



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

May 21, 2025  
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:** S2020-0141 and X2020-2027

**SITE LOCATION:** 404 De Sola Terrace

**APPLICANT:** Tom Shepherd

**PROPERTY OWNER:** Martin Stauber

**BUILDING INSPECTOR:** Jason Rudenick, Sr. Building Inspector

**PREPARED BY:** Tonee Thai, Chief Building Official - 949-718-1867,  
[tthai@newportbeachca.gov](mailto:tthai@newportbeachca.gov)

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### **PROJECT SUMMARY**

NEW 450 S.F. POOL/SPA WITH YARD DRAINAGE & POOL SAFETY FENCING.

### **BUILDING PERMIT HISTORY**

This project first started with Permit S2020-0141 issued on June 3, 2021. The referenced permits above are subject to the Newport Beach Municipal Code 15.02.095 with an initial three-year construction limit expiration date of June 03, 2024.

Permit X2020-2027 is a supplemental permit for (9) CAISSONS to support the proposed pool/spa.

Applicant currently applied for permit XR2023-1609 for slope restoration. This scope of work is still currently under review.

The first inspection was on July 19, 2021, for a Pre-Grading Meeting.

The last inspection was on March 7, 2023, for Final Building inspection.

Please refer to Attachment 1 for detailed permit history.

Please refer to Attachment 2 for detailed notice activities.

### **3BUILDING OFFICIAL EXTENSION**

The chief building official granted an extension for a three-year construction time limit on November 13, 2024, with expiration date of June 3, 2025. (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 History  
Attachment No. 2 – Three-Year Construction Limit Notice Activities  
Attachment No. 3 – Building Official Extension

# **Attachment No. 1**

Building Inspection History



# City of Newport Beach

Community Development Department - Building Division

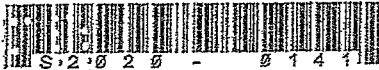
100 Civic Center Drive, Newport Beach, CA 92660

Permit Counter Phone: (949) 718-1888

newportbeachca.gov/civic

Combination Type -

Work Class - Other



COMB Permit : **S2020-0141**

Plan Check No : 1653-2020

Issued Date : 02/03/2024

Final Date:

Permit Status: Reissued

Inspection Area : 5

PERMITS EXPIRE 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION, BUT NO LATER THAN 3 YEARS FROM ORIGINAL ISSUANCE DATE  
NO CONSTRUCTION RELATED NOISE ON SATURDAY OR SUNDAY IN HIGH DENSITY AREAS AND NO WORK ON SUNDAY AND HOLIDAYS IN ALL AREAS

Job Address : 404 DE SOLA TER

Description : SFR POOL/SPA (450 SF) \*STOP WORK\*, YARD DRAINAGE & POOL SAFETY FENCING

Owner :

Address :

Phone :

Applicant :

Address :

Phone :

Owner/Builder :

Address :

Phone :

Code Edition : 2019

Type of Construction :

Occupancy Groups : U

Bldg Height :

Building Setbacks : Front: 5, Side: 6, Side: 6, Rear: 6

Flood Zone : X

Use Zone : R-1-6000 - Single-Unit Residential (6000 indicates minimum lot area)

Legal Desc: N TR-1237 BLK LOT 125

Contractor : LUXURY HOME SERVICES

Address : 7671 WHITNEW DR  
HUNTINGTON BEACH, CA 92647

Phone : (714) 235-4403

Con State Lic : 968701

Lic Expire : 12/31/2025

Bus Lic : BT30075387

Bus Lic Expire : 05/31/2024

Workers' Compensation Insurance :

Carrier : NO EMPLOYEES

Policy No : EXEMPT

W.C. Expire :

Fire Sprinklers : NO

Fire Hazard Zone : YES

No of Units : 0

No of Stories :

Architect : PETROPOULOS NICHOLAS

Address : 496 PARK AVE NEWPORT BEACH, CA  
92662

Phone : (949) 631-1650

State Lic :

Engineer : CORREIA WILLIAM JOHN

Address : 16912 BOLSA CHICA RD #101  
HUNTINGTON BEACH, CA 92649

Phone : (714) 840-5582

Designer :

Address :

Phone :

Construction Valuation : \$175,000.00

Added/New/TI sq. ft. Bldg : 0

Alteration sq. ft. Bldg :

Added/New sq. ft. Garage : 0

TOTAL sq. ft. : 0

PROCESSED BY : 

SPECIAL CONDITIONS:



# City of Newport Beach

Community Development Department - Building Division  
100 Civic Center Drive, Newport Beach, CA 92660  
Permit Counter Phone: (949) 718-1888  
newportbeachca.gov/civic  
Combination Type -  
Work Class - Other



COMB Permit : **X2020-2027**

Plan Check No : 1653-2020  
Issued Date : 02/08/2024  
Final Date:  
Permit Status: Reissued  
Inspection Area : 5

PERMITS EXPIRE 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION, BUT NO LATER THAN 3 YEARS FROM ORIGINAL ISSUANCE DATE  
NO CONSTRUCTION RELATED NOISE ON SATURDAY OR SUNDAY IN HIGH DENSITY AREAS AND NO WORK ON SUNDAY AND HOLIDAYS IN ALL AREAS

Job Address : 404 DE SOLA TER

Description : (9) CAISSONS @ NEW POOL/SPA (S2020-0141)

Owner : MARTIN STAUBER  
Address : 404 DE SOLA TER  
CORONA DEL MAR, CA 92625  
Phone : (714) 595-2328

Applicant :  
Address :  
Phone :

Owner/Builder :  
Address :  
Phone :

Code Edition : 2019  
Type of Construction : V-B  
Occupancy Groups : U  
Bldg Height :

Building Setbacks : Front: 5, Side: 6, Side: 6, Rear: 6  
Flood Zone : X  
Use Zone : R-1-6000 - Single-Unit Residential (6000 indicates minimum lot area)

Legal Desc : N TR 1237 BLK LOT 125

Contractor : LUXURY HOME SERVICES  
Address : 7671 WHITNEW DR  
HUNTINGTON BEACH, CA 92647  
Phone : (714) 235-4403  
Gen State Lic : 968701  
Lic Expire : 12/31/2025  
Bus Lic : BT30075387  
Bus Lic Expire : 05/31/2024

Workers Compensation Insurance  
Carrier : NO EMPLOYEES  
Policy No : EXEMPT  
W.C. Expire :

Fire Sprinklers : NO  
Fire Hazard Zone : YES  
No of Units : 0  
No of Stories : 0

Architect : PETROPOULOS NICHOLAS  
Address : 496 PARK AVE NEWPORT BEACH, CA  
92662  
Phone : (949) 631-1650  
State Lic :

Engineer : CORREIA WILLIAM JOHN  
Address : 16912 BOLSA CHICA RD #101  
HUNTINGTON BEACH, CA 92649  
Phone : (714) 840-5582

Designer :  
Address :  
Phone :

Construction Valuation :  
Added/New/TI sq. ft. Bldg : 0  
Alteration sq. ft. Bldg :  
Added/New sq. ft. Garage : 0  
TOTAL sq. ft. : 0

PROCESSED BY : \_\_\_\_\_

SPECIAL CONDITIONS:

City of Newport Beach  
Community Development  
100 Civic Center Dr.  
Newport Beach, CA 92660  
949-644-3141  
Welcome

02/08/2024 12:54PM Odalis C.  
016875-0004 000089415

INVOICE

LUXURY HOME SERVICES  
External Item Reference: INV-00023161  
External Payment Reference: REC-001412-2024  
Item:  
Balance due: \$0.00  
Permit Reissuance Fee  
- 50% \$751.00  
Payment Id: 177114

-----  
\$751.00

INVOICE

LUXURY HOME SERVICES  
External Item Reference: INV-00023160  
External Payment Reference: REC-001412-2024  
Item:  
Balance due: \$0.00  
Permit Reissuance Fee  
- 50% \$430.00  
Payment Id: 177115

-----  
\$430.00

Subtotal \$1,181.00  
Total \$1,181.00

CHECK \$1,181.00  
Check Number 3396

Change due \$0.00

Paid by: LUXURY HOME SERVICES

Thank you for your payment

CUSTOMER COPY

RECEIPT (REC-001412-2024)  
FOR CITY OF NEWPORT BEACH

BILLING CONTACT  
LUXURY HOME SERVICES  
7671 WHITNEW DR  
HUNTINGTON BEACH, CA 92647



Payment Date: 02/08/2024

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
S2020-0141	Permit Relssuance Fee -- 50%	Fee Payment	Check #3396	\$751.00
404 DE SOLA TER NEWPORT BEACH, CA 92625			SUB TOTAL	\$751.00
X2020-2027	Permit Relssuance Fee -- 50%	Fee Payment	Check #3396	\$430.00
404 DE SOLA TER NEWPORT BEACH, CA 92625			SUB TOTAL	\$430.00
TOTAL				\$1,181.00



# City of Newport Beach - Building Division

## Inspection Card - Combo

100 Civic Center Drive

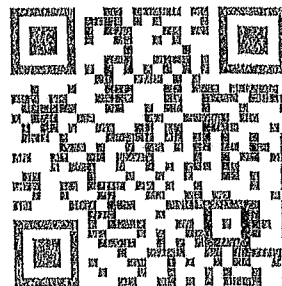
Inspection requests: [www.nbca.gov/civic](http://www.nbca.gov/civic)

Date : 2/8/2024

Permit Number : X2020-2027  
Job Address : 404 DE SOLA TER  
Owner : MARTIN STAUBER  
Contractor : LUXURY HOME SERVICES  
Description : (9) CAISSONS @ NEW POOL/SPA (S2020-0141)

Plan Check Number : 1653-2020  
Saturday Construction Permitted : YES

#	INSPECTION	DATE	SIGNATURE
2200	Call Inspector for Pre-Grading Meeting		
2210	Soil Pipe		
2220	Sewer		
2230	Water Pipe Underground		
2240	Gas Pipe Underground		
2250	Under Slab / Floor Mechanical		
2260	Under Ground		
2270	Underground Electrical		
2280	Rough Grade Approval		
2290	WQ-Best Management Practices		
2300	Erection Pads		
2310	Setbacks / Line & Grade		
2320	Footings & Foundation		
2330	Slab on Grade		
2340	Area Drains		



### TO REQUEST INSPECTIONS:

Scan the QR code above  
or visit [www.nbca.gov/civic](http://www.nbca.gov/civic)  
(only for permits in Issued status.)  
Inspections must be requested before  
5:00 AM the day of the Inspection.

Construction hours are  
Monday - Friday 7:00 AM to 6:30 PM  
Saturdays 8:00 AM to 6:00 PM.

Saturday construction PERMITTED.  
No work on Sundays and Holidays.

No staging is permitted prior to  
final.

Fire Sprinkler permit must be  
pulled prior to calling Roof Framing  
and Sheathing, if sprinklers are  
required.

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

### ROUGH DO NOT COVER/POUR CONCRETE UNTIL ABOVE IS SIGNED OFF

2360	Masonry Pre-Grout/Wall Steel		
2370	Slab on Deck		
2380	Rough Plumbing & Pen Test		
2390	Gas Pipe Rough		
2350	HVAC Pre-Wrap		
2400	Rough HVAC / Mech / Fireplace		
2410	Commercial Hood		
2420	Fireplace Throat		
2430	Under Slab / Floor Plumbing		
2440	Under Slab / Floor Electrical		
2450	Rough Electric Residential		
2460	Commercial - Rough Conduit Walls		
2470	Commercial - Rough Wiring Ceilings		
2480	Rough Electrical Service		
2490	Floor Framing & Sheathing		
2500	Commercial Rough Wall Framing		
2510	Roof Framing, Sheathing & Bldg Height		
3003	Shear & Hold Downs		
Sign only	Rough Sprinkler Piping		
2520	Complete Framing		

### INTERIOR & EXTERIOR DO NOT COVER WORK UNTIL ABOVE IS SIGNED OFF

2540	Insulation / Densglass		
2550	Drywall / Fire Caulk		
2560	Suspended Ceiling		
2570	Showers Lath		
2580	Vapor Barrier / Exterior Lath / Veneer Lath		
2530	Other Electrical		
2350	Other Plumbing		
2425	Other Mechanical		
2600	Other Building		
2610	Gas Pressure Test		
2617	Grading / Drainage Final		
3000	Final Electrical		
3001	Final Mechanical		
3002	Final Plumbing		
Sign only	Fire Dept Final		
2620	Final Building		





# City of Newport Beach - Building Division

## Inspection Card - Pool / Spa

100 Civic Center Drive

Inspection requests: [www.nbca.gov/civic](http://www.nbca.gov/civic)

Date : 2/8/2024

Permit Number : S2020-0141

Job Address : 404 DE SOLA TER

Owner :

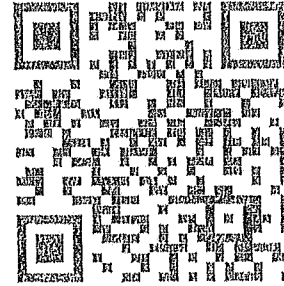
Contractor : LUXURY HOME SERVICES

Description : SFR POOL/SPA (450 SF) \*STOP WORK\*, YARD DRAINAGE & POOL SAFTEY FENCING

Plan Check Number :1653-2020

Saturday Construction Permitted :YES

#	INSPECTION	DATE	SIGNATURE
	Please have the following ready for inspection when you request Pre-Gunite inspection		
	Pool & Equipment Location		
	Steel Reinforcement/Elec Bonding		
	Rough Plumbing & Pressure Test		
1007	PRE-GUNITE APPROVAL		
PRE-DECK DO NOT PROCEED WITH SHOTCRETE UNTIL THE ABOVE IS SIGNED OFF			
	Please have the following items approved prior to requesting Pre-Deck inspection		
	Electrical Conduit Gas Pipe & Test		
	Back Wash Line & P-Trap		
	Area Drains		
1035	APPROVAL TO POUR DECK		
PRE-PLASTER DO NOT PROCEED WITH DECK POUR UNTIL THE ABOVE IS SIGNED OFF			
	Please have the following items ready for inspection when you request Pre-Plaster Inspection		
	Back Wash & P-Trap Receptor		
	Heater & Vent Plumbing System		
	Electrical (Except Pool Light)		
	Door Alarm		
	Fencing & Access Approval		
	All required exit alarms, latches, gates & fences which serve as part of a pool/spa barrier shall be in place prior to approval to fill pool/spa & shall remain in place & be maintained for the life of the pool/spa		
1055	PRE-PLASTER		
FINAL DO NOT PROCEED WITH PLASTER UNTIL THE ABOVE IS SIGNED OFF			
2290	Water Quality BMP's		
2320	Footings/Foundation		
2360	Masonry Pre-Grout		
2630	Final Inspection		



### TO REQUEST INSPECTIONS:

Scan the QR code above  
or visit [www.nbca.gov/civic](http://www.nbca.gov/civic)  
(only for permits in Issued status.)  
Inspections must be requested before  
5:00 AM the day of the inspection.

Construction hours are  
Monday - Friday 7:00 AM to 6:30 PM  
Saturdays 8:00 AM to 6:00 PM.

Saturday construction PERMITTED.  
No work on Sundays and Holidays.

Final Approval must be obtained prior to  
using the swimming pool or spa.



# City of Newport Beach

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## Community Development

**Date:** Friday, August 9, 2024

**Applicant:** LUXURY HOME SERVICES  
**Property Owner:** MARTIN STAUBER

**Subject:** Request for Plan Check Extension, Plan Check # PC2023-1445 for 404 DE SOLA TER  
NEWPORT BEACH, CA 92625

Your request for a Plan Check extension has been granted to **12/04/2024** per Newport Beach Municipal Code Section 15.02.090. Please obtain a building permit before the new plan check expiration date.

Very truly yours,  
BUILDING DIVISION

*Tonee Thai*

Tonee Thai, P.E., CASp, C.B.O.  
Community Development Department  
Deputy Director-Building / Chief Building Official



# 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](http://www.newportbeachca.gov) | (949) 644-3200

## Structural Observation Report

Project Address: <b>404 DE SOLA TERRACE</b>	Report Date: <b>9/16/21</b>	CNB Inspector Name:	CNB Permit #:
Building Owner Name: <b>STAUBER</b>	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): <b>WILLIAM J. CORREA</b>	SO E-mail Address: <b>CORREIACD@VERIZON.NET</b>	SO Telephone #: <b>714-795-7800</b>	SO License / Reg. #: <b>52132</b>

### 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	<b>TYPE 1 SHORING FTAS</b>	<b>9/16/21</b>
<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:

- TYPE 1 SHORING FTAS OK
- CONT. FTA / 4/95 OK AT JACUZZI

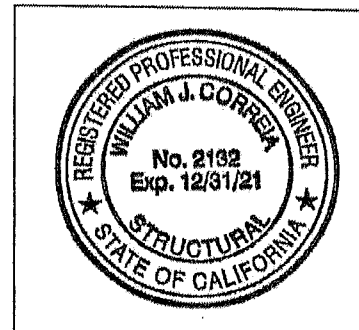
☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ 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

**William J. Correa**  
SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

**9/16/21**  
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](http://www.newportbeachca.gov) | (949) 644-3200

Attachment to  
9/13/11 11:41 AM

### Structural Observation Report

Project Address: <b>404 DE SOLA TERRACE</b>	Report Date:	CNB Inspector Name:	CNB Permit #:
Building Owner Name: <b>STAUBER</b>	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): <b>WILLIAM J. CORREIA</b>	SO E-mail Address: <b>CORREIA@VERIZON.NET</b>	SO Telephone #: <b>714-735-7300</b>	SO License / Reg. #: <b>52132</b>

#### 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	<b>CONSTRUCTION TO DATE</b>	<b>9/10/11</b>
<input type="checkbox"/> Mat Foundation	<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 Metal Stud Walls	<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

**CAISSONS OK (SEE SO REPORT DATED 8/10/11)**

**DISCUSS WORK TO BE DONE ON SHORING AND FOOT**

☐ REPORT CONTINUED ON ATTACHED PAGES

☐ FINAL STRUCTURAL OBSERVATION REPORT

☐ THE INSPECTOR CORRELATES, COMPARES WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ALL OBSERVED DEFICIENCIES WERE CORRECTED

☐ I HAVE REVIEWED THE WORKING DRAWINGS AND AM FAMILIAR WITH THE PROJECT

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STATE OF CALIFORNIA



# 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](http://www.newportbeachca.gov) | (949) 644-3200

## Structural Observation Report

Project Address: <b>404 DE SOLA TERRACE</b>	Report Date: <b>9/10/21</b>	CNB Inspector Name:	CNB Permit #:
Building Owner Name: <b>STAUBER</b>	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): <b>WILLIAM J. CORREIA</b>	SO E-mail Address: <b>CORREIAWD@VERIZON.NET</b>	SO Telephone #: <b>714-785-7800</b>	SO License / Reg. #: <b>52132</b>

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 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:

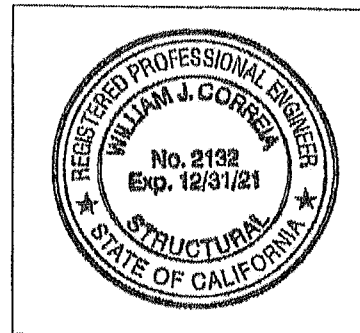
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I declare that the following statements are true to the best of my knowledge:

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

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](http://www.newportbeachca.gov) | (949) 644-3200

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Full Name of Structural Observer (SO): <b>WILLIAM J. CORREIA</b>	SO E-mail Address: <b>CORREIA@VERIZON.NET</b>	SO Telephone #: <b>714-705-7000</b>	SO License / Reg. #: <b>SZ132</b>

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	<b>CAISSON AT STEPS REPRESENTATIVE OF CAISSONS</b>	<b>8/10/21</b>
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input checked="" type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

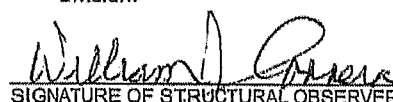
☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ FINAL STRUCTURAL OBSERVATION REPORT:

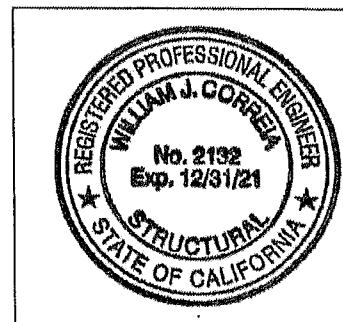
The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

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

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

**8/10/21**  
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](http://www.newportbeachca.gov) | (949) 644-3200

## Structural Observation Report

Project Address: <b>404 DE SOLA TERRACE</b>	Report Date: <b>8/16/21</b>	CNB Inspector Name:	CNB Permit #:
Building Owner Name: <b>STAUBER</b>	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): <b>WILLIAM J. CORREA</b>	SO E-mail Address: <b>CORREIACD@VERIZON.NET</b>	SO Telephone #: <b>714-785-7000</b>	SO License / Reg. #: <b>SE132</b>

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	<b>CAISSON AT STEPS REPRESENTATIVE OF CAISSONS</b>	<b>8/16/21</b>
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input checked="" type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

**CAISSON REBAR ON WC**

☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ FINAL STRUCTURAL OBSERVATION REPORT:

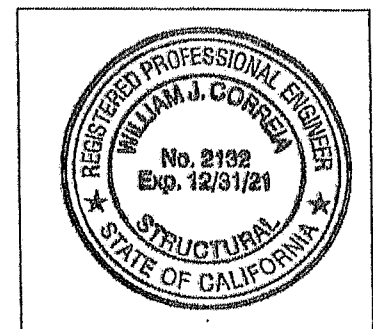
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**William J. Correa**  
 SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

**8/16/21**  
 DATE



STAMP OF STRUCTURAL OBSERVER

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

Form Structural Observation Report & 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: <b>904 DE SOLA TERRACE</b>	Report Date: <b>9/10/21</b>	CNB Inspector Name:	CNB Permit #:
Building Owner Name: <b>STAUBER</b>	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): <b>WILLIAM J. CORREIA</b>	SO E-mail Address: <b>CORREIA@VERIZON.NET</b>	SO Telephone #: <b>714-785-7600</b>	SO License / Reg. #: <b>52132</b>

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 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:

**SITE MTG ONLY WE**

☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ FINAL STRUCTURAL OBSERVATION REPORT:

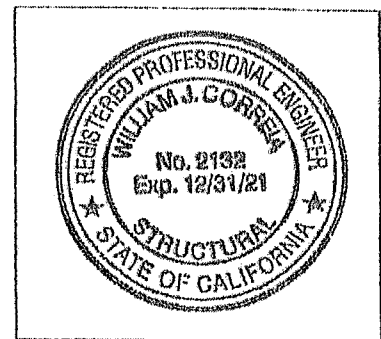
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**William J. Correia**  
SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

**9/10/21**  
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](http://www.newportbeachca.gov) | (949) 644-3200

### Structural Observation Report

Project Address: <b>404 DE SOLA TERRACE</b>	Report Date: <b>9/16/21</b>	CNB Inspector Name:	CNB Permit #:
Building Owner Name: <b>STAUBER</b>	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): <b>WILLIAM J. CORREIA</b>	SO E-mail Address: <b>CORREIA@VERIZON.NET</b>	SO Telephone #: <b>714-785-7800</b>	SO License / Reg. #: <b>52132</b>

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	<b>TYPE 1 SHORING FTAS</b>	<b>9/16/21</b>
<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:

• TYPE 1 SHORING FTAS OK  
• CONT. FTA / 4/95 OK AT JACUZZI

☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ FINAL STRUCTURAL OBSERVATION REPORT:

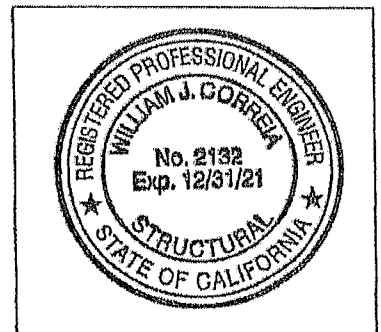
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**William J. Correia**  
SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

**9/16/21**  
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](http://www.newportbeachca.gov) | (949) 644-3200

## Structural Observation Report

Project Address: <b>404 DE SOLA TERRACE</b>	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): <b>WILLIAM J. CORREIA</b>	SO E-mail Address: <b>CORREIACD@VERIZON.NET</b>	SO Telephone #: <b>714-785-7000</b>	SO License / Reg. #: <b>52132</b>

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	<b>TYPE Z SHORING FTAS</b>	<b>9/30/21</b>
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Calssons, 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:

\* TYPE Z SHORING FTAS OK  
 \* SHORING FTA/4/55 OK AT JACUZZI

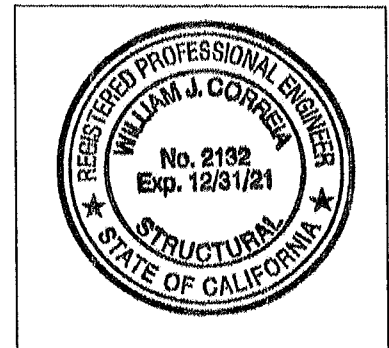
☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ 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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**William J. Correia**  
 SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

**9/30/21**  
 DATE

STAMP OF STRUCTURAL OBSERVER

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



## Report of Special Inspection

Project Name & Address Stauber Martin Residence

404 De Sola Terrace Corona Del Mar, CA 92625

Permit Number X2020-2027 Issued: 6/3/21

Inspection Type(s) Reinforcing Steel Placement - Pre Check

Inspection Date(s) 7/23/21 ☐ Periodic ☒ Continuous

Describe Inspection Made, including Locations: Placement verification of (5) 30' calissons members into 36" diameter holes w/ (13) #10 longitudinal bars helically wrapped w/ #4 bars @ 3" o.c. & 'Cap Cage' member w/ (13) #5 bars evenly spaced and tied w/ #4 bars @ 4" o.c. per code.

List Tests Made: N/A

Total Inspection Time Each Day:

Date	7/23/21						
Hours	4						

List Items Requiring Correction, include uncorrected items previously listed  
No Discrepancies to note.

Comments: All primary #10 & #5 Grade 60 steel & #4 Grade 60 ties in place per code/plan 6/3/21 2/S5.  
All covers and clearances maintained. All steel clean and free of deleterious materials.  
All steel tied securely in place per plans and code ACI 318, 7.5.1 'cover for reinforcing'.  
All member steel in place and acceptable for concrete placement.  
All covers and clearances maintained. No discrepancies observed.

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

Signed: *Randall A. Martinez* Date 7/23/21, Friday

Print Full Name: Randall A. Martinez Registration No. NB - 0583

Owner's Representative: \_\_\_\_\_ Company: \_\_\_\_\_

FORM S1-02;90



## LINKED PERMIT INSPECTION HISTORY REPORT (1653-2020) FOR CITY OF NEWPORT BEACH

Permit Type:	Plan Check	Application Date:	09/14/2020	Owner:	
Work Class:	Other	Issue Date:	06/03/2021	Parcel	459 131 18
Status:	Approved	Expiration Date:	09/14/2021	Address:	404 DE SOLA TER NEWPORT BEACH, CA 92625
IVR Number:	136699				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
<b>Inspection Location: 404 DE SOLA TER</b>							
<b>Permit: REV22-0091</b>							
01/24/2022	01/24/2022	Legacy Inspection	REV22-0091-A002 934565	Correction	Dan Aquino	No	Complete
<b>Permit: REV22-0644</b>							
04/08/2022	04/08/2022	Legacy Inspection	REV22-0644-A002 969832	Correction	Sergio Gutierrez	No	Complete
04/20/2022	04/20/2022	Public Works Inspection	REV22-0644-A002 974713	Correction		No	Complete
<b>Permit: S2020-0141</b>							
07/13/2021	07/13/2021	Other - MISC	S2020-0141-A0028 56854	Approved		No	Complete
07/16/2021	07/16/2021	Other - MISC	S2020-0141-A0028 58732	Partial Pass		No	Incomplete
12/20/2021	12/20/2021	Other - MISC	S2020-0141-A0029 23479	Approved		No	Complete
08/02/2022	08/02/2022	Pre-Gunite	iBLD-003139-2022	Approved	Rick La Bare	No	Complete
07/23/2024	07/23/2024	Pre-Deck	iBLD-026692-2024	Cancelled	Jason Rudenick	Yes	Complete
<b>Permit: X2020-2027</b>							
07/16/2021	07/16/2021	Other - Building	X2020-2027-A0028 58731	Partial Pass		No	Incomplete
07/19/2021	07/19/2021	Call Inspector for Pre-Grade Meeting	X2020-2027-A0028 59374	Partial Pass		No	Incomplete
07/26/2021	07/26/2021	Footings and Foundation	X2020-2027-A0028 62560	Approved		No	Complete
08/16/2021	08/16/2021	Footings and Foundation	X2020-2027-A0028 71354	Partial Pass		No	Incomplete
	08/16/2021	Rough Grade Approval	X2020-2027-A0028 71353	Partial Pass		No	Incomplete
09/08/2021	09/08/2021	Legacy Inspection	X2020-2027-A0028 80591	Correction		No	Complete
09/21/2021	09/21/2021	Legacy Inspection	X2020-2027-A0028 85969	Correction		No	Complete
09/27/2021	09/27/2021	Legacy Inspection	X2020-2027-A0028 88152	Correction		No	Complete
10/01/2021	10/01/2021	Legacy Inspection	X2020-2027-A0028 90591	Cancelled		No	Complete
10/05/2021	10/05/2021	Legacy Inspection	X2020-2027-A0028 91516	Partial Pass		No	Incomplete
10/22/2021	10/22/2021	Area Drains	X2020-2027-A0028 99552	Partial Pass		No	Incomplete

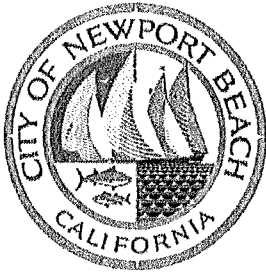
# LINKED PERMIT INSPECTION HISTORY REPORT (1653-2020)

Permit Type:	Plan Check	Application Date:	09/14/2020	Owner:	
Work Class:	Other	Issue Date:	06/03/2021	Parcel	459 131 18
Status:	Approved	Expiration Date:	09/14/2021	Address:	404 DE SOLA TER NEWPORT BEACH, CA 92625
IVR Number:	136699				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
02/23/2022	02/23/2022	Area Drains	X2020-2027-A0029 47928	Partial Pass		No	Incomplete
08/02/2022	08/02/2022	Footings and Foundation	iBLD-003130-2022	Approved	Rick La Bare	No	Complete
09/08/2022	09/08/2022	WQ-Best Management Practices	iBLD-008071-2022	No Access	Rick La Bare	Yes	Complete
01/25/2023	01/25/2023	Area Drains	iBLD-002664-2023	Partial Pass	Rick La Bare	Yes	Incomplete
03/07/2023	03/07/2023	Final Building	iBLD-008079-2023	Correction	Rick La Bare	Yes	Complete
<b>Permit: X2021-1411</b>							
07/16/2021	07/16/2021	Other - Building	X2021-1411-A0028 58733	Partial Pass		No	Incomplete
07/19/2021	07/19/2021	Final Building	X2021-1411-A0028 59371	Partial Pass		No	Incomplete
09/27/2021	09/27/2021	Final Building	X2021-1411-A0028 88146	Correction		No	Complete
02/23/2022	02/23/2022	Other - MISC	X2021-1411-A0029 48050	Approved		No	Complete
04/17/2022	04/17/2022	Final Building	X2021-1411-A0029 72919	Approved		No	Complete

## **Attachment No. 2**

Three-Year Construction Limit Notice Activities



## City of Newport Beach

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### Community Development

LUXURY HOME SERVICES  
7671 WHITNEW DR  
HUNTINGTON BEACH, CA 92647

**Subject: Notice of Expired Permit**

Address: 404 DE SOLA TER NEWPORT BEACH, CA 92625

Expiration Date: 08/06/2024

Our records indicate that your permit **S2020-0141** Issued on **02/08/2024** including any related permits, is expired based on limitations set forth in Newport Beach Municipal Code Section 15.02.100. A notice of pending permit expiration was previously mailed to your address.

Since work is in progress, you are currently in violation of Section 105.5 of the Newport Beach Administrative Code. The expired permit must be reissued prior to resuming work to complete the project. Please renew your expired permit within 14 days as set forth from the above date. Otherwise code enforcement action by the Community Development Department Building Division may be necessary. This may include administrative citations until this matter is resolved.

Please contact the Building Inspector between 7:00 a.m. to 8:00 a.m. or 2:30 p.m. to 3:30 p.m. if you have questions or to inform us of your intentions.

Regards,

*Jason Rudenick*

Jason Rudenick, Building Inspector  
JRUDENICK@newportbeachca.gov  
Phone: 949-644-3262



## PERMIT ACTIVITY REPORT (S2020-0141) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
01/13/2025		LOCKSTEP PERMIT WORK IN PROGRESS		X2020-2027	Jason Rudenick
01/17/2024	Generic Activity	Submittal	ACT-000228-2024	Talked with GC rep Patty 714-235-4403, she is to come in and renew. She stated this project is working through NB planning dept.	Jason Rudenick
	Generic Activity	Approval	ACT-000227-2024	50%	Jason Rudenick
	Phone Call		ACT-000226-2024	Talked with GC rep Patty 714-235-4403, she is to come in and renew. She stated this project is working through NB planning dept.	Jason Rudenick
10/10/2024					



## PERMIT ACTIVITY REPORT (S2020-0141)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Email		ACT-003969-2024	<p>Spoke and emailed GC, Lhs.inc.ts@gmail.com, spoke with rep Patty; Hi Patty</p> <p>Per our conversation, please see attached 3yr application for your reference.</p> <p>You mentioned you have worked with Inspector Rick LaBare and may have completed and paid for this application please reach out to Rick for confirmation.</p> <p>Reference Permits;</p> <p>X2020-2027 - (9) CAISSONS @ NEW POOL/SPA (S2020-0141), in Expired Status as of 6/3/24 S2020-0141 - SFR POOL/SPA (450 SF) *STOP WORK*, YARD DRAINAGE &amp; POOL SAFTEY FENCING, in Expired Status as of 6/3/24 XR2023-1609 - SFR SLOPE RESTORATION (X2020-2027 (STOP WORK NOTICE), in Applied Status</p> <p>Thank you</p> <p>Jason</p> <p>Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262</p> <p>100 Civic Center Drive Newport Beach, CA 92660</p>	Jason Rudenick

## PERMIT ACTIVITY REPORT (S2020-0141)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Email		ACT-003967-2024	<p>Hey Rick</p> <p>I was thinking, being that this is now an expired 3yr. It probably needs a Stop Work in file. Not sure where they are at with communication?</p> <p>Thank you</p> <p>Jason</p> <p>Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262</p> <p>100 Civic Center Drive Newport Beach, CA 92660</p>	Jason Rudenick
10/29/2024					
	Generic Activity	Follow up	ACT-004233-2024	<p>While following up on another project I found this application still sitting on the front desk waiting for the the applicant to revise. I was under the impression it was in their hands and unresponsive. I contacted Patti Sheppard and she will be in tomorrow to revise the form.</p>	Rick La Bare
11/13/2024					
	Generic Activity	Building Official Extension Approved	ACT-004407-2024	SEE PERMIT X2020-2027	Tonee Thai
02/07/2024					
	Phone Call		ACT-000644-2024	<p>Talked with GC rep Patty 714-235-4403, she is to come in and renew. She stated this project is working through NB planning dept.</p>	Jason Rudenick
02/08/2024					
	Generic Activity	PAID	ACT-000677-2024		Odalys Cruz
04/10/2025					
	Generic Activity	Hearing app received	ACT-001474-2025	4/10/25 Hearing app received on SL's desk to TT.	Jason Rudenick
04/08/2025					

# PERMIT ACTIVITY REPORT (S2020-0141)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	email	ACT-001419-2025	<p>From: Tom Shepherd &lt;lhs.inc.ts@gmail.com&gt; Sent: April 08, 2025 8:13 AM To: Rudenick, Jason &lt;JRudenick@newportbeach.ca.gov&gt; Subject: Re: 404 Se Sola Ter - Permits Exp 6/3/25</p> <p>[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.</p> <p>Hi Jason We requested extension yesterday, hoping for positive results. Toal engineering &amp; Evan Price are working on correction, hopefully we can resubmit by the end of the week. Thanks for your help in advance. We will be doing everything in our power to get city approval soon. Thanks again Tom Shepherd Sent from my iPad</p> <p>On Apr 8, 2025, at 6:30 AM, Rudenick, Jason &lt;JRudenick@newportbeach ca.gov&gt; wrote:</p> <p>Morning Tom</p> <p>I will be handling this project moving forward.</p> <p>Permits; X2020-2027 (Expiration 6/3/25) S2020-0141 (Expiration 6/3/25) XR2023-1609 (Applied Status, this permit is required)</p> <p>Are you still working on this project? Can you provide an update? Please see attached 3yr Exp Hearing Application. This is the next phase in the expiration process.</p> <p>Please email below from 8/7/24;</p>	Jason Rudenick

# PERMIT ACTIVITY REPORT (S2020-0141)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
				<p>Rick to follow-up with GC 714-235-4403. 3yr Expiration, also Permit S2020-0141. On Jul 31, 2024, at 12:32 PM, Tom SHepherd</p> <p>&lt;lhs.inc.ts@gmail.com&gt; in advance.wrote: &gt; &gt; Good morning Susan &gt; Due to engineering change required by the Newport Beach planning / building department our permit X2020-2027 - 404 De Sola Terrace, Corona Del Mar, will expire on 8-6-24. &gt; Can you extend this permit for a few weeks until we get this sort it out. &gt; &gt; Sincerely yours &gt; Luxury Home Services &gt; 714-235-4403 &gt; Tom Shepherd &gt; Lhs.inc.ts@gmail.com &gt; Sent from my iPad</p> <p>Thank you</p> <p>Jason</p> <p>&lt;image001.png&gt;</p> <p>Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262</p> <p>100 Civic Center Drive Newport Beach, CA 92660</p> <p>&lt;image002.png&gt;</p> <p>&lt;image003.png&gt;</p> <p>&lt;image004.png&gt;</p> <p>&lt;image005.png&gt;</p>	

# PERMIT ACTIVITY REPORT (S2020-0141)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Email		ACT-001420-2025	<p>From: Tom Shepherd &lt;lhs.inc.ts@gmail.com&gt; Sent: April 08, 2025 8:13 AM To: Rudenick, Jason &lt;JRudenick@newportbeach.ca.gov&gt; Subject: Re: 404 Se Sola Ter - Permits Exp 6/3/25</p> <p>[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.</p> <p>Hi Jason We requested extension yesterday, hoping for positive results. Toal engineering &amp; Evan Price are working on correction, hopefully we can resubmit by the end of the week. Thanks for your help in advance. We will be doing everything in our power to get city approval soon. Thanks again Tom Shepherd Sent from my iPad</p> <p>On Apr 8, 2025, at 6:30 AM, Rudenick, Jason &lt;JRudenick@newportbeach ca.gov&gt; wrote:</p> <p>Morning Tom</p> <p>I will be handling this project moving forward.</p> <p>Permits; X2020-2027 (Expiration 6/3/25) S2020-0141 (Expiration 6/3/25) XR2023-1609 (Applied Status, this permit is required)</p> <p>Are you still working on this project? Can you provide an update? Please see attached 3yr Exp Hearing Application. This is the next phase in the expiration process.</p> <p>Please email below from 8/7/24;</p>	Jason Rudenick

# PERMIT ACTIVITY REPORT (S2020-0141)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
				<p>Rick to follow-up with GC 714-235-4403. 3yr Expiration, also Permit S2020-0141. On Jul 31, 2024, at 12:32 PM, Tom SHepherd</p> <p>&lt;lhs.inc.ts@gmail.com&gt; in advance.wrote: &gt; &gt; Good morning Susan &gt; Due to engineering change required by the Newport Beach planning / building department our permit X2020-2027 - 404 De Sola Terrace, Corona Del Mar, will expire on 8-6-24. &gt; Can you extend this permit for a few weeks until we get this sort it out. &gt; &gt; Sincerely yours &gt; Luxury Home Services &gt; 714-235-4403 &gt; Tom Shepherd &gt; Lhs.inc.ts@gmail.com &gt; Sent from my iPad</p> <p>Thank you</p> <p>Jason</p> <p>&lt;image001.png&gt;</p> <p>Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262</p> <p>100 Civic Center Drive Newport Beach, CA 92660</p> <p>&lt;image002.png&gt;</p> <p>&lt;image003.png&gt;</p> <p>&lt;image004.png&gt;</p> <p>&lt;image005.png&gt;</p>	

# PERMIT ACTIVITY REPORT (S2020-0141)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	Hearing email	ACT-001403-2025	<p>Morning Tom</p> <p>I will be handling this project moving forward.</p> <p>Permits; X2020-2027 (Expiration 6/3/25) S2020-0141 (Expiration 6/3/25) XR2023-1609 (Applied Status, this permit is required)</p> <p>Are you still working on this project? Can you provide an update? Please see attached 3yr Exp Hearing Application. This is the next phase in the expiration process.</p> <p>Please email below from 8/7/24;</p> <p>Rick to follow-up with GC 714-235-4403. 3yr Expiration, also Permit S2020-0141. On Jul 31, 2024, at 12:32 PM, Tom SHepherd &lt;lhs.inc.ts@gmail.com&gt; wrote: &gt; &gt; Good morning Susan &gt; Due to engineering change required by the Newport Beach planning / building department our permit X2020-2027 - 404 De Sola Terrace, Corona Del Mar, will expire on 8-6-24. &gt; Can you extend this permit for a few weeks until we get this sort it out. &gt; &gt; Sincerely yours &gt; Luxury Home Services &gt; 714-235-4403 &gt; Tom Shepherd &gt; Lhs.inc.ts@gmail.com &gt; Sent from my iPad</p> <p>Thank you</p> <p>Jason</p> <p>Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262</p> <p>100 Civic Center Drive Newport Beach, CA 92660</p>	Jason Rudenick

# PERMIT ACTIVITY REPORT (S2020-0141)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Email	3yr Hearing	ACT-001400-2025	<p>Morning Tom</p> <p>I will be handling this project moving forward.</p> <p>Permits; X2020-2027 (Expiration 6/3/25) S2020-0141 (Expiration 6/3/25) XR2023-1609 (Applied Status, this permit is required)</p> <p>Are you still working on this project? Can you provide an update? Please see attached 3yr Exp Hearing Application. This is the next phase in the expiration process.</p> <p>Please email below from 8/7/24;</p> <p>Rick to follow-up with GC 714-235-4403. 3yr Expiration, also Permit S2020-0141. On Jul 31, 2024, at 12:32 PM, Tom SHepherd &lt;lhs.inc.ts@gmail.com&gt; wrote: &gt; &gt; Good morning Susan &gt; Due to engineering change required by the Newport Beach planning / building department our permit X2020-2027 - 404 De Sola Terrace, Corona Del Mar, will expire on 8-6-24. &gt; Can you extend this permit for a few weeks until we get this sort it out. &gt; &gt; Sincerely yours &gt; Luxury Home Services &gt; 714-235-4403 &gt; Tom Shepherd &gt; Lhs.inc.ts@gmail.com &gt; Sent from my iPad</p> <p>Thank you</p> <p>Jason</p> <p>Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262</p> <p>100 Civic Center Drive Newport Beach, CA 92660</p>	Jason Rudenick

08/07/2024



## PERMIT ACTIVITY REPORT (S2020-0141)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity		ACT-003034-2024	Permit XR2023-1609, Slope Restoration permit, in Applied Status, also expired.	Jason Rudenick

# PERMIT ACTIVITY REPORT (S2020-0141)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	Letter of request	ACT-003037-2024	<p>August 6, 2024</p> <p>Mr. Jaime Murillo Deputy Community Development Director 100 Civic Center Drive Newport Beach, California 92660</p> <p>Dear Jaime:</p> <p>RE: Pool Permit #X2020-2027 &amp; Hillside Restoration Permit #2023-2445</p> <p>I am writing to request your urgent assistance with extending the pool permit for my neighbor's home at 404 De Sola Terr., CDM (Corona Highlands). The project, originally contracted to Luxury Home Services (LHS), has been plagued by significant delays due to unforeseen challenges with the City's permitting process.</p> <p>The general contractor, Tom Shepherd, has expressed extreme frustration with the difficulties he has encountered in obtaining the necessary permits. Despite multiple attempts to comply with initial requirements, the Geo Plan checker, Sergio, has recently imposed additional and unexpected conditions, stalling the project further. The current critical issue is the impending expiration of the hillside restoration permit #2023-2445 today. The initial extension was requested of Suzanne Yamada two weeks ago.</p> <p>I understand the complexities of city bureaucracy, but the prolonged delays have caused immense inconvenience to my neighbors, Dr. and Mrs. Martin Stauber, who eagerly await the completion of their pool. This project commenced nearly four years ago, and the constant setbacks have been a source of frustration for the entire neighborhood.</p> <p>I am personally requesting your intervention to expedite the permit extension process</p>	Jason Rudenick

# PERMIT ACTIVITY REPORT (S2020-0141)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
				and facilitate communication between the contractor and the City. Tom Shepherd is a reputable contractor who has demonstrated a strong commitment to completing this project and our community. I am confident that with your support, we can resolve this matter promptly. Tom Shepherd can be reached directly at (714) 465-0643. Thank you for your immediate attention to this urgent matter. Sincerely, Karen Karen Behringer, President Corona Highlands Property Owners Association.	
	Email		ACT-003032-2024	Rick to follow-up with GC 714-235-4403. 3yr Expiration, also Permit S2020-0141. On Jul 31, 2024, at 12:32 PM, Tom SHepherd <lhs.inc.ts@gmail.com> wrote: > > Good morning Susan > Due to engineering change required by the Newport Beach planning / building department our permit X2020-2027 - 404 De Sola Terrace, Corona Del Mar, will expire on 8-6-24. > Can you extend this permit for a few weeks until we get this sort it out. > > Sincerely yours > Luxury Home Services > 714-235-4403 > Tom Shepherd > Lhs.inc.ts@gmail.com > Sent from my iPad	Jason Rudenick

09/10/2024

Generic Activity	Rick to follow 3yr Exp	ACT-003435-2024	Rick to follow-up with GC 714-235-4403. Jason changed to Rick's area so notifications go to him.	Jason Rudenick
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## PERMIT ACTIVITY REPORT (X2020-2027) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
01/24/2024					
	Generic Activity	Approval	ACT-000355-2024	50%	Jason Rudenick
	Phone Call		ACT-000353-2024	Spoke with Patty Shepard owner she is to come in a pay renewal fee.	Jason Rudenick
	Generic Activity	Submittal	ACT-000356-2024	Spoke with Patty Shepard owner she is to come in a pay renewal fee.	Jason Rudenick
01/09/2024					
	LOCKSTEP PERMIT WORK IN PROGRESS			S2020-0141	Jason Rudenick
10/10/2024					

## PERMIT ACTIVITY REPORT (X2020-2027)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Email		ACT-003970-2024	<p>Spoke and emailed GC, Lhs.inc.ts@gmail.com, spoke with rep Patty; Hi Patty</p> <p>Per our conversation, please see attached 3yr application for your reference.</p> <p>You mentioned you have worked with Inspector Rick LaBare and may have completed and paid for this application please reach out to Rick for confirmation.</p> <p>Reference Permits;</p> <p>X2020-2027 - (9) CAISSONS @ NEW POOL/SPA (S2020-0141), in Expired Status as of 6/3/24 S2020-0141 - SFR POOL/SPA (450 SF) *STOP WORK*, YARD DRAINAGE &amp; POOL SAFTEY FENCING, in Expired Status as of 6/3/24 XR2023-1609 - SFR SLOPE RESTORATION (X2020-2027 (STOP WORK NOTICE), in Applied Status</p> <p>Thank you</p> <p>Jason</p> <p>Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262</p> <p>100 Civic Center Drive Newport Beach, CA 92660</p>	Jason Rudenick

## PERMIT ACTIVITY REPORT (X2020-2027)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Email		ACT-003966-2024	<p>Hey Rick</p> <p>I was thinking, being that this is now an expired 3yr. It probably needs a Stop Work in file. Not sure where they are at with communication?</p> <p>Thank you</p> <p>Jason</p> <p>Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262</p> <p>100 Civic Center Drive Newport Beach, CA 92660</p>	Jason Rudenick
10/30/2024					
	Phone Call	Copied from S2020-0141	ACT-004239-2024	<p>While following up on another project I found this application still sitting on the front desk waiting for the the applicant to revise. I was under the impression it was in their hands and unresponsive. I contacted Patti Sheppard and she will be in tomorrow to revise the form.</p>	Rick La Bare
11/13/2024					
	Generic Activity	APPLICATION SUBMITTA	ACT-004405-2024	<p>3-YEAR DEADLINE EXTENSION REQUEST SUBMITTED ON 08/19/2024 DUE TO APPLICANT NOT BEING NOTIFIED. CITY ERROR DUE TO NEW PERM SYSTEM IMPLEMENTATION</p>	Tonee Thai
	Generic Activity	Building Official Extension Approved	ACT-004406-2024	<p>3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 06/03/2025 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER.</p>	Tonee Thai
12/10/2024					
	Generic Activity	3-YEAR DEADLINE EXTENSION	ACT-004790-2024	<p>MAILED AND EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER</p>	Debi Schank
02/07/2024					

## PERMIT ACTIVITY REPORT (X2020-2027)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Phone Call		ACT-000645-2024	Talked with GC rep Patty 714-235-4403, she is to come in and renew. She stated this project is working through NB planning dept.	Jason Rudenick
02/08/2024	Generic Activity	PAID	ACT-000676-2024		Odalis Cruz
04/10/2025	Generic Activity	Hearing app received	ACT-001473-2025	4/10/25 Hearing app received	Jason Rudenick
04/08/2025					

# PERMIT ACTIVITY REPORT (X2020-2027)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	Hearing email	ACT-001402-2025	<p>Morning Tom</p> <p>I will be handling this project moving forward.</p> <p>Permits; X2020-2027 (Expiration 6/3/25) S2020-0141 (Expiration 6/3/25) XR2023-1609 (Applied Status, this permit is required)</p> <p>Are you still working on this project? Can you provide an update? Please see attached 3yr Exp Hearing Application. This is the next phase in the expiration process.</p> <p>Please email below from 8/7/24;</p> <p>Rick to follow-up with GC 714-235-4403. 3yr Expiration, also Permit S2020-0141. On Jul 31, 2024, at 12:32 PM, Tom SHepherd &lt;lhs.inc.ts@gmail.com&gt; wrote: &gt; &gt; Good morning Susan &gt; Due to engineering change required by the Newport Beach planning / building department our permit X2020-2027 - 404 De Sola Terrace, Corona Del Mar, will expire on 8-6-24. &gt; Can you extend this permit for a few weeks until we get this sort it out. &gt; &gt; Sincerely yours &gt; Luxury Home Services &gt; 714-235-4403 &gt; Tom Shepherd &gt; Lhs.inc.ts@gmail.com &gt; Sent from my iPad</p> <p>Thank you</p> <p>Jason</p> <p>Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262</p> <p>100 Civic Center Drive Newport Beach, CA 92660</p>	Jason Rudenick



# PERMIT ACTIVITY REPORT (X2020-2027)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Email	3yr Hearing	ACT-001401-2025	<p>Morning Tom</p> <p>I will be handling this project moving forward.</p> <p>Permits; X2020-2027 (Expiration 6/3/25) S2020-0141 (Expiration 6/3/25) XR2023-1609 (Applied Status, this permit is required)</p> <p>Are you still working on this project? Can you provide an update? Please see attached 3yr Exp Hearing Application. This is the next phase in the expiration process.</p> <p>Please email below from 8/7/24;</p> <p>Rick to follow-up with GC 714-235-4403. 3yr Expiration, also Permit S2020-0141. On Jul 31, 2024, at 12:32 PM, Tom SHepherd &lt;lhs.inc.ts@gmail.com&gt; wrote: &gt; &gt; Good morning Susan &gt; Due to engineering change required by the Newport Beach planning / building department our permit X2020-2027 - 404 De Sola Terrace, Corona Del Mar, will expire on 8-6-24. &gt; Can you extend this permit for a few weeks until we get this sort it out. &gt; &gt; Sincerely yours &gt; Luxury Home Services &gt; 714-235-4403 &gt; Tom Shepherd &gt; Lhs.inc.ts@gmail.com &gt; Sent from my iPad</p> <p>Thank you</p> <p>Jason</p> <p>Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262</p> <p>100 Civic Center Drive Newport Beach, CA 92660</p>	Jason Rudenick

# PERMIT ACTIVITY REPORT (X2020-2027)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	email	ACT-001418-2025	<p>From: Tom Shepherd &lt;lhs.inc.ts@gmail.com&gt; Sent: April 08, 2025 8:13 AM To: Rudenick, Jason &lt;JRudenick@newportbeach.ca.gov&gt; Subject: Re: 404 Se Sola Ter - Permits Exp 6/3/25</p> <p>[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.</p> <p>Hi Jason We requested extension yesterday, hoping for positive results. Toal engineering &amp; Evan Price are working on correction, hopefully we can resubmit by the end of the week. Thanks for your help in advance. We will be doing everything in our power to get city approval soon. Thanks again Tom Shepherd Sent from my iPad</p> <p>On Apr 8, 2025, at 6:30 AM, Rudenick, Jason &lt;JRudenick@newportbeach ca.gov&gt; wrote:</p> <p>Morning Tom</p> <p>I will be handling this project moving forward.</p> <p>Permits; X2020-2027 (Expiration 6/3/25) S2020-0141 (Expiration 6/3/25) XR2023-1609 (Applied Status, this permit is required)</p> <p>Are you still working on this project? Can you provide an update? Please see attached 3yr Exp Hearing Application. This is the next phase in the expiration process.</p> <p>Please email below from 8/7/24;</p>	Jason Rudenick

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# PERMIT ACTIVITY REPORT (X2020-2027)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Email		ACT-001421-2025	<p>From: Tom Shepherd &lt;lhs.inc.ts@gmail.com&gt; Sent: April 08, 2025 8:13 AM To: Rudenick, Jason &lt;JRudenick@newportbeach.ca.gov&gt; Subject: Re: 404 Se Sola Ter - Permits Exp 6/3/25</p> <p>[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.</p> <p>Hi Jason We requested extension yesterday, hoping for positive results. Toal engineering &amp; Evan Price are working on correction, hopefully we can resubmit by the end of the week. Thanks for your help in advance. We will be doing everything in our power to get city approval soon. Thanks again Tom Shepherd Sent from my iPad</p> <p>On Apr 8, 2025, at 6:30 AM, Rudenick, Jason &lt;JRudenick@newportbeach ca.gov&gt; wrote:</p> <p>Morning Tom</p> <p>I will be handling this project moving forward.</p> <p>Permits; X2020-2027 (Expiration 6/3/25) S2020-0141 (Expiration 6/3/25) XR2023-1609 (Applied Status, this permit is required)</p> <p>Are you still working on this project? Can you provide an update? Please see attached 3yr Exp Hearing Application. This is the next phase in the expiration process.</p> <p>Please email below from 8/7/24;</p>	Jason Rudenick

## PERMIT ACTIVITY REPORT (X2020-2027)

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08/12/2024					
	Phone Call	On Aug 6 to Tom Sheppard GC	ACT-003101-2024	<p>informed on Aug 6th where to obtain the 3 year application and what supporting documents were required.</p> <p>We are awaiting his submission.</p>	Rick La Bare
08/07/2024					

# PERMIT ACTIVITY REPORT (X2020-2027)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	Letter of request	ACT-003036-2024	<p>August 6, 2024</p> <p>Mr. Jaime Murillo Deputy Community Development Director 100 Civic Center Drive Newport Beach, California 92660</p> <p>Dear Jaime:</p> <p>RE: Pool Permit #X2020-2027 &amp; Hillside Restoration Permit #2023-2445</p> <p>I am writing to request your urgent assistance with extending the pool permit for my neighbor's home at 404 De Sola Terr., CDM (Corona Highlands). The project, originally contracted to Luxury Home Services (LHS), has been plagued by significant delays due to unforeseen challenges with the City's permitting process.</p> <p>The general contractor, Tom Shepherd, has expressed extreme frustration with the difficulties he has encountered in obtaining the necessary permits. Despite multiple attempts to comply with initial requirements, the Geo Plan checker, Sergio, has recently imposed additional and unexpected conditions, stalling the project further. The current critical issue is the impending expiration of the hillside restoration permit #2023-2445 today. The initial extension was requested of Suzanne Yamada two weeks ago.</p> <p>I understand the complexities of city bureaucracy, but the prolonged delays have caused immense inconvenience to my neighbors, Dr. and Mrs. Martin Stauber, who eagerly await the completion of their pool. This project commenced nearly four years ago, and the constant setbacks have been a source of frustration for the entire neighborhood.</p> <p>I am personally requesting your intervention to expedite the permit extension process</p>	Jason Rudenick

# PERMIT ACTIVITY REPORT (X2020-2027)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
				and facilitate communication between the contractor and the City. Tom Shepherd is a reputable contractor who has demonstrated a strong commitment to completing this project and our community. I am confident that with your support, we can resolve this matter promptly. Tom Shepherd can be reached directly at (714) 465-0643. Thank you for your immediate attention to this urgent matter. Sincerely, Karen Karen Behringer, President Corona Highlands Property Owners Association.	
	Email		ACT-003031-2024	Rick to follow-up with GC 714-235-4403. 3yr Expiration, also Permit S2020-0141. On Jul 31, 2024, at 12:32 PM, Tom SHepherd <lhs.inc.ts@gmail.com> wrote: > > Good morning Susan > Due to engineering change required by the Newport Beach planning / building department our permit X2020-2027 - 404 De Sola Terrace, Corona Del Mar, will expire on 8-6-24. > Can you extend this permit for a few weeks until we get this sort it out. > > Sincerely yours > Luxury Home Services > 714-235-4403 > Tom Shepherd > Lhs.inc.ts@gmail.com > Sent from my iPad	Jason Rudenick
	Generic Activity		ACT-003033-2024	Permit XR2023-1609, Slope Restoration permit, in Applied Status, also expired.	Jason Rudenick
09/10/2024					
	Generic Activity	Rick to follow 3yr Exp	ACT-003436-2024	Rick to follow-up with GC 714-235-4403. Jason changed to Rick's area so notifications go to him.	Jason Rudenick

# **Attachment No. 3**

Building Official Extension





# 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

APR 10 2025

CITY OF  
NEWPORT BEACH

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

Project Address:	404 De Sola Terrace			Receipt No.:	111-000-0003
Permit No.: 3	S 2030-0141 X 2030-2024 X 2033-1609	Original Permit Issued Date:	5-27-21	Hearing Fee:	\$1,469
				Date Fee Paid:	04/10/25
PETITIONER/PROPERTY OWNER INFORMATION					
Name (Must be payor of fees):		Company Name:			
Tom Shepherd		Luxury Home Services, Inc			
Street Address:		City:	State:	Zip Code:	
7171 Whenee Ave Ste B#119		Huntington Bch.	CA	92647	
Email:		Phone:			
LHS.INC.TS@gmail.com		714-235-4403 / 714-465-0613			
PROJECT INFORMATION					
Length of extension requested: 12 months					
New end date if request is approved:					
Previous Extension(s) Granted? (Y/N): <input checked="" type="checkbox"/> If Yes, How Many?: 1					
Description of Work Under Permit:					
Reason for Extension Request					
(Attach Supporting Documents as Needed for Hearing)					
Soil engineer Even Peice & Toal Engineer Chleb Rios need more time to make correction on new plans & for soil excavation to commence once we get approval.					
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.					
Petitioner's Signature:		Relationship to Property Owner:		Date:	
		Constructor		4/10/25	
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: / /					
Revenue's Staff Reviewed:					
Name:					
Signature:					
Date: / /					

**Dr. and Mrs. Martin Stauber**

404 De Sola Ter  
Corona del Mar, CA 92625  
staubermd@gmail.com  
(714) 595-2329

To Whom It May Concern,

This correspondence is to verify that Tom Shepherd, of Luxury Home Services, has been and continues to remain the acting agent and contractor for our home, pool, and yard improvements at the above address.

He has full access, authority, and permission to pull all necessary permits and extensions as needed. On our behalf he may communicate with any/all community development city authorities as needed, including the need to file, modify or extend any and all permits, new or existing (i.e. S2020-0141, X2020-2027).

Respectfully,

A handwritten signature in black ink, appearing to read 'M. Stauber', with a horizontal line drawn underneath it.

Martin Stauber, MD  
Dee Stauber



**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

AUG 19 2024

**Three Year Construction Time Limit Extension** CITY OF  
**Building Official Application** NEWPORT BEACH

11W-00030967 pd

Project Address:	404 De Sola Terrace			Receipt No.:	11W-00030967
Permit No.:	(2) S-2020-0141 X-2020-2027	Original Permit Issued Date:	5-27-21	Extension Fee:	\$221
				Date Fee Paid:	08/19/24
<b>PETITIONER/PROPERTY OWNER INFORMATION</b>					
Name (Must be payor of fees): Tom Shepherd			Company Name: Luxury Home Services, Inc.		
Street Address: 7171 Warner Ave Ste B#119			City: Huntington Beach	State:	Zip Code:
Email: LHS.INC.TS@GMAIL.COM			Phone: 714-235-4403/714-465-0643		
<b>PROJECT INFORMATION</b>					
Length of extension requested: to months 12 MONTHS					
New end date if request is approved: DEC 31 2024 06-03-2025					
Previous Extension(s) Granted? (Y/N): <del>Y</del> N If Yes, How Many?: <del>5 MONTHS</del>					
Description of Work Under Permit:	Construction of Pool & Hillside Restoration				
Reason for Extension Request	(Attach Supporting Documents as Needed) Hillside soil engineering firm & structural engineer required more time due to existing retaining wall structural uncertainty.				
<b>I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.</b>					
Petitioner's Signature: 			Relationship to Property Owner: Contractor		Date: 8/19/24
<b>FOR STAFF USE ONLY</b>					
Department Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied					
Conditions of Approval or Comments:	365 DAY EXTENSION GRANTED. PERMITS SHALL EXPIRE ON 06/03/2025 UNLESS ADDITIONAL EXTENSION GRANTED BY HUNTINGTON OFFICER.				
Building Inspector Reviewed:	Name: Pete LaBree	Signature: 		Date: 10/31/24	
Building Official Approval:	Name: TONEE HART	Signature: 		Date: 11/13/24	

Dr. and Mrs. Martin Stauber

404 De Sola Ter  
Corona del Mar, CA 92625  
staubermd@gmail.com  
(714) 595-2329

August 7, 2024

To Whom It May Concern,

This correspondence is to verify that Tom Shepherd, of Luxury Home Services, has been and continues to remain the acting agent and contractor for our home, pool, and yard improvements at the above address.

He has full access, authority, and permission to pull all necessary permits and extensions as needed. On our behalf he may communicate with any/all community development city authorities as needed, including the need to file, modify or extend any and all permits, new or existing (i.e. S2020-0141, X2020-2027).

Respectfully,

A handwritten signature in black ink, appearing to read 'M. Stauber', with a horizontal line drawn underneath it.

Martin Stauber, MD  
Dee Stauber

## LETTER of EXPLANATION

### PROJECT DELAY @ 404 DE SOLA TERRACE, CDM

START DATE: Like most projects are projected completion date was absolutely overly ambitious. We ran into many complications from accessibility space constraints & engineering, architectural changes, along with special inspections, not to mention sub-contractors abandonment. Due to the complexity of the project we had a hard time finding the right sub contractors to help us finish the task at hand. We had many difficult hurdles and a very impatient homeowner who decided to bring in his people to finish. But as I explained to him, the permit is in my company's name and I have to complete the project. There was a lot of finger pointing and now we are out time! So the bucks stops with me! I just need to find a solution & get approval from Sergio & our inspectors.

Explanation and dates for delays as follows.

1. Permit pulled - 6-14-21, demo guys delayed.
2. Actual start date demo 7-2-21
3. Difficult time finding caisson driller due to accessibility & drill rig size. Start date for driller's 7-19-21
4. Neighbors complaint, stop work order 7-16-21
5. Project start up & drilling start - OK by Rick 7-19-21
6. Caisson hole locations need approval by architect & engineer, job stop 7-19 through 8-3-21
7. Need plan changes, slip sheet required, engineer & city meeting 8-3-21
8. Again site observations complication, engineer & Geo-Tec. Stop drilling & steel configuration. OK to start, approval by city, Rick needed slip sheet engineer changes. Approved OK by architect, engineer & Geo-Tec.
9. Continue working, steel delivery, inspection by Rick & Deputy Inspector, architect & structural engineer. Crane in steel 8-16-21 & placement with inspection.
10. Rick requested soil report & site observations for demo & backfill compaction & Total Engineer to install seismic point monitoring, 8-16 through 8-22-21. Inspection OKAYED on caissons 8-17-21.
11. Observation report delays to Rick from Geo-Tec engineer, backfill compaction & structural observation report for steel replacement, misc delays.
12. Inspection for existing desk underpinning & misc paperwork problems 9-23-21
13. Dirt overburden removal, 2 weeks delay 9-24-21 through 10-10-21
14. Problem with existing deck foundation, required plans changes, engineering, bolts & deputy inspection, approximately 2 weeks delayed with engineering 10-14-21
15. Temp support for main support on existing house, required structural engineer's support plans, pool steel install delay 5 weeks, 11-21-21
16. Pool rebar steel company pulled out to complicated, structural engineer & sub contractor conflict. Had to find specialized pool steel contractor 4 months delay & steel start up after 4-10-22

17. Area drain pump lift station relocation & drain pipe discharge, route required changes. Toal Engineering & plan check changes approximately 3 months delay 10-26-22 fell off.
18. Hillside restoration problem: Geo-Tec structural engineer, Toal Engineer - topo required Harrington Geological Engineering quit. Plan checker corrections required structural engineer sign off & approval of existing retaining wall. This is where the wheels fell, owner got involved said he would finish the project on his own with his own landscaper, architect & pool contractor. Subsequently - letting us go!! At that time I told him I would get him an extension and to call me back at final. Problem come to find out he could not find anyone that would deal with him & his hillside and time was running out, he asked if we would all come back to help him with this hillside problem. So I am asking "ever so humble" if we could be granted another 5 months extension to get this accomplished. The engineer I got to help us finish this project have requested at least 4 months to get this resolved. They think they have a solution with Sergio approval, we can get start right away.

1. Structural engineer Willie Rodriguez
2. Toal Engineering - Hillside topo & Geo-Tec
3. Petra Geosciences, Even Price

Thank you for the consideration.

Sincerely  
Tom Shepherd  
Luxury Home Services, Inc.  
714-235-4403  
714-465-0643 (cell)

From: noreply@mygovpay.com  
Subject: Payment Confirmation - Newport Beach, CA  
Date: Aug 7, 2024 at 11:25:16 AM  
To: lhs.inc.ts@gmail.com

RECEIVED BY  
COMMUNITY  
DEVELOPMENT

AUG 19 2024

CITY OF  
NEWPORT BEACH

**MyGovPay**

EMPOWERED BY  
TYLER TECHNOLOGIES

Newport Beach, CA

**Payment Confirmation**

**Payment Date** Wednesday, August 7, 2024

**Order Number** 9044

**Line Items**

Invoice #	Item Description	Quantity	Unit Price	Total Price
INV-00030427	NONE	1	\$73.00	\$73.00

**Item Total** \$73.00

**Order Total** \$73.00

Thank you for your payment,

Newport Beach, CA



Newport Beach, CA

Order Number: 9044

Wednesday, August 7, 2024

Invoice #	Item Description	Quantity	Unit Price
INV-00030427	NONE	1	\$73.00

Item Total:

Order Total:

Continue to site ([https://css.newportbeachca.gov/EnerGov\\_Prod/SelfService/#paymentsuccess?invoiceNum](https://css.newportbeachca.gov/EnerGov_Prod/SelfService/#paymentsuccess?invoiceNum))





**SUSAN YAMADA**  
Department Assistant  
*syamada@newportbeachca.gov*

949-644-3280

**CITY OF NEWPORT BEACH**

100 Civic Center Drive, Newport Beach, California 92660  
newportbeachca.gov

Community Development Department