNB Inspector Name:	CNB	Pomit #:
Building Owner Name:	evilleler et ser viverenden mellem ja järd ille elle ja like elle ja like elle ja like elle järde järde est ja Viverende	Owner's Mailing Add	ress (if different from site);	Owner's Telephone #:	CNB	Plan Check #:
Full Name of Structural Ot Paul I	eserver (80): Rohrer	SO E-mail Address: Paul@PRS	Einc.com	80 Telephone #: 714-272-9579		cense / Reg. #: 34340
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND	CONNECTIONS OB	SERVEO (check appli	cable b	oxeal
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATIO OBSERVED	N(8)	DATE OBSERVED
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□ Calssons, Piles, Grade Beams	Wood or Manuf. Shear Panels	디 Masonry	XWood	BOOF FRANCE	16	10/27/22
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COMMUNITY DEVELOPMENT DEPARTMENT **BUILDING DIVISION**

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

Structural Observation Report

Project Address: 101 B	ayside Place	Report Date:	14/22	CNB Inspector Name:	CNB Permit #:	
Building Owner Name:	aakidalaan maana daad ka da	Owner's Malling Add	ress (if different from site);	Owner's Telephone #:	CNB Plan Check #:	
And the second s	Rohrer	SO E-mail Address: Paul@PRS	any yyy romanina ny ar <u>ana ny kaonina dia dia nahahada</u> na dia nahahada nahada n	SO Telephone #: 714-272-9579	50 License / Reg. #: \$4340	
PLEASE INDIC	CATE STRUCTURAL	ELEMENTS AND		SERVED (check applications)	cable boxes)	
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION OBSERVED	V(8) DATE OBSERVED	
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Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck			
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 I understand that all deficiencies which I have documented must be corrected, prior tinal acceptance of the structural systems by the City of Newport Beach, Buildin 			ist be corrected, prior to ewport Beach, Building	1 11 10 10 10	TURAL	
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SIGNATURE OF STRUCT	TURAL CESERVER OF RE	CORD	DATE			



Project Address:

101 Bayside Place

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

8/17/2022

Report Date:

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				icense / Reg. #: S4340
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND	CONNECTIONS OB	SERVED (check applic	able l	ooxes)
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S)		DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete			
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck			
☐ Caissons, Piles, Grade Beams	□ Wood or Manuf. Shear Panels	☐ Masonry	₩ Wood	Upper Level Floor Sheathing		8/17/2022
☐ Other:	☐ Other:	☐ Other:	☐ Other:			
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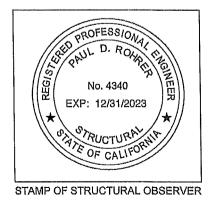
I declare that the following statements are true to the best of my knowledge:

- 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, Bullding Division.

8/17/2022

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE





Project Address:

Building Owner Name:

101 Bayside Place

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

Owner's Mailing Address (if different from site);

CNB Inspector Name:

Owner's Telephone #:

CNB Permit #:

CNB Plan Check #:

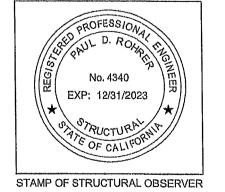
Report Date:

Paul F	Rohrer	Paul@PRSE	Einc.com	714-272-9579	SO License / Reg. #: S4340		
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND	CONNECTIONS OB	SERVED (check applica	able boxes)		
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION OBSERVED	(S) DATE OBSERVED		
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Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck				
☐ Caissons, Piles, Grade Beams	□ Wood or Manuf. Shear Panels	☐ Masonry	□ Wood				
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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 DATE





# 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**

		***************************************		<b>N</b>							
Project Address: 101 B	Bayside Place	Report Date:	13/22	CNB Inspector Name:	CNB Permit #:						
Building Owner Name;		Owner's Mailing Add	ress (If different from site);	Owner's Telephone #:	CNB Plan Check #:						
Full Name of Structural Ob Paul F	server (SO): Rohrer	so E-mail Address: Paul@PRS	Einc.com	SO Telephone #: 714-272-9579	SO License / Reg. #: S4340						
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND	CONNECTIONS OB	SERVED (check applic	able boxes)						
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION OBSERVED	(S) DATE OBSERVED						
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☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck	PLANTER WALL							
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	□ Wood								
☐ Other:	☐ Other:	☐ Other:	☐ Other:								
ITEMS CHECKED	ABOVE ARE APPROVE	D AND WITHOUT DI	EFICIENCIES.		WARRIES AND						
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☐ FINAL STRUCTUR	AL OBSERVATION RE	PORT:									
The structure general	ly complies with the ap	proved constructio	n documents, and all o	observed deficiencies we	re corrected.						
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2. I, or another licens my responsible of	sed design professional harge, have performed	the required site vis	sits at each significant	1 //છ/	カ/芝//						
approved construc		•		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\							
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Division,			/ /	PROTURNAL POR CALIFORNIA							
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Project Address:

101 Bayside Place

## 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**

CNB Inspector Name:

CNB Permit #:

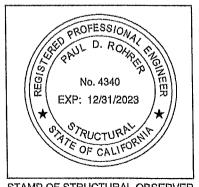
Report Date:

Building Owner Name:		Owner's Mailing Addre	ess (If different from site);	Owner's Telephone #:	CNB Plan Check #:			
Full Name of Structural Obs Paul F		so E-mail Address: Paul@PRSE	inc.com	SO Telephone #: 714-272-9579	SO License / Reg. #: S4340			
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND	CONNECTIONS OB	SERVED (check applica	able boxes)			
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION( OBSERVED	S) DATE OBSERVED			
☐ Conventional Footings & Slab	☐ Concrete	□ Steel	☐ Concrete					
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	Concrete	☐ Steel Deck	2-CONCRETE CO ABOVE PODIVIM				
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	□ Wood					
☐ Other:	☐ Other:	☐ Other:	☐ Other:					
E ITEMS CHECKED A	BOVE ARE APPROVE	AND WITHOUT DE	FICIENCIES.					
☐ OBSERVED DEFIC	ENCIES AND COMMEN	ITS:						
				☐ REPORT CONTINUED (	ON ATTACHED PAGES.			
1	AL OBSERVATION REP by complies with the ap-		documents, and all o	observed deficiencies we	re corrected.			

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

- I am the Ilcensed 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



STAMP OF STRUCTURAL OBSERVER



# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

**Structural Observation Report** 

Project Address: 101 B	ayside Place	Report Date: 2/17	1/22	CNB Inspector Name:	CNB Permit #:
Building Owner Name:		Owner's Malling Addre	es (if different from site);	Owner's Telephone #:	CNB Plan Chack#:
Full Name of Structural Ob Paul F	server (80): Rohrer	SO E-mail Address: Paul@PRSE	lnc.com	SO Telephone #: 714-272-9579	SO License / Reg. # S4340
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND (	ONNECTIONS OB	SERVED (check applic	abie boxes)
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION OBSERVED	(6) DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	Cl Steel	Concrete	MAIN LEYEL SLA	es 2/17/22
☐ Mat Foundation, Prestressed Concrete	☐ Mesonry	☐ Concrete	☐ Steel Deck	omer and invalidation of \$4.44 part open (\$200 p). The impressed of a first of \$4.00 p) and \$4.00 per and \$4.00 pe	
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C) Other:	☐ Other:	☐ Other:	C Other:	- Amazini sandandan 22 meter Antonio Andria Service Levy (1949) (1949) (1949) (1949) (1949)	, MANGET PROCESSED A form or the "Addressed on the Supple of Suppl
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# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

# **Structural Observation Report**

	Sun	statat Ana	eivation ne	La car a	
Project Address: 101 B	ayside Place	Report Date: 9//	4/21	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	<del>Medicine policy of graphic good light and the light and the policy of the control of the light and </del>	Owner's Mailing Add	ress (if different from site);	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Ob Paul F	server (SO): Rohrer	SO E-mail Address: Paul@PRS	Einc.com	SO Telephone #: 714-272-9579	SO License / Reg. # S4340
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND	CONNECTIONS OB	SERVED (check appl	icable boxes)
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATIO OBSERVED	N(S) DATE OBSERVE
Conventional Footings & Slab	☐ Concrete	□ Steel	☐ Concrete		
Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck	MAT	9/14/21
Calssons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	□ Wood		, ,
] Other:	☐ Other:	☐ Other:	☐ Other:		
		<u></u>		☐ REPORT CONTINUE	D ON ATTACHED PAG
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I am the licensed charge of the structure     I, or another licensed.	ctural observation; sed design professional :harge, have performed	etained by the own	er to be in responsible ated above and is under isits at each significant	S SWALL	D. ROMPER DOMEST

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

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD



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

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

Professional	Struc	ctural Obs	ervation Re	port			مييد					
Project Address: DV Bay Side		Report Date: 9/4	2/20	CNB Inspector Name:	CNB P	ermit #:						
Building Owner Name:		Owner's Mailing Addr	ress (if different from site);	Owner's Telephone #:	CNB F	Plan Check #:						
Full Name of Structural O	bserver (SO):	SO E-mall Address:	ene	SO Telephone #:		cense / Reg. #:	3					
PLEASE INDI	CATE STRUCTURAL		ZON IN UT	SERVED (check appl								
FOUNDATIONS	SHEAR WALLS	INDICATE LOCATION OBSERVED		DATE OBSERVED								
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	(Floor/Roof)	3334144			1					
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck									
Calssons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	□ Wood	Piles#2 #6	or us	19/2/20	2					
☐ Other: ☐ Other: ☐ Other: ☐ Other:												
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-All work	done in	accord	anco w	ifu flue	7 J.J.	sound						
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☐ FINAL STRUCTURAL	OBSERVATION REP	ORT:	sou R com	yr y,								
The structure generally o	complies with the app	roved construction	on documents, and a	ill observed deficienc	ies wer	orrected.						
declare that the following	statements are true to	the best of my kno	wledge:									
. I am the licensed de	esign professional reta	ained by the own	er to be in responsi	ible		·						

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.

GNATURE OF STRUCTURAL OBSERVER OF RECORD



STAMP OF STRUCTURAL OBSERVER

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

Forms\StructuralObservationReport&Instructions



## COMMUNITY DEVELOPMENT DEPARTMENT **BUILDING DIVISION**

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

//FOR	100 Civic Center Dr www	ive   P.O. Box 17 <u>/.newportbeachc</u> :	68   Newport Deadi a.gov   (949) 644-32	200	
	Struc	tural Obs	ervation Re	port	CNB Permit #:
Project Address:	place	Report Date: 9//	120	CNR lusbector Marine.	CNB Plan Check #:
Building Owner Name:		Owner's Mailing Addr	ess (if different from site):	Owner's Telephone #:	SO License / Reg. #:
ill Name of Structural Obs		SO E-mail Address:	20	so Telephone #: (714) 308-8355	
PLEASE INDIC	CATE STRUCTURAL	ELEMENTS AND	CONNECTIONS OB	SERVED (check applic	cable boxes) N(S) DATE OBSERVED
FOUNDATIONS	SHEAR WALLS	FRAMES	(Floor/Roof)	OBSERVED	OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck	Hiles # 1 & A alo	na 9/1/22
Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	□ Wood	novaheast co	rolet 20
☐ Other:	☐ Other:	☐ Other:	Other:		
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Kutu	LUCULE DE BERNER DE BE		9/1/20	STAMP OF STE	RUCTURAL OBSERVER

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



# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

BUILDING DIVISION

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

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

		Stru	ctural Obs	ervation Re	port					
	Project Address:		Report Date: 6	21/20	CNB Inspector Name:	CNB Perr	nit#:			
	101 Bay 510 Building Owner Name:	le place	-	ress (if different from site);	Owner's Telephone #:	1	CNB Plan Check#:			
1	Full Name of Structural C	Observer (SO):	SO E-mail Address:	er 2e.	50 Telephone #: (74) 308 -839	SO Lice	nse / Reg. #:			
			1 1 / 1 /	11 0°00	SERVED (check apr	dicable bo	xes)			
ļ <u>, </u>	PLEASE IND	ICATE STRUCTURAL		DIAPHRAGMS			DATE OBSERVED			
	FOUNDATIONS	SHEAR WALLS	FRAMES	(Floor/Roof)	OBSERVED	OBSERVED				
	Conventional Footings & Siab	☐ Concrete	☐ Steel	☐ Concrete						
	Mat Foundation,	☐ Masonry	☐ Concrete	T 2feet Decv			\			
X	estressed Concrete Calssons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood	north wall	olong	8/31/20			
	Other:	☐ Other:	☐ Other:	☐ Other:			\			
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eclare	that the following s	tatements are true to	the best of my kno	wledge:						
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# COMMUNITY DEVELOPMENT DEPARTMENT

ST FORME	100 Civic Center Di		38   Newport 1.gov   (949) 644-32	n, CA 92658-8915 200					
<b>P</b>	Struc	tural Obse	ervation Re	CNB Inspector Name:	CNB	Permit #:			
Building Owner Name:	EPLACE	Report Date: 8/2	8/20	Owner's Telephone #:	CNB Plan Check #:				
Full Name of Structural Co.	server (SO):	Owner's Mailing Address SO E _r mail Address:	ess (if different from site);	SO Telephone #:	SO License / Reg. #				
10000	Ker	(714)308-		-					
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND	LIZOU. NEX	SERVED (check applic	Table r	DATE			
FOUNDATIONS  □ Conventional	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION OBSERVED	4(0)	OBSERVED			
☐ Mat Foundation	☐ Concrete	☐ Steel	□ Concrete						
Prestressed Concrete Caissons, Piles,	☐ Masonry	☐ Concrete	☐ Steel Deck		-0 da	62/ - 1			
Grade Beams  Other;	☐ Wood or Manuf, Shear Panels	☐ Masonry	□ Wood	(biles 5 \$ 7)	ncef.	8/28/20			
	☐ Other:								
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☐ OBSERVED DEFICE	ENCIES AND COMME	INTS: Nove							
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				in observed denciencies	were co	rrected.			
I declare that the following	_	-	-						
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my responsible ch	ed design professional large, have performed to verify that the st	the required site	visits at each signific	der cant the	No. 841				
approved construct	ion documents:			Ex	(P 12/31/	20/*			
final acceptance of	Il deficiencies which I of the structural system	Newport Beach, Build	ding	STECHN!	CHILIP				
& CINTAL A	Lucul		8/28/20	STAMP OF ST	RUCTUF	AL OBSERVER			
SIGNATURE OF STRUCT	URAL OBSERVER OF F	RECORD	DATE						



# COMMUNITY DEVELOPMENT DEPARTMENT

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

www,newportbeachca.gov | (949) 644-3200 Structural Observation Report CNB Permit #: CNB Inspector Name: CNB Plan Chack #: Report Date: 10, 2020 Owner's Telephone #: Project Address: Side 1 HAS Owner's Mailing Address (if different from site); SO License / Reg. #: E RCE 32276 SNOC SO Telephone #: Building Owner Name: 714)308-80 E-mail Address: Katucker Z @ Full Name of Structural Observer (SO): PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes) **RLY** DATE MA OBSERVED 1000 (Floor/Roof) SHEAR WALLS 'AC FOUNDATIONS ☐ Concrete ☐ Steel ☐ Concrete ☐ Conventional W ☐ Steel Deck Footings & Slab ☐ Concrete **T/** ☐ Masonry ☐ Mat Foundation. Prestressed Concrete ☐ Wood ☐ Masonry ☐ Wood or Manuf. Caissons, Piles, Shear Panels Grade Beams Other: Other: Cther: Other: Soldier ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES. ☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES.

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

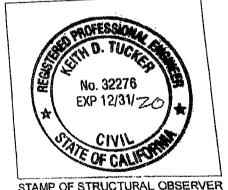
I declare that the following statements are true to the best of my knowledge:

I am the licensed design professional retained by the owner to be in responsible

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. Tucular 8/10/20



STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



Calssons, Piles,

Grade Beams

Other:

## 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

		Sales and the second se	ei valion ize	μυιι	1. 74	
Project Address: 101 B	ayside Place	Report Date: 8/2	26/20	CNB Inspector Name:	ONB	Permit #:
Building Owner Name:		Owner's Mailing Add	rees (if different from site);	Ówner's Telephone #;	ONB	Plan Check #i
Full Name of Structural Ob Paul F	server (80); Rohrer	SO E-mall Address Paul@PRS	Elnorcom	80 Telephone #: 714-272-9579	17 97 11 12 14 14 14 14 14 14 14 14	loense / Rég. #: 34340
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND	CONNECTIONS OB	SERVED (check appl	icable t	охев)
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATIO OBSERVED	)N(8)	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	□ Steel	. □ Concrete			1840
<ul> <li>Matificundation,</li> <li>Prestressed Concrete</li> </ul>	□ Masohry	□ Concrete	Steel Deck			

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□ Other:

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□ Mesonry

□ Other:

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Shear Panels

Other:

☐ REPORT CONTINUED ON ATTACHED PAGES

CAGES

8/24/20

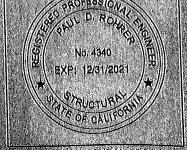
#### ☐ FINAL STRUCTURAL OBSERVATION REPORT:

The structure generally compiles 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:

- l am the licensed design professional retained by the owner to be in responsible
- oharge 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 probleto final acceptance of the structural systems by the City of Newport Beach, Building Division.





STAME OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF REGORD

STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENT THE CRITICAL SUID NO IDSPECTION IN THE CRITICAL SEASON

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# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

	Strue	ctural Obs	ervation Re	port		
Project Address:	Mace	Report Date: 6/	13/22	CNB Inspector Name:	CNB Permit#:	
Building Owner Name:		Owner's Mailing Address (If different from site);		Owner's Telephone #:	#: CNB Plan Check #:	
Full Name of Structural Observer (SO):		SO E-mail Address: Kotucker Zeverizon.		SO Telephone #: (714)308-8355	SO License / Reg. #: 55 RCE 37276	
PLEASE INDI	CATE STRUCTURAL	. ELEMENTS AND	CONNECTIONS OB	´ SERVED (check application	able boxes)	
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION OBSERVED		
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete			
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck			
☐ Calssons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	□ Wood			
M. Other: Ref. Wall		☐ Other:	☐ Other:	tast retaining near garage	Wall 6/13/22	
TITEMS CHECKED A	BOVE ARE APPROVE	D AND WITHOUT D	EFICIENCIES.	U U		
☐ OBSERVED DEFIC	ENCIES AND COMME	NTS:				
					<u> </u>	
·		*		☐ REPORT CONTINUED	ON ATTACHED PAGES.	
☐ FINAL STRUCTURA			n documents and all o	bserved deficiencies we	ra parroatod	
<b>***</b>	······			baerved demolencies wer	re correcteu.	
charge of the struct  I, or another licens my responsible of construction stage approved constructions.  I understand that a final acceptance of Division.	design professional retural observation; ed design professional retural observations arge, have performed to verify that the stration documents; all deficiencies which I have	etained by the owner whom I have designather required site visucture is in general ave documented muss by the City of New York City Of New Yor	wiedge: or to be in responsible ated above and is under sits at each significant conformance with the st be corrected, prior to ewport Beach, Building	No.	32276 12/31/ 72.Z_	

# EWPORTE OF THE PROPERTY OF THE

# CITY OF NEWPORT BEACH

# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

## **BUILDING HEIGHT CERTIFICATION**

Project	Street Address: 101 Bayside	Place - Corona D	el Mar	
Buildin	g Permit Number(s): <u>REV202</u>	2-1509		
City of	surveyor of record for the proje Newport Beach approved plar on those plans.			
each Use	tions shall include an allowar critical ridge and flat roof, or the format below on the ba mation is needed. Provide orig	roof deck railing o	elevations Indicated c if additional space is	on the approved plans. s necessary or further
All elev	ation points are based on: 🛛 🗓	NAVD88	NGVD29	Assumed
	Please provide the following ele arapets/guardrails. Additional	=	ay be requested by the	* * * * * * * * * * * * * * * * * * * *
4			-	NT/A
1. 2.	Approved elevation point of ri Approved elevation point of ri	** ************************************	_ and actual elevation _ and actual elevation	
3.	Approved elevation point of ri		_ and actual elevation _ and actual elevation	•
	FLATR	OOFS, PARAPETS A	ND GUARDRAILS	
1. 2. 3.	Approved elevation point of fl Approved elevation point of fl Approved elevation point of fl	lat roof or parapet	is <u>N/A</u> and actual e	elevation point is <u>N/A</u> .
l certify	that the above height measur	ements are correct	t and the above projec	et:
	X IS in compliance with	the City-approved	plans.	
	IS NOT in compliance	with the City-appr	oved plans (Provide ex	The state of the s
Please	describe any deviation from th	e City-approved pla	ans of the track at the control of t	m. SED LAND STATEL RUSSIA
1	Surveyor or Civil Engineer	***		Exp.12/31/23  Date NO. 8239
* Licen	(Wet stamp and signa se number of 33965 or lower	iture required)	CIVIL OF CALLED	OF CALIFORNIA



# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

## SETBACKS AND TOP OF SLAB/FLOOR ELEVATION CERTIFICATE

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

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

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

Engineer/Surveyor's Name Daniel Rubio License # PLS 8239	
Engineer/Surveyor's Address 18090 Beach Blvd., Suite #12, Huntington Beach, CA 92648	
Job Address 101 Bayside Place	
Setbacks: Sketch a site plan and specify surveyed setbacks (use back page).	
* Top of slab/floor elevation: 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 \( \mathbb{\text{\texts}} \), are not \( \mathbb{\text{\texts}} \), per City approved plans. Describe any deviations from plans:	
I certify that top of slab/floor elevation(s) is \(\mathbb{\Bar}\), is not \(\mathbb{\Bar}\), per City approved drawings. Describe any deviations from plans:	
5/31/2022  Date  No. 60934 Engineer/Surveyor's stamp and signature  Exp.12/31/22  Forms/SetbacksandTopofSlabElevationCert.  OF CALIFORNIA	/ <i>*</i> /



# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

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Engineer/Surveyor's Address 18090 Beach Blvd., Suite #12,	Huntington Beach, CA 92648
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* If slab/floor elevation varies, sketch a plan or section throug elevations. Use same datum used in the survey of record.	th slab on the back page and specify the
I certify that the setbacks are \(\mathbb{\Bar}\), are not \(\mathbb{\Bar}\), per City appr from plans:	oved plans. Describe any deviations
I certify that top of slab/floor elevation(s) is \(\mathbb{X}\), is not \(\mathbb{I}\), any deviations from plans:	per City approved drawings. Describe
Date No. 60934 Engineer/Surve	eyor's stamp and signature  Exp. 12/31/23  NO. 8239
Forms/SetbacksandTopofSlabElevationCert. OF CALLED	OF CALIFORN

# Attachment No. 2

Three-Year Construction Limit Activities



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

Created Date	Activity Type	<b>Activity Name</b>	<b>Activity Number</b>	<b>Activity Comments</b>	Created By
0/15/2024					
	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
0/23/2024					
	Generic Activity	Hearing Application delivered	ACT-004142-2024	Jason hand delivered 2nd Hearing application, request for additional 6 months.	Jason Rudenick
1/05/2024					
	Generic Activity	Hearing App	ACT-004312-2024	Hearing app received and pd. On SL's desk 11/4/24.	Jason Rudenick
	Generic Activity	APPLICATION SUBMITTE	ACT-004315-2024	2ND HEARING APPLICATION ROUTED TO CITY CLERK AND FINANCE ON 11/05/2024.	Tonee Thai
4/24/2024					
	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
5/17/2024					
	Generic Activity	HEARING SCHEDULED	ACT-002071-2024	HEARING SCHEDULED FOR 06/27/2024 AT 8 A.M.	Tonee Thai
5/23/2023					
	Generic Activity	PHONE CALL	ACT-001011-2023	S LANE. I spoke to Dayne explaining that they need to provide documentation regarding the cause of their delays. He sated that he should have them in our office by end of day 5/24/23	Steven Lane
5/08/2024					
	Generic Activity	HEARING APPLCATION SUBMITTAL	ACT-001960-2024	APPLICATION SUBMITTED ON 05/06/2024.	Tonee Thai
5/09/2024					
	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	<b>Activity Type</b>	Activity Name	Activity Number	<b>Activity Comments</b>	Created By
	Generic Activity	Application Routed	ACT-001966-2024	Hearing application routed to City Clerk and Finance for processing	Tonee Thai
06/19/2024					
	Generic Activity	Stop work	ACT-002419-2024	Posted 6/19/24 Permit expiration date. Hearing appt 6/27/24 8am. Met with GC Dayne 714-397-6740 onsite.	Jason Rudenick
06/27/2024	_		_		
	Generic Activity	HEARING: 06/27/2024	ACT-002513-2024	07/15/2024: RECEIVED ORDER - HEARING OFFICEF GRANTED EXTENSION TO 12/016/2024.	Tonee Thai
06/04/2023					
	Generic Activity	Extension Request Submitted	ACT-001136-2023	3-YEAR DEADLINE EXTENSION REQUEST SUBMITTED ON 05/17/2023.	Tonee Thai
	Generic Activity	Building Official Extension Approved	ACT-001139-2023	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 06/19/2024 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER.	Tonee Thai
06/07/2023					
	Generic Activity	3-YEAR DEADLINE EXTENSION	ACT-001190-2023	MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER	Debi Schank

# Attachment No. 3

1st Public Hearing and Building Official Extensions



# CITY OF NEWPORT BEACH

## **BUILDING DIVISION**

RECEIVED BY COMMUNITY DEVELOPMENT

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 NOV 01 2024

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

Project Address:	101 Bayside Pl			Receipt No.: //// 00031032			
Permit No.:	x2019-1744	Original Permit Issued Date:	6/19/2	020	Hearing Fee: \$1,422	Date Fee Paid:	
PETITIONER/PROPERTY OWNER INFORMATION							
Name (Must be	· ·	Company Nam	Company Name:				
Dayne Mossel			Jm Haskett Construction inc				
Street Address:			City:		State:	Zip Code:	
7600 ACACLA AVB			Garden	Grove	CA	92841	
Email:				Phone:			
Dayne EsimHaskethcom				74397	6740		
PROJECT INFORMATION							
Length of extension requested: 6 months							
New end date if request is approved: 6/16/25							
	sion(s) Granted? (Y/N):	<u> 165                                    </u>	If Yes, I	low Many?:			
Description of Work Under	***************************************	1.0	//////////////////////////////////////	######################################		indonels of the professions on the profession was bridged by the profession of the p	
Permit:	New Spr. W/Basement						
	Company of the second		THEORETICAL STREET, THE STREET	-		nt der at 1882 von Sanda von Sanda (1885)	
Reason for Extension	(Attach Supporting Documents as Needed for Hearing)						
Request	Regussione Extension to complete all Final Inspections waiting on permanent fower transformer from Edison						
and the description of the state of the stat		· [ ] "[ ] " [ ] [ ] [ ] [ ] [ ] [ ]		r r r a r a	/T / / TTT / 1	THE PROPERTY OF THE PROPERTY O	
Detitioner's Sign	***************************************	ERTIFY THA	***************************************	*******************************	II IS IRUE.	Data	
Petitioner's Signature:			Relationship to Property Owner:			Date:	
		FOR S	TAFF USE (	ONLY			
Hearing Officer's Action:							
□Approved			□Denied				
		***************************************	/**/**A**A**A*************************	**************************************	************************************	***************************************	
Conditions of							
Approval:							
				Mile In the second seco			
City Clerk's Sta	aff Name:	· i	Signatare: ,	Oc 1	**************************************	Date:	
Reviewed:			Xalam V. Form 11		11/15/2024		
Revenue's Sta	ff Name:	1	n:		Date:		
Reviewed:	Mea Wo	115/1	<u> </u>	Valov		Date: 11 / 5 /2024	
	J	_ 1	V.				

Heaving Date: December 19,2024 at 10:00 am HearingOfficer3YearExtension NBMC 15.02.095 - 8-02-23

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

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

#### Dear Sir or Madam:

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

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

Mike Pacheco

Best regards,

## To whom it may Concern:

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

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

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

Thank you very much
Jim Haskett Construction INC





# CITY OF NEWPORT BEACH

**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 06 2024

CITY OF NEWPORT BEACH

# **Three Year Construction Time Limit Extension Hearing Officer Application**

Project Address:	101 Bayside P1		Receipt No.: /NV-(X)024674				
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 <i>(Must be</i>	payor of fees):	######################################	Company Name:	<del>Mariani in Mariani in</del>	(maga kat kan alaman a santa (1866) (1864) (1864) (1864) (1864) (1864) (1864) (1864) (1864) (1864) (1864) (186		
Dayne Mossel			SIM Haskett const. INC				
Street Address:			City:				
7600 Acacia Ave			GARDEN GROVE	CA	92841		
Emall:			Phone:				
PROJECT INFORMATION							
Length of extension requested: 12 Month-6							
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	NEW SFR	W/Basemer	) <del> -</del>				
Permit:							
Reason for	(Attach Supporting Documents as Needed for Hearing) Can Dec of house takes a						
Extension Request	very detailed oriented amount of time only final inspections						
	Remain working on Finishing touches along W/Landscape						
***************************************		<u>g Gervices.</u>		NUMBER OF THE PROPERTY OF THE			
		**************************************	THE ABOVE STATEMEN	IT IS TRUE.	roughannere erbekolikishkelikirsen er provinsk grandere kan de skriver er skriver er skriver er skriver er skri		
The same of the sa		Relationship to Property Owner:	Date: 5/1/24				
			Contractor	a siese i di, titudio retenda	Breddig T.		
Linesiae Office d	A	FUR S	TAFF USE ONLY				
Hearing Officer's	s Action:	□Approved	☐ Denied				
		m/ pprovod	ii Demed				
Conditions	***************************************	***************************************		***************************************	finidad yr gray carda adinid dii billi dii baray ja ga aradan a bebarbarbarbarbarbarbarbarbarbarbarbarbarb		
of	27H14H4	***************************************	books till and a second		William Company of the Company of th		
Approval:					***************************************		
City Clerk's Sta Reviewed:	LEILANI	1. BROWN	Signature; di Povrn	manuse and a second	Date: 5 / 9 / 2024		
Revenue's Staff   Name:		Whitney	Signature:		Date: 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: <a href="mailto:mpacheco@vtcompanies.com">mpacheco@vtcompanies.com</a> Thank you for your time in addressing the submittal.

Best Regards,

Mike Pacheco

# To whom it may concern:

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

Thank you

Jim Haskett Construction, INC



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

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- 3. Dayne Mossel, the contractor for the Property ("Owner's Representative"), appeared in support of the application for an extension of time. Collectively, the Owner's Representative and Owner, CA CDM LLC, are referred to as the "Applicant."
  - 4. There were no members of the public present at the hearing.
- 5. The Hearing Officer considered the testimony of all witnesses at the hearing and all documents made part of the administrative record. The mere fact that a witness's testimony or document may not be specifically referred to below does not and shall not be construed to mean that said testimony or document was not considered.
- 6. Pursuant to the Administrative Hearing Rules and Procedures of the City of Newport Beach, the hearing was digitally recorded.
- 7. The documents presented to the Hearing Officer during the hearing are the administrative record of the hearing.

#### **ISSUES**

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

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

- 9. This matter is before the Hearing Officer consistent with Section 105.3.4 of the NBAC.
- 10. The City of Newport Beach adopted the 2019 California Building Code by reference under Ordinance No. 2019-17 as the Newport Beach Administrative Code, codified at Newport Beach Municipal Code Section 15.02.010, which reads in part, "The City Council adopts and incorporates by reference, as though set forth in full in this section, Chapter 1, Division II of the 2019 Edition of the California Building Code as published by the International Code Council."
- 11. The City of Newport Beach adopted certain additions, amendments, and deletions to the 2019 California Building Code, pursuant to its authority under California Health and Safety Code Section 17958.5.

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

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

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

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

- 13. Permit No. X2018-1744 was issued by the City of Newport Beach on June 19, 2020 ("Permit"). The Permit was set to expire on June 19, 2023.
- 14. Permits may be extended up to one year beyond the initial three-year deadline by application to the City Building Official. (NBAC 105.3.4(1)).
- 15. The one year extension was granted by the Building Official on June 4, 2023. As a result of the Building Official's actions, the Permit was set to expire on June 19, 2024.
- 16. Section 105.3.4 provides that if a project is not completed within the timeframe authorized by the Building Official, the property owner or their authorized agent may seek further extension from the City's Hearing Officer. The property owner or applicant may seek two extensions from the Hearing Officer which shall not exceed 180 days each. To grant the extension, the Hearing Officer must find that either (i) special circumstances warrant an extension of time or (ii) the failure to meet the time limit was caused by circumstances beyond the property owner's, applicant's, or their contractor's control. Any approval of an extension should include conditions to ensure timely completion of the project in a manner that limits

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27 28 impacts on surrounding property owners. Applicant filed a request for an extension with the City Hearing Officer seeking an extension for the full 180 days possible under the code.

- 17. The Applicant filed a request for an extension for an additional 180 days and a hearing was held on June 27, 2024.
- 18. The City Representatives presented uncontroverted evidence that there has been progress towards the completion of the project. However, the City Representatives concede that the delays associated with the utility connections are dependent on the availability of the utility. There was no objection from the City Representatives to the Hearing Officer granting an extension.
- 19. through testimony of the Owner's Representative, provided Applicant, uncontroverted evidence that the project was nearing completion and that significant work has continued to occur on the Subject Property. The Applicant represented that the project is calling for the inspections on the mechanical, electrical and plumbing. He also noted that there are no additional materials that the project is waiting on. He expressed confidence that the project could be completed within the next 180 days.
- 20. The Applicant indicated, without contradiction, that the project was nearly complete, that the house was almost entirely built and just these last remaining details need to be addressed with final inspections.
- 21. Credibility determinations were made in favor of the Applicant and the City. The Applicant presented credible evidence that the delays were due to circumstances partially beyond their control resulting from delays caused by soil issues, material shortages and the delays caused by the COVID-19 pandemic.

#### **DECISION AND ORDER**

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

ı						
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.					
8						
9	$\bigcap m \mathcal{D}$ .					
10	Dated: July 7, 2024					
11						
12	Jamaar M. Boyd-Weatherby Hearing Examiner					
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# CITY OF NEWPORT BEACH

# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

RECEIVED BY COMMUNITY DEVELOPMENT

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200 MAY 172023

CITY OF NEWPORT BEACH

# Three Year Construction Time Limit Extension Building Official Application

Project Address:	101 Bayside	PI		Receipt No.:		
Permit No.:	×2019-1744	Original Permit Issued Date:	6-19-2020	Extension Fee: \$208	Date Fee Paid: / /	
PETITIONER/PROPERTY OWNER INFORMATION						
Name (Must be payor of fees):			Company Name:			
Street Address:	11105561	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Sim Haskett CONSt. INC  City: State: Zip Code:			
			City:	State:	92841	
7600 ACACIA AVC			GIAPDEN GIRON Phone:	G (C/1)	1760 11	
	was Hallette Ca	M		202 /		
Dayne & Sim Haskett.com				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): 100 If Yes, How Many?: 101/14						
Description of	<del>~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~</del>	NO COM	If Yes, How Many		<del>manaman sanamanamanamanamanasin</del>	
Work Under Permit:	Work Under					
Reason for Extension Request	ision Soll conditions Afred Demo. Retaining with additions. Revisions					
	I HEREBY	CERTIFY THAT	THE ABOVE STAT	EMENT IS TRUE.		
Petitioner's Sign	ngture:		Relationship to Property O	Date: 5 / 17 / 23		
FOR STAFF USE ONLY						
Department Action:  ☐Approved ☐ Denied						
Onditions 365 DAYS EXTENSION GIRANOS, PETERUS SHALL EXPIRE ON 6-19-2024						
	1		*	- J. J. J.	ι	
of Approval or Comments:	UNLLESS AN AT		STENSION OTE	- J. J. J.	EARCUSE)	
or	OFFICE .  Octor Name:  Ruklasare	DITIONALE	*	- J. J. J.	1	

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: <a href="mailto:mpacheco@vtcompanies.com">mpacheco@vtcompanies.com</a>. Thank you for your time in addressing this submittal.

Best regards,

Mike Pacheco

#### QUALITY BUILDING WITH A DESIGN PERSPECTIVE

#### To Whom it Concern:

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

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

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

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

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

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

In addition attached are copies of the additional permits pulled

X2020-1417

X2019-2413

X2019-2412

