

May 21, 2025 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

S2020-0141 and X2020-2027 PERMITS:

SITE LOCATION: 404 De Sola Terrace

APPLICANT: Tom Shepherd

PROPERTY

Martin Stauber OWNER:

BUILDING

Jason Rudenick, Sr. Building Inspector INSPECTOR:

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

tthai@newportbeachca.gov

PROJECT SUMMARY

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

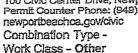
Attachment No. 1

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





COMB Permit: S2020-0141

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

Legal Desc. N TR-1237 BLK LOT

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

Owner: Address: Contractor: LUXURY HOME SERVICES

Address: 7671 WHITNEW DR

HUNTINGTON BEACH, CA

Phone:

Applicant:

Address:

(714) 235-4403

Con State Lic : 968701

12/31/2025 Lic Expire:

Bus Lic:

BT30075387

Bus Lic Expire: 05/31/2024

Phone:

Workers' Compensation Insurance

Carrier: NO EMPLOYEES Policy No : EXEMPT

W. C. Expire:

Address:

Owner/Builder :.

Phone:

2019 Code Edition:

Type of Construction: Occupancy Groups:

Bldg Height:

Fire Hazard Zone: No of Units:

No of Stories:

Fire Sprinklers

Building Setbacks:

Front: 5, Side: 6, Side: 6, Rear: 6

Flood Zone:

Use Zone:

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

PROCESSED BY:

SPECIAL CONDITIONS:

PETROPOULOS NICHOLAS Architect:

Address: 496 PARK AVE NEWPORT BEACH, CA

92662

(949) 631-1650 Phone:

State Lic:

CORREIA WILLIAM JOHN Engineer:

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

(714) 840-5582

Designer: Address:

Phone:

Phone:

\$175,000.00 Construction Valuation:

Added/New/Ti sq. ft. Bldg:

Alteration sq. ft. Bldg:

Added/New sq. ft. Garage:

TOTAL sq. ft. :



City of Newcort Beach

Community Development Department - Building Division i00 Civic Cenier Drive, Newrort Beach, CA 92660 Formit Counier Phone: (949) 718-1888 newportbeachca.gov/civic Combination Type -



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

dob.	Address	;	404 DE	SOLA	TER
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Legal Desc: N TR 1237 BLK CO

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

MARTIN STAUBER Owner: 404 DE SOLA TER Address:

CORONA DEL MAR, CA 92625

Work Class, Other

(714) 595-2328 Phone:

Applicant: Address:

Phone:

Owner/Builder: Address:

Phone:

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

Building Setbacks:

Front: 5, Side: 6, Side: 6, Rear: 6

Flood Zone:

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

PROCESSED BY:

SPECIAL CONDITIONS:

LUXURY HOME SERVICES

Address: 7671 WHITNEW DR

HUNTINGTON BEACH, CA 92647

(714) 235-4403 Phone:

Con State Lic: 968701 Lic Expire: 12/31/2025 BT30075387 Bus Lic: Bus Lic Expire: 05/31/2024

Workers' Compensation Insurance

Carrier: NO EMPLOYEES Policy No EXEMPT W.C. Expire:

Fire Sprinklers:

Fire Hazard Zone: No of Units:

No of Stories

PETROPOULOS NICHOLAS Architect:

496 PARK AVE NEWPORT BEACH, CA Address:

92662

Phone: (949) 631-1650

State Lic:

CORREIA WILLIAM JOHN Engineer:

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

(714) 840-5582 Phone:

Designer: Address:

Phone:

Construction Valuation:

Added/New/Tl sq. ft. Bldg:

Alteration sq. ft. Bldg:

Added/New sq. ft. Garage:

TOTAL sq. ft. :

City of Nawport 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
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404 DE SOLA TER NEV	VPORT BEACH, CA 92625	<u>ang mangan ng high hiy ki kaman ana mangga mangang mangang ng panggi ka ng Siri And Abanda da mangang ng April Aba man</u>	SUB TOTAL	\$751.00
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X2020-2027	Permit Reissuance Fee – 50%	Fee Payment	Check #3396	\$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 Date: 2/8/2024

Permit Number: X2020-2027 Plan Check Number: 1653-2020

Job Address:

404 DE SOLA TER

Saturday Construction Permitted: YES

Owner:

MARTIN STAUBER

LUXURY HOME SERVICES Contractor:

#""	INSPECTION	DATE	SIGNATURE
2200	Call Inspector for Pre-Grading Meeting		
2210	Soll Pipe		
2220	Sew er		
2230	Water Pipe Underground		
2240	Gas Pipe Underground		,
2250	Under Slab / Floor Mechanical		
2260	Ufer 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		
ROUGH	DO NOT COVER/POUR CO	NCRETE UN	ITIL ABOVE IS SIGNED OFF
2360	Masonry Pre-Grout/Wall Steel	1	
2370	Slab on Deck	-	
2380	Rough Plumbing & Pen Test		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
2390	Gas Pipe Rough		
2350	HVAC Pre-Wrap		
2400	Rough HVAC/ Mech / Fireplace		144 - 145 - 146 -
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 Cellings		
2480	Rough Electrical Service		
2490	Floor Framing & Sheathing		
2500	Commercial Rough Wall Framing		
2510	Roof Framing, Sheathing & Bldg Heigh		
3003	Shear & Hold Downs		
Sign only	Rough Sprinkler Piping		
2520	Complete Framing		
INTERIO	OR & EXTERIOR DO NOT COV	FR WORK	UNTIL ABOVE IS SIGNED OFF
2540	Insulation / Densglass	T	
2550	Dryw all / Fire Caulk		
2560	Suspended Ceiling		
2570	Show er Lath		
2580	Vapor Barrier / Exterior Lath / Veneer Lati	1	
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	The second secon		



TO REQUEST INSPECTIONS:

Scan the QR code-above or visit 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.



City of Newport Beach - Building Division Inspection Card - Pool / Spa

100 Civic Center Drive Inspection requests: www.nbca.gov/civic

Date: 2/8/2024

Permit Number:
Job Address:

S2020-0141

404 DE SOLA TER

Plan Check Number: 1653-2020

Saturday Construction Permitted :YES

Owner:

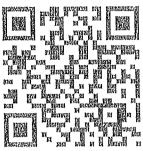
Contractor:

LUXURY HOME SERVICES

Description:

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

# -		DATE	SIGNATURE	
	Please have the following ready for			
	inspection when you request Pre-	Ì		
	Gunite inspection			
	Pool & Equipment Location			
	Steel Reinforcement/Elec Bonding			
	Rough Plumbing & Pressure Test			
1007	PRE-GUNITE APPROVAL			
PRE-DI	ECK DO NOT PROCEED WITH SHOTCRE	TE UNTIL THE	ABOVE IS SIGNED	OFF
	Please have the following items			
	approved prior to requesting Pre-Deck			
	inspection			
	Electrical ConduiUGas Pipe & Test			
	Back Wash Line & P-Trap			
	Area Drains			
1035	APPROVAL TO POUR DECK			
PRE-P	LASTER DO NOT PROCEED WITH DECI	CPOUR UNTIL	THE ABOVE IS SIG	NED OF
	Please have the following items ready			
	for inspection when you request Pre-	ļ		
	Plaster Inspection			
	Back Wash & P-Trap Receptor			
	Heater & VenUPlumbing 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		1	
	life of the pool/spa			
1055	PRE-PLASTER			
FINAL	DO NOT PROCEED WITH PLASTER UN	TIL THE ABOV	E IS SIGNED OFF	, sangaran Sangaran
2290	Water Quality BMP's	T		
2320	Footings/Foundation	····		
2360	Masonry Pre-Grout			
2630	Final Inspection			



TO REQUEST INSPECTIONS:

Scan the QR code above or visit 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

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, 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 | (949) 644-3200

Structural Observation Report

Oraciala Observation Report							
Project Address: 404 DE Sol	A TERRACE	Report Date:		CNB Inspector Name:	CNB Permit #:		
Building Owner Name:		Owner's Mailing Addr	ess (if different from site);	Owner's Telephone #:	CNB Plan Check #:		
STAUBER							
Full Name of Structural Ob		SO E-mail Address:	~	SO Telephone #:	SO License / Reg. #:		
WILLIAM D.	CORREIA	LUBREIACO	<u>LE VERIZONINE</u>	114-785-7800	52132		
PLEASE INDI	CATE STRUCTURAL			SERVED (check applica			
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(OBSERVED	S) DATE OBSERVED		
Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete	TYPE I SHORING			
☐ Mat Foundation, Prestressed Concrete	□ Masonry	☐ Concrete	☐ Steel Deck		7 10/2		
☐ Calssons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood				
☐ Other:	☐ Other:	☐ Other:	☐ Other:				
☐ ITEMS CHECKED A	BOVE ARE APPROVE	D AND WITHOUT DE	FICIENCIES.		······································		
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Professional Profe				☐ REPORT CONTINUED O	N ATTACHED PAGES.		
☐ FINAL STRUCTURA The structure generall	AL OBSERVATION REP y complies with the ap	ORT: proved construction	documents, and all o	bserved deficiencies were	2 corrected		
		······					
. assists and ale totlowi	ng statements are true to	the best of my know	ledge;				
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 STAMP OF STRUCTURAL OBSERVER							

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



Attachment to 9/13/ 44' AM CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT **BUILDING DIVISION**

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

Structural Observation Report

Project Address: 404 QE SOLA TERRACE	Report Date;	CNB Inspector Name:	CNB Permit#:
Building Owner Name: STAUBLE	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Flan Check #:
PullName of Structural Observer (SO):	180 E-mail Andress CONSELACO & VERITAN, NET	80 Telephone #: 7.14-765-7600	SOUCENSE/IReg.#: SZ1372

PLEASEIND	GATE STRUCTURAL	ELEMENTS AND	CONNECTIONS OF	SERVED (check applicable	boves)
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CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

phones	Struc	ctural Obs	ervation Re	eport –		
Project Address: 404 DE Sol	ATERRACE	Report Date:		CNB Inspector Name;	CNB Permit #:	
Bullding Owner Name:	•	Owner's Mailing Add	ress (if different from site);	Owner's Telephone #:	CNB Plan Check #:	
STAUBER.	**************************************	***************************************	**************************************			
Full Name of Structural Ob	•	SO E-mail Address:	(T) . I	SO Telephone #:	SO License / Reg. #:	
WILLIAM D.	COBREIA_	ICOKKEIACO	LE VERIZONINE	714-785-7800	52132	
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND	CONNECTIONS OB	SERVED (check applica	able boxes)	
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(OBSERVED	9) DATE OBSERVED	
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete			
☐ Mat Foundation, Prestressed Concrete	□ Masonry	☐ Concrete	☐ Steel Deck	# 1 4004 (1557 4 100 - 1575) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4	
□ Calssons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood	9-3-4-4-1	***************************************	
☐ Other:	☐ Other:	Cl Other:	口 Other:	\$	**************************************	
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The structure generally	y complies with the app	roved construction	documents, and all of	oserved deficiencies were	corrected.	
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I declare that the following	ng statements are true to	the best of my know	ledge:	***************************************	3	
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 STRUCTI		ORD	DATE	STAMP OF STRUCTU	KAL OBSERVER	

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

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Project Address: 404 DE Sold	TERRACE	Report Date;		CNB Inspector Name:	CNB Permit #:		
Building Owner Name:		Owner's Mailing Addre	ess (if different from site);	Owner's Telephone #:	CNB Plan Check #:		
5 TAUBER							
Full Name of Structural Ob		SO E-mell Address:	, and the second	SO Telephone #:	SO License / Reg. #:		
WILLIAM J. C	-ORREIA	<u> LCOBREJACO (6</u>	YERIZONONET	714-105-7000	92132		
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND		SERVED (check applica	able boxes)		
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(OBSERVED	OBSERVED		
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete	CAISSON AT STEI REPRESENTATIVE	08 8/Va/C)		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck	CAISSONS)			
	☐ Wood or Manuf. Shear Panels	☐ Masonry	□ Wood				
☐ Other:	□ Other:	☐ Other:	☐ Other:				
X ITEMS CHECKED A	ABOVE ARE APPROVE	D AND WITHOUT DE	FICIENCIES.				
☐ OBSERVED DEFIC	IENCIES AND COMME	NTS:					
				☐ REPORT CONTINUED C	ON ATTACHED PAGES.		
☐ FINAL STRUCTURA				***************************************	***************************************		
The structure general	y complies with the ap	proved construction	documents, and all o	bserved deficiencles wer	e corrected.		
I declare that the followi	ng statements are true t	o the best of my know	ledge:				
1. I am the licensed	design professional re	stained by the owner	to be in reconneible	OROFES	SION		
charge of the struc	tural observation; ed design professional v	-	•	L MAY DES	CORRE		
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approved construc	tion documents; all deficiencies which I ha	Exp. 12					
final acceptance of Division.	of the structural system	s by the City of New	vport Beach, Building	WATE SUC	TURCE		
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SIGNATURE OF STRUCT	URAL OBSERVER OF RE	STAMP OF STRUCT	JRAL OBSERVER				

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

Forms Structural Observation Report Scinating tions



Project Address:

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#:

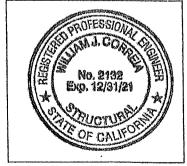
Report Date:

1401 LE JOLA LERRACE		\ \(\frac{\(\text{t}\)/\(\text{t}\)/\(\text{t}\)				
Building Owner Name:		Owner's Mailing Address (if different from site);		Owner's Telephone #:	CNB	Plan Check #:
STAUGER						<u> </u>
Full Name of Structural Ob	şerver (SO):	SO E-mail Address:	_			icense / Reg. #:
WILLIAM J. C	OBREIA	COGREJACOP	VERILON, NET	714-185-1600	21	2132
				•		
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND C	CONNECTIONS OB	SERVED (check applica		
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(OBSERVED	`	DATE OBSERVED
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☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck	CAISSONS)		
汉' Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	□ Wood			
☐ Other:	☐ Other:	☐ Other:	□ Olher:			
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☐ OBSERVED DEFIC	iencies and commen	TS:			,	
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				☐ REPORT CONTINUED O	TTA MC	ACHED PAGES.
1	AL OBSERVATION REP ly complies with the ap		documents, and all c	observed deficiencies wer	e cor	rected.
I declare that the follow	ing slatements are true to	the hest of my know	leque.		**************************************	

1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;

I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with the approved construction documents;

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



STAMP OF STRUCTURAL OBSERVER

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

Formi Structural Observation Report Structural Cons



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

Characaterral Calana

Project Address:			ervation Ke	a		
404 DE SOLA TERRACE		Report Date:		CNB Inspector Name:	CNB Permit#:	
Building Owner Name:		Owner's Mailing Add	ress (if different from site);	Owner's Telephone #:	CNB Plan Check #:	
STAUBER		**************************************	era eraf de general especialistica de la companya de la constanta de la companya de la companya de la companya	tis, is surplied that with the first of the subsection of the control of the cont	-	
Full Name of Structural Ob		SO E-mail Address:	Quentu	SO Telephone #:	SO License / Reg. #:	
William s).	CDEREIA-	LUSTE (ACU	<u> LE ARIOTOMARI</u>	714-785-7600	52152	
PLEASE INDI	CATE STRUCTURAL	ELEWENTS AND	CONNECTIONS OB	SERVED (check applica	ble boxes)	
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STRUCTURAL-OESERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.

From Stoctural Observation Report & Instructions



Project Address:

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:

404 VE SOLA TERRACE		9/16/21				
Building Owner Name:		Owner's Mailing Address (if different from site);		Owner's Telephone #:	CNB Plan Check 非	
	STAUBER					
Full Name of Structural Ob		SO E-mail Address:	- 0-14- 1-4	SO Telephone #:	SO License / Reg. #:	
William J.	COBREIA	ICORKEIACO	PENERIZONINE	714-785-7800	50132	
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND		SERVED (check applic		
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION OBSERVED	OBSERVED	
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☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck	1		
☐ Calssons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood			
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The structure general	ly complies with the ap	proved construction	on documents, and all	observed deficiencies we	re corrected.	
I declare that the following statements are true to the best of my knowledge:						
f a 1				OFF.S	S1012-58	

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

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

9/14/21 DATE



STAMP OF STRUCTURAL OBSERVER

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



Project Address:

CITY OF NEWPORT BEACH

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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:

404 DE SOLA TERBACE		Neport Bate.		One inspector rame.	CIND Permit#:		
Building Owner Name:	er-viewe er entre de er veil Allicen Bereit descongegopopopopologic (Cong biolisius) i sussessi usuale usuale	Owner's Mailing Address (If different from site);		Owner's Telephone #:	CNB Plan Check#:		
Full Name of Structural Ob	server (SO): OBBEIA	SO E-mail Address: CORRE) ACD @ VERIZUN.NET		80 Telephone #: 714-785-76 VI	SO License / Reg. #:		
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND	CONNECTIONS OB	SERVED (check applic	able boxes)		
FOUNDATIONS	SHEAR WALLS	FRAVES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION OBSERVED	(S) DATE OBSERVED		
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□ Calssons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	□ Wood		***************************************		
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I declare that the follow	ing statements are true to	o the best of my know	/ledge:				

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Report of Special Inspection

riojeci Na	me & Addre	SS Stauber	**************************************				
***************************************	- yyuattiiyyyteeta yyyteettii		Sola Terrac	e Corona D	el Mar, CA	92625	
Permit Nu	mber <u>X202</u>	0-2027 Issi	ued: 6/3/21			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Inspection Inspection		Reinforcing 8 7/23/21	Steel Place	ment - Pre			
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'Cap Cage'	member w/ (1	// (13) #10 lon l3) #5 bars ev	gitudinai bars enly spaced a	helically wrap	ped w/ #4 ba	rs @ 3" o.c. 8	ķ
Comments of the Comments of th				THE HOU W/ 1/74	Dars_(0, 4, 0, 0,	-per-code,	
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Date	7/23/21						- T
Hours	4						
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	w with all 1000	maintained. A	NI Steel Clean	and tree of de	slataniaum mu-4	ran autom to	
	tool in place	anu accentani	le for concrete	nlacomont		rcing'.	
All covers an	d clearances	maintained. N	lo discrepanc	les observed.			***************************************
To the best of	of my knowl	ledge, the wo	ork inspected	Tron in one		the Building manship pro	ovisions of
Signed:	pull	<u> </u>		D	ate 7/23/2	1, Friday	
Print Full Ne	ıme: Ranc	lall A. Martii	nez	Re	egistration N	o. <u>NB - 05</u>	83
Owner's Repr							
						FOR	RM 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

IVR Number: 136699

NEWPORT BEACH, CA 92625

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Inspection L	ocation: 404 I	DE SOLA TER					
Permit: REV2	22-0091						
01/24/2022	01/24/2022	Legacy Inspection	REV22-0091-A002 934565	Correction	Dan Aquino	No	Complete
Permit: REV2	22-0644						
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
Permit: S202	0-0141						
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
Permit: X202	0-2027						
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

Approved

Application Date:

Expiration Date:

09/14/2020

09/14/2021

Owner:

Address:

Work Class: Other

Status:

er Issue Date:

06/03/2021 Parcel

459 131 18

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
Permit: X202	1-1411						
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

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 \$2020-0141 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, Building Inspector

JRUDENICK@newportbeachca.gov

Phone: 949-644-3262

lason Rudenick



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					

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Email		ACT-003969-2024	Spoke and emailed GC, Lhs.inc.ts@gmail.com, spoke with rep Patty; Hi Patty	Jason Rudenick
				Per our conversation, please see attached 3yr application for your reference.	
				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.	
				Reference Permits;	
				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 & POOL SAFTEY FENCING, in Expired Status as of 6/3/24 XR2023-1609 - SFR SLOPE RESTORATION (X2020-2027 (STOP WORK NOTICE), in Applied Status Thank you Jason	
				Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262	
				100 Civic Center Drive Newport Beach, CA 92660	

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Email		ACT-003967-2024	Hey Rick	Jason Rudenick
				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?	
				Thank you	
				Jason	
				Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262 100 Civic Center Drive Newport Beach, CA 92660	
10/29/2024					
	Generic Activity	Follow up	ACT-004233-2024	While following up on another project I found this application still sitting on the front dest 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.	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	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-000677-2024		Odalis 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					

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
Created Date	Activity Type Generic Activity	Activity Name email	Activity Number ACT-001419-2025	Activity Comments From: Tom SHepherd <ihs.inc.ts@gmail.com> Sent: April 08, 2025 8:13 AM To: Rudenick, Jason <jrudenick@newportbeach ca.gov=""> Subject: Re: 404 Se Sola Ter - Permits Exp 6/3/25 [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. Hi Jason We requested extension yesterday, hoping for positive results. Toal engineering & 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 On Apr 8, 2025, at 6:30 AM, Rudenick, Jason <jrudenick@newportbeach ca.gov=""> wrote: Morning Tom I will be handling this project moving forward.</jrudenick@newportbeach></jrudenick@newportbeach></ihs.inc.ts@gmail.com>	Created By Jason Rudenick
				Permits; X2020-2027 (Expiration 6/3/25) S2020-0141 (Expiration 6/3/25) XR2023-1609 (Applied Status, this permit is required)	
				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.	
				Please email below from 8/7/24;	

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
				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> in advance.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 Thank you Jason	
				<image001.png> Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262 100 Civic Center Drive Newport Beach, CA 92660</image001.png>	
				dimaga0000 mmas	
				<image002.png> <image003.png></image003.png></image002.png>	
				<image004.png></image004.png>	
				<image005.png></image005.png>	

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Email		ACT-001420-2025	From: Tom SHepherd lhs.inc.ts@gmail.com> Sent: April 08, 2025 8:13 AM To: Rudenick, Jason <jrudenick@newportbeach ca.gov=""> Subject: Re: 404 Se Sola Ter - Permits Exp 6/3/25 [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. Hi Jason We requested extension yesterday, hoping for positive results. Toal engineering & Evan Price are working on correction, hopefully we can resubmit by the end of the week. Thanks for your help in</jrudenick@newportbeach>	Jason Rudenick
				advance. We will be doing everything in our power to get city approval soon. Thanks again Tom Shepherd Sent from my iPad	
				On Apr 8, 2025, at 6:30 AM,	
				Rudenick, Jason <jrudenick@newportbeach ca.gov> wrote:</jrudenick@newportbeach 	
				Morning Tom	
				I will be handling this project moving forward.	
				Permits; X2020-2027 (Expiration 6/3/25) S2020-0141 (Expiration 6/3/25) XR2023-1609 (Applied Status, this permit is required)	
				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.	
				Please email below from 8/7/24;	

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
				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 SHepherd In advance.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	
				Thank you	
				Jason	
				<image001.png></image001.png>	
				Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262	
				100 Civic Center Drive Newport Beach, CA 92660	
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				······································	
				<image005.png></image005.png>	

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	Hearing email	ACT-001403-2025	Morning Tom	Jason Rudenick
				I will be handling this project moving forward.	
				Permits; X2020-2027 (Expiration 6/3/25) S2020-0141 (Expiration 6/3/25) XR2023-1609 (Applied Status, this permit is	
				required)	
				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.	
				Please email below from 8/7/24;	
				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 <ihs.inc.ts@gmail.com> wrote: > > Good morning Susan > Due to engineering change required by the Newport Beach planning /</ihs.inc.ts@gmail.com>	
				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	
				Thank you	
				Jason	
				Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262	
				100 Civic Center Drive Newport Beach, CA 92660	

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Email	3yr Hearing	ACT-001400-2025	Morning Tom	Jason Rudenick
				I will be handling this project moving forward.	
				Permits; X2020-2027 (Expiration 6/3/25) S2020-0141 (Expiration 6/3/25) XR2023-1609 (Applied Status, this permit is required)	
				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.	
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				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 <ihs.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</ihs.inc.ts@gmail.com>	
				Thank you	
				Jason	
				Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262	
				100 Civic Center Drive Newport Beach, CA 92660	

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

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	Letter of request	ACT-003037-2024	August 6, 2024 Mr. Jaime Murillo Deputy Community Development Director 100 Civic Center Drive Newport Beach, California 92660 Dear Jaime: RE: Pool Permit #X2020-2027 & Hillside Restoration Permit #2023-2445 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. 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. 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. I am personally requesting your intervention to expedite the permit extension process	Jason Rudenick

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Email		ACT-003032-2024	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. 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 <institute of="" since="" td="" the="" the<=""><td>Jason Rudenick</td></institute>	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



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 Phone Call	Approval	ACT-000355-2024 ACT-000353-2024	50% Spoke with Patty Shepard	Jason Rudenick Jason Rudenick
				owner she is to come in a pay renewal fee.	
	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

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Email		ACT-003970-2024	Spoke and emailed GC, Lhs.inc.ts@gmail.com, spoke with rep Patty; Hi Patty	Jason Rudenick
				Per our conversation, please see attached 3yr application for your reference.	
				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.	
				Reference Permits;	
				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 & POOL SAFTEY FENCING, in Expired Status as of 6/3/24 XR2023-1609 - SFR SLOPE RESTORATION (X2020-2027 (STOP WORK NOTICE), in Applied Status Thank you Jason	
				Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262	
				100 Civic Center Drive Newport Beach, CA 92660	

reated Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Email		ACT-003966-2024	Hey Rick 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? Thank you Jason	Jason Rudenick
				Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262 100 Civic Center Drive	
				Newport Beach, CA 92660	
30/2024	Phone Call	Copied from S2020-0141	ACT-004239-2024	While following up on another project I found this application still sitting on the front dest 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.	Rick La Bare
13/2024	Generic Activity	APPLICATION SUBMITTA	ACT-004405-2024	3-YEAR DEADLINE EXTENSION REQUEST	Tonee Thai
	Generic Activity	Building Official Extension Approved	ACT-004406-2024	SUBMITTED ON 08/19/2024 DUE TO APPLICANT NOT BEING NOTIFIED. CITY ERROR DUE TO NEW PERM SYSTEM IMPLEMENTATION 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.	Tonee Thai
10/2024					
	Generic Activity	3-YEAR DEADLINE EXTENSION	ACT-004790-2024	MAILED AND EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY	Debi Schank

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					

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	Hearing email	ACT-001402-2025	Morning Tom	Jason Rudenick
				I will be handling this project moving forward.	
				Permits; X2020-2027 (Expiration 6/3/25) S2020-0141 (Expiration 6/3/25) XR2023-1609 (Applied Status, this permit is required)	
				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.	
				Please email below from 8/7/24;	
				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 < lbs.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	
				Thank you	
				Jason	
				Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262	
				100 Civic Center Drive	

Newport Beach, CA 92660

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Email	3yr Hearing	ACT-001401-2025	Morning Tom	Jason Rudenick
				I will be handling this project moving forward.	
				Permits; X2020-2027 (Expiration 6/3/25) S2020-0141 (Expiration 6/3/25) XR2023-1609 (Applied Status, this permit is required)	
				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.	
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				Thank you	
				Jason	
				Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262	
				100 Civic Center Drive	

Newport Beach, CA 92660

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	email	ACT-001418-2025	From: Tom SHepherd <ihs.inc.ts@gmail.com> Sent: April 08, 2025 8:13 AM To: Rudenick, Jason <jrudenick@newportbeach ca.gov=""> Subject: Re: 404 Se Sola Ter - Permits Exp 6/3/25 [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. Hi Jason We requested extension yesterday, hoping for positive results. Toal engineering & 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</jrudenick@newportbeach></ihs.inc.ts@gmail.com>	Jason Rudenick
				Sent from my iPad On Apr 8, 2025, at 6:30 AM, Rudenick, Jason <jrudenick@newportbeach ca.gov=""> wrote: Morning Tom</jrudenick@newportbeach>	
				I will be handling this project moving forward.	
				Permits; X2020-2027 (Expiration 6/3/25) S2020-0141 (Expiration 6/3/25) XR2023-1609 (Applied Status, this permit is required)	
				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.	
				Please email below from 8/7/24;	

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
				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 <ihs.inc.ts@gmail.com> in advance.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 Thank you Jason</ihs.inc.ts@gmail.com>	
				<image001.png> Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262 100 Civic Center Drive Newport Beach, CA 92660</image001.png>	
				dimaga0000 mmas	
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Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Email		ACT-001421-2025	From: Tom SHepherd <ihs.inc.ts@gmail.com> Sent: April 08, 2025 8:13 AM To: Rudenick, Jason <jrudenick@newportbeach ca.gov=""> Subject: Re: 404 Se Sola Ter - Permits Exp 6/3/25</jrudenick@newportbeach></ihs.inc.ts@gmail.com>	Jason Rudenick
				[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.	
				Hi Jason We requested extension yesterday, hoping for positive results. Toal engineering & 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	
				On Apr 8, 2025, at 6:30 AM, Rudenick, Jason <jrudenick@newportbeach ca.gov> wrote:</jrudenick@newportbeach 	
				Morning Tom	
				I will be handling this project moving forward.	
				Permits; X2020-2027 (Expiration 6/3/25) S2020-0141 (Expiration 6/3/25) XR2023-1609 (Applied Status, this permit is required)	
				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.	
				Please email below from 8/7/24;	

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				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 Ins.inc.ts@gmail.com> in advance.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	
				<image001.png> Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262 100 Civic Center Drive Newport Beach, CA 92660</image001.png>	
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09/42/2024				<image005.png></image005.png>	
08/12/2024	Phone Call	On Aug 6 to Tom Sheppard GC	ACT-003101-2024	informed on Aug 6th where to obtain the 3 year application and what supporting documents were required. We are awaiting his submission.	Rick La Bare

1	on Rudenick
Mr. Jaime Murillo Depuly Community Development Director 100 Civic Center Drive Newport Beach, California \$2860 Dear Jaime. RE: Pool Permit #X2020-2027 & Hillsafe Restoration Permit \$2023-2415 I arm writing for request your urgent assistance with extending the pool permit for prelegishers is forme at 404 Be Be Sola Terr., CDM (Corona Highlands). The project, originally contracted to Lucury Home Services (LHS), has been plegued by significant delays due to unforeseen challenges with the City's permitting process. The general contractor, Tom Shophord, has expressed externer Fustration 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 improving and the project of the project of the recent of the project poly in the complexities of the project proving the project of the project of the previous of the project original proposed of survaner yamed of Suzanne yamed so weeks ago. I understand the complexities of city by unsucarracy, but the prolonged delays have caused immanse inconvenience to my neighbors. Dr. and Mrs. Martin Stauber, wino eagerly await the complexities of rivity-arrace inconvenience to my neighbors. Dr. and Mrs. Martin Stauber, wino eagerly await the complexities of rivity-arrace repetition of their pool. This project commenced nearly four years ago, and the constant setbacks have been a source of frustration for the entire neighborhood. I am personally requesting your intervention to expecific	

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 <ihs.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</ihs.inc.ts@gmail.com>	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	. 3		1	. Partie of the control of the contr		Receipt No.:	A TOWN MAN TO THE REAL PROPERTY OF THE PROPERT
Address:	140	4 DeS	ola Terra	CE		1W-000	1000)3 ·
Permit	8 30	38:3131	Original Permit	Secretary part of the	1	Hearing Fee:	Date Fee Paid:
No.: 3	IZRA	833 16dq	Issued Date:	5-27-3	λ <i>1</i>	\$1,469	04/10/25
		COCHONICA DE CONTRACTOR DE	ONER/PROPI	ERTY OWNE	RINFORM	NATION	
Name (Must be	M 1	1 / /1		Company Name	· 1/	0.0.00	and the second
Tom .	Shei	oherN_	REPUMPARISATESSAY) OF INTERCEMENT CHARLICUM CONTROL CO	Luxury	1 Home J	'ervices,	100
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LHS.I	NC.7	-800 GM	allicam		714-235	·4403 / 714	1-465-06-13
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Previous Exten	sion(s)	Granted? (Y/N):		If Yes, He	ow Many?: /		and the state of t
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Work Under Permit:							
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Reason for	(Attac	h Supporting Do	cuments as Needed	for Hearing)			
Extension Request	Soi	1 engine	el Event	Peice & T	Togl Engin	eer Caleb	Kios need
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Petitioner's Sigi	natur			Relationship to Pr			Date: 4/1/0/25
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City Clerk's S	taff	Name:		Signature:			Date:
Reviewed:							/ /
		Name:		Signature:			1

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. \$2020-0141, X2020-2027).

Respectfully,

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 COTY OF Building Official Application

				/W-40 UU (13016 J. pd.						
Project Address:	404 De	SolaTerr	O.C.E	Receipt No.:	030917						
Permit No.: (2)	8-2020-0141 8-2020-0141	Original Permit Issued Date:	5-27-21	Extension Fee: \$221	Date Fee Paid: のをリタフスム						
PETITIONER/PROPERTY OWNER INFORMATION											
Name (Must be payor of fees): Company Name:											
Tom.	Shepheld		LUXURU Home SERVICES, Inc.								
Street Address		Λ	City:	State:	Zip Code:						
7/71 Warner Ave Ste 15#119 Huntington Beach											
Email: / Phone:											
LHS. Inc. TS @ GMail, com 714-235-4403/214.465-0643											
PROJECT INFORMATION											
Length of extension requested: 6 MWH-55 12 MWT-145											
New end date if request is approved: コープー・コープー・コープー・コープー・コープー・コープー・コープー・コープー											
Previous Extension(s) Granted? (Y/N); T W											
Description of V/ork Under	Contenction of Pool & Hillside Restoration										
Permit:											
Reason for (Attach Supporting Documents as Needed) Hillside Soil Engine Prince Trem &					& structural						
Extension Request	Engineer required more time due to existing retaining wall										
	Stanctual uncertainty										
The state of the s											
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE. Petitioner's Signature: Relationship to Property Owner: Date:											
Penuoners Sig	mature:		Contractor		8 19124						
FOR STAFF USE ONLY											
Department Action:											
Department Action: Approved 口Denied											
	,										
Conditions of Approval or OCO/03/2025 INLESS ADDITIONATE FRANCED BY											
						Building Inspector Name: Signature: Date:					
						Reviewed:		1500 to	Olymondo.	ar Ar 2018, 1920 1931 1935 1944 1945 1945 1920 1940 1920 1940 1940 1940 1940 1940 1950 1950 1950 1950 1950 195	- 10131124
Reviewed: Rule Ja Daz Signature: Signature:					Date:						
Approval:	CALEE	1 +1-24-7	The state of the s	O TO ONE A KINGSON WAS AND A STATE OF THE ST	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. \$2020-0141, X2020-2027).

Respectfully,

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 subcontractors 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
- 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 & Go-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 & Toal 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 10-26-22fell 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 a 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: Ihs.inc.ts@gmail.com



RECEIVED BY COMMUNITY DEVELOPMENT

AUG 19 2024

CITY OF **NEWPORT BEACH**

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

\$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 DescriptionQuantityUnit PriceINV-00030427NONE1\$73.00Item Total:

 $Continue\ to\ site\ (https://css.newportbeachca.gov/EnerGov_Prod/SelfService\#/paymentsuccess? invoiceNumrous and the production of the p$

Order Total:



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