



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

July 18, 2024
Agenda Item No. 1

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: X2020-1583, XR2023-2454, XR2024-0778, XR2024-1003

SITE LOCATION: 703 Acacia Avenue

APPLICANT: William Ayoub, Sr.

PROPERTY OWNER: William Ayoub & Abeer Azzam

BUILDING INSPECTOR: Jason Rudenick, Senior Building Inspector

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

PROJECT SUMMARY

The scope of work for the project is an addition of 530 square feet, remodel 530 square feet (living room, bed/bath, kitchen), and replace windows to existing building.

BUILDING PERMIT HISTORY

This project first started with Permit X2020-1583 issued on July 8, 2020, with subsequent permits issued. Referenced permits above are subject to Newport Beach Municipal Code (NBMC) 15.02.095 with initial three years construction limit expiration date of June 01, 2022.

Permit XR2023-2454 is a supplement permit to X2020-1583 issued to document a change of engineer for the permit.

Permit XR2024-0778 is a supplement permit to X2020-1583 issued to document a change of contractor for the permit.

Permit XR2024-1003 is for a site block wall.

The first inspection was for best management practices on August 09, 2021.

The last inspection was for shear wall and hold downs on June 11, 2024.

Refer to Attachment 1 for detailed permit history.

Notice of pending Three-Year Construction Limit expiration was sent on May 06, 2024.

Refer to Attachment 2 for detailed notice activities.

BUILDING OFFICIAL EXTENSION

The chief building official granted an extension for a three-year construction time limit on January 10, 2024, with expiration date of July 07, 2024. (Attachment 3).

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, because this project has no potential to have a significant effect on the environment; and
- 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

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Attachment No. 1

Building Inspection History

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LINKED PERMIT INSPECTION HISTORY REPORT (0955-2018) FOR CITY OF NEWPORT BEACH

Permit Type: Plan Check	Application Date: 04/24/2018	Owner: WILLIAM AYOUB & ABEER AZZAM
Work Class: Addition	Issue Date: 07/08/2020	Parcel: 459 081 09
Status: Approved	Expiration Date: 07/20/2020	Address: 703 ACACIA AVE NEWPORT BEACH, CA 92625
IVR Number: 121246		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Inspection Location: 703 ACACIA AVE							
Permit: F2023-0490							
01/18/2024	01/18/2024	Sprinkler Hydro Test - SF / Duplex	iBLD-002157-2024	Approved	Jason Rudenick	No	Complete
	01/18/2024	Sprinkler Rough Pipe - SF / Duplex	iBLD-002158-2024	Approved	Jason Rudenick	No	Complete
Permit: X2020-1583							
12/18/2020	12/18/2020	Other - MISC	X2020-1583-A0027 75677	Approved		No	Complete
05/17/2021	05/17/2021	Other - MISC	X2020-1583-A0028 32737	Approved		No	Complete
07/27/2021	07/27/2021	Other - MISC	X2020-1583-A0028 63215	Approved		No	Complete
08/09/2021	08/09/2021	Ufer Ground	X2020-1583-A0028 68523	Not Ready for Inspection		No	Complete
	08/09/2021	WQ-Best Management Practices	X2020-1583-A0028 68538	Partial Pass		No	Incomplete
05/02/2022	05/02/2022	Other - Plumbing	X2020-1583-A0029 79157	Not Ready for Inspection		No	Complete
	05/02/2022	WQ-Best Management Practices	X2020-1583-A0029 79152	Approved		No	Complete
12/14/2022	12/14/2022	Gas Pressure Test	iBLD-020506-2022	Not Ready for Inspection	Rick La Bare	Yes	Complete
12/15/2022	12/15/2022	Gas Pipe Underground	iBLD-020658-2022	Approved	Rick La Bare	No	Complete
01/18/2023	01/18/2023	Other - Plumbing	iBLD-001877-2023	Partial Pass	Richard Ortiz	Yes	Incomplete
01/25/2023	01/25/2023	Other - Plumbing	iBLD-002722-2023	Partial Pass	Rick La Bare	Yes	Complete
Reinspection of iBLD-001877-2023							
01/31/2023	01/31/2023	Soil Pipe	iBLD-003614-2023	Approved	Rick La Bare	No	Complete
05/09/2023	05/09/2023	Footings and Foundation	iBLD-016930-2023	Correction	Rick La Bare	Yes	Complete
	05/09/2023	Slab On Grade	iBLD-016931-2023	Correction	Rick La Bare	Yes	Complete
06/12/2023	06/12/2023	Footings and Foundation	iBLD-021678-2023	Cancelled	Rick La Bare	Yes	Complete
Reinspection of iBLD-016930-2023							
07/21/2023	07/21/2023	Footings and Foundation	iBLD-027563-2023	Cancelled	Marshall Shelton	Yes	Complete
Reinspection of iBLD-021678-2023							
09/27/2023							

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Status: Approved	Expiration Date: 07/20/2020	Address: 703 ACACIA AVE NEWPORT BEACH, CA 92625
IVR Number: 121246		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	09/27/2023	Footings and Foundation	iBLD-037112-2023	Approved	Rick La Bare	No	Complete
			Reinspection of iBLD-027563-2023				
	09/27/2023	Slab On Grade	iBLD-037308-2023	Approved	Rick La Bare	No	Complete
			Reinspection of iBLD-016931-2023				
12/11/2023	12/11/2023	Other Building	iBLD-047811-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
01/08/2024	01/08/2024	Other Building	iBLD-000825-2024	Correction	Jason Rudenick	Yes	Complete
			Reinspection of iBLD-047811-2023				
Permit: XR2023-1847							
07/21/2023	07/21/2023	Footings and Foundation	iBLD-027562-2023	Cancelled	Marshall Shelton	Yes	Complete
08/08/2023	08/08/2023	Footings and Foundation	iBLD-029699-2023	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBLD-027562-2023				
08/25/2023	08/25/2023	Footings and Foundation	iBLD-032626-2023	Correction	Jason Rudenick	Yes	Complete
			Reinspection of iBLD-029699-2023				
08/31/2023	08/31/2023	Other Building	iBLD-033313-2023	Correction	Chad Shelton	Yes	Complete
10/31/2023	10/31/2023	Water Quality BMP's	iBLD-042453-2023	Requested	Jonathan Munoz	No	Complete
Permit: XR2023-2454							
09/27/2023	09/27/2023	Footings and Foundation	iBLD-037168-2023	Approved	Rick La Bare	No	Complete
	09/27/2023	Slab On Grade	iBLD-037307-2023	Approved	Rick La Bare	No	Complete
Permit: XR2024-0778							
04/12/2024	04/12/2024	Footings and Foundation	iBLD-012878-2024	Partial Pass	Chad Shelton	Yes	Incomplete
04/18/2024	04/18/2024	Gas Pipe Underground	iBLD-014964-2024	Approved	Jason Rudenick	No	Complete
	04/18/2024	Soil Pipe	iBLD-014963-2024	Approved	Jason Rudenick	No	Complete
04/29/2024	04/29/2024	Footings and Foundation	iBLD-015994-2024	Approved	Jason Rudenick	No	Complete
			Reinspection of iBLD-012878-2024				
	04/29/2024	Rough Electrical Service	iBLD-016391-2024	Correction	Jason Rudenick	Yes	Complete
	04/29/2024	Sewer	iBLD-015997-2024	Approved	Jason Rudenick	No	Complete
	04/29/2024	Underground Electrical	iBLD-015996-2024	Approved	Jason Rudenick	No	Complete
	04/29/2024	Water Pipe Underground	iBLD-015995-2024	Approved	Jason Rudenick	No	Complete
06/11/2024	06/11/2024	Roof Framing, Sheathing & Bldg Height	iBLD-021719-2024	Approved	Jason Rudenick	No	Complete

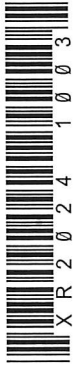
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IVR Number: 121246		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	06/11/2024	Shear and Hold Downs	iBLD-021720-2024	Approved	Jason Rudenick	No	Complete
07/03/2024		Complete Framing	iBLD-024673-2024	Requested	Jason Rudenick	No	Incomplete
		Gas Pipe Rough	iBLD-024676-2024	Requested	Jason Rudenick	No	Incomplete
		Other - Plumbing	iBLD-024671-2024	Requested	Jason Rudenick	No	Incomplete
		Rough Electric Residential	iBLD-024678-2024	Requested	Jason Rudenick	No	Incomplete
		Rough Electrical Service	iBLD-024679-2024	Requested	Jason Rudenick	No	Incomplete
		Reinspection of iBLD-016391-2024					
		Rough HVAC/Mech/Fireplace	iBLD-024674-2024	Requested	Jason Rudenick	No	Incomplete
		Rough Plumbing & Pan Test	iBLD-024677-2024	Requested	Jason Rudenick	No	Incomplete
		Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-024672-2024	Requested	Jason Rudenick	No	Incomplete



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



XR2024-1003

COMB Permit : XR2024-1003
 Plan Check No : 0955-2018
 Issued Date : 04/16/2024
 Final Date:
 Permit Status: Issued
 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 : 703 ACACIA AVE
Description : SFR (N) BLOCK WALLS 30" MAX HIGH BY 76' LONG PER CITY STANDARD PLAN (3A & 3B FTG). ***X2020-1583** (INSIDE P./L MARKERS ONSITE) *CHANGE
OF CONTRACTOR*
Legal Desc : N TR 682 BLK LOT 75

Owner : WILLIAM AYOUB & ABEER AZZAM
Address : 703 ACACIA AVE
 CORONA DEL MAR, CA 92625
Phone : (949) 500-6379

Contractor : MIKE SCHMIDT CONSTRUCTION
Address : 18627 Brookhurst St#165
 Fountain Valley, CA 92708
Phone : (714) 397-5911
Con State Lic : 1027082
Lic Expire : 05/31/2025
Bus Lic : BT30083778
Bus Lic Expire : 03/31/2025

Architect :
Address :
Phone :
State Lic :

Applicant : ART KENT
Address : 619 16TH
 HUNTINGTON BEACH, CA 92648
Phone : (714) 272-1624

Engineer : WU FRANK H
Address : 68 BLUECOAT
 IRVINE, CA 92620
Phone : (949) 832-0250

Owner/Builder :
Address :
Phone :

Designer : ART KENT
Address : 619 16TH
 HUNTINGTON BEACH, CA 92648
Phone : (714) 272-1624

Code Edition : 2022
Type of Construction : V-B
Occupancy Groups : U
Bldg Height :

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

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

Building Setbacks : Front: 15, Side: 3, Rear: 5
Flood Zone : X
Use Zone : R-2 - Two-Unit Residential

PROCESSED BY : _____

SPECIAL CONDITIONS:

INSPECTOR



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: 703 Acacia Ave.	Report Date: 09/27/2023	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): Amir Deihimi	SO E-mail Address: Amir@corestructure.com	SO Telephone #: 949-500-3800	SO License / Reg. #: C78194

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	foundation rebar and anchor bolts for entire residence	09/27/2023
<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:

There were no visual deficiencies at the time of observation.

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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



STAMP OF STRUCTURAL OBSERVER

Amir Deihimi
 SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

09/27/2023
 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
 www.newportbeachca.gov | (949) 644-3200

DEPUTY 1 INSPECTION
 1-800-DEPUTY1

Gen Contr: Mike Schmidt
 Sub-Contr: _____

SPECIAL INSPECTION REPORT

Project Address: Residence 703 Acacia Ave
 Permit Number: NR2024-078
 Inspection Type (s): R/C
 Inspection Date (s): 4/15/24 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
 Observed placement & consolidation of 4500 psi concrete into slabs for new master bed & new dining room, interior slip in kitchen & exterior wall & existing living room per approved plans 5-110 New fireplace base, 4' underpinning of foundation #2, Underpins throughout at shear walls 2/501,0

List Tests Made:
 4-4x8 Gary Bole Mix 45W/C318 Ticket 406732 Approx 20 x 25

Total Inspection Time Each Day:

Date:	4/15/24				
Hours:	min				

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
 No Corrections

Comments:
 Steel checked & approved per approved clearances achieved & maintained floor forms clear of loose debris consolidated by tamp
 Monitor concrete for water & quality

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

Special Inspector Signature: <u>MTJ</u>	Date: <u>4/15/24</u>
Print Full Name: <u>Matt Berends</u>	Newport Beach Registration No.: <u>NB-0789</u>



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



INSPECTOR

Mechanical Permit : H2023-0349

Plan Check No : 0955-2018
 Work Class : Other
 Issued Date : 05/25/2023
 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 : 703 ACACIA AVE **Legal Desc :** N TR 682 BLK LOT 75
Description : MECH INSTALL HEAT PUMP AT SIDE ***TAMPER RESISTANT CAPS REQUIRED & TIMERS PROHIBITED*** (X2020-1583)

Owner : WILLIAM AYOUB
Address : 703 ACACIA AVE CORONA DEL MAR, CA 92625
Phone :

Contractor : VICTOR GOMEZ INC
Address : 1318 W 130th St Compton, CA 90222
Phone : (844) 455-4377
Con State Lic : 1058567

Applicant : VICTOR GOMEZ INC
Address : 1318 W 130th St Compton, CA 90222
Phone : (844) 455-4377

Owner/Builder :
Address :
Phone :
Code Edition : 2022
Type of Construction :
Occupancy Groups :

Manufacturer : GE APPLIANCES
Model# : AUH2436ZGDA

Fire Hazard Zone : NO

Building Setbacks : Front: 15, Side: 3, Rear: 5
Flood Zone : X
Use Zone : R-2 - Two-Unit Residential

PROCESSED BY : BS
SPECIAL CONDITIONS: HIGH DENSITY ZONE

NO CONSTRUCTION NOISE

ON THE WEEKEND

**TIMERS PROHIBITED
 ON HEAT PUMPS**



City of Newport Beach - Building Division

100 Civic Center Drive, Newport Beach, CA 92660
Permit Counter Phone (949)644-3288
Inspection Requests Phone (949)644-3255
Combination Type - SFP MECH ELEC PLUM GRAD



COMB Permit : X2020-1583

Project No : 0955-2018

Issued Date : 07/08/2020

Inspection Area : 5

PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION. PROJECTS MUST BE COMPLETED BY 07/09/2023 OR PERMIT WILL BE INVALID
Construction Hours: Monday - Friday 7:00 a.m. to 6:30 p.m. and Saturday from 8:00 a.m. to 6:00 p.m. No work on Sundays or Holidays

Job Address: 703 ACACIA AVE NB
Description: SFR ADD 530 SF & REMODEL 530 SF (LIVING RM, BED/BATH, KITCHEN), REPLACE WINDOWS
Legal Desc.: N TR 682 LOT 75

Owner: AYOUB WILLIAM G
Address: 703 ACACIA AVE
CORONA DEL MAR, CA 92625
Phone: 714-803-9030
Applicant: KENT ART
Address: 619 16 ST
NEWPORT BEACH CA 92648
Phone: 714-272-1624

Contractor: OWNER/BLDR
Address: AYOUB ABEER
Phone: 714-803-9030
Con State Lic: O/B
Lic Expire:
Bus Lic:
Lic Exp Date:

Architect:
Address:
Phone: % or State Lic:

Engineer: WU FRANK H
Address: 68 BLUECOAT
IRVINE CA 92620
Phone: 949-832-0250
State Lic: S-002025

Code Edit: 2016
Type of Construction: VB
Occupancy Group: R3/U
Added /New sq. ft. Bldg: 530
Added /New sq. ft. Garage: 1146
No of Stories: 2
No of Units: 2
Bldg Height: 0
Bldg Sprinklers: Y
Flood Zone: X

Workers Compensation Insurance
Carrier:
Policy No:
Expire:
Building Setbacks Rear: 5'
Front: 15'
Left: 3'
Right: 3'
Use Zone: R-2
Parking Spaces: 0

Special Conditions: CR & R TO HAUL DEBRIS
Fire Hazard Zone: N

NO WORK ON SUNDAYS
NO WORK ON HOLIDAYS

DATE:
CANCEL
INSPECTOR

Scan plan
Discard plan
(no work started)

Construction Valuation: \$188,000.00

Building Permit Fee: \$3,071.00
Plan Check Fee: \$63.00
Overtime Plan Ck: \$0.00
Investigation Fee: \$0.00
Record Management: \$30.00
Energy Compliance: \$131.60
CA Seismic Safety: \$24.44
Disabled Access: \$0.00
Hazardous Mat: \$0.00
Building Green Fee: \$8.00

Excise Tax: \$0.00
Additional Fee: \$2,023.00
Grading Bonds Fee: \$0.00
Grading PC Consultant: \$0.00
Grading Permit Fee: \$322.00
WQ Insp. Fee: \$0.00
Electrical %: \$214.97
Mechanical %: \$122.84
Plumbing %: \$276.39

Planning Department -
Plan check Fee: \$332.00
Fair Share: \$0.00
S/JH Trans: \$0.00
In-lieu Housing Fee: \$0.00
Public Works Department -
Park Dedication: \$0.00
PW Plan Check: \$425.00
San Dist: \$0.00
NMUSD Fee: \$975.20

Fire Department
Fire Inspection: \$0.00
Fire Plan Rev: \$0.00
Demolition Fee: \$24.00
Building-Dept Adm: \$197.00
General Service: \$564.00
Refund Deposit: \$0.00
Grading Bond: \$0.00

TOTAL FEE : \$9,126.44

Fee Due at Permit Issuance : \$9,126.44

PROCESSED BY:

PUBLIC WORKS APPROVAL:

ZONING APPROVAL:

PLAN CHECK BY:

GRADING APPROVAL:

APPROVAL TO ISSUE:



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

OWNER-BUILDER ACKNOWLEDGEMENT AND INFORMATION VERIFICATION
(HSC 19825)

NOTICE TO PROPERTY OWNER

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at 703 Acacia Av.

We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder.

We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

AA 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

AA 2. I understand building permits are not required to be signed by property owners unless they are *responsible* for the construction and are not hiring a licensed Contractor to assume this responsibility.

AA 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

AA 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

AA 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

AA 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

AA 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless *all* work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

AA 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.



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

**ACKNOWLEDGMENT OF NO CONSTRUCTION-RELATED NOISE
ON SATURDAY OR SUNDAY IN HIGH DENSITY AREAS**

On June 11, 2019, the City Council adopted an ordinance restricting construction-related noise on Saturday in High Density Areas effective August 12, 2019.

I acknowledge that any construction-related noise, (including, but not limited to operating power equipment or machinery in a manner that produces noise) is not allowed on Saturday or Sunday in High Density Areas in accordance with Newport Beach Municipal Code 10.28.040. As the owner of the property, I am responsible to ensure all persons working on the property comply with this provision of the Newport Beach Municipal Code.

Project Address: 703 ACACIA AVE, CORONA DEL MAR, CA 92625

Permit Number: X 9220

Owner's Name: ABEER AYOUB

Owner's Signature: [Handwritten Signature]

Contractor's Signature: _____

Date: 7-8-2020



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/civc
 Combination Type - SFP
 Work Class - Other



XR 2 0 2 3 2 4 5 4

COMB Permit : XR2023-2454

Plan Check No : 0955-2018
 Issued Date : 09/20/2023
 Final Date:
 Permit Status: Issued
 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 : 703 ACACIA AVE **Legal Desc :** N TR 682 BLK LOT 75

Description : SFR ADD 530 SF AND REMODEL (LIVING RM, BED/BATH, KITCHEN) *CHANGE OF ENGINEER* **Applicable:**

Owner : WILLIAM AYOUB **Contractor :** N & F CUSTOM BUILDERS **Architect :**

Address : 703 ACACIA AVE **Address :** 770 S LYON #810 **Address:** 80% or 80% refund

Phone : (949) 500-6379 **Phone :** (714) 651-0664 **Phone :** (949) 954-7244

Applicant : ALEX BRANA **Lic Expire :** 09/30/2025 **Engineer :** DEIHIMI AMIR HOSSEIN

Address : 707 Acacia Ave **Bus Lic :** BT30063742 **Address :** 23172 PLAZA POINTE DR STE 145

Phone : (949) 887-0477 **Bus Lic Expire :** 07/31/2024 **Address :** LAGUNA HILLS, CA 92653

Owner/Builder : COMPANY INC **Workers' Compensation Insurance :** SURETY AND CASUALTY

Address : 1ATCA16000547 **Carrier :** ACCREDITED SURETY AND CASUALTY

Phone : (work started) **Policy No. :** 1ATCA16000547 **Phone :** (no work started)

Code Edition : 2016 **Fire Sprinklers :** NO **Construction Valuation :**

Type of Construction : V-B **Fire-Hazard Zone :** NO **Added/New/TI sq. ft. Bldg :** 0

Occupancy Groups : R-3 **No of Units :** 1 **Alteration sq. ft. Bldg :**

Bldg Height : **No-of-Stories :** 2 **Added/New sq. ft. Garage :** 0

Building Setbacks : Front: 15, Side: 3, Rear: 5 **TOTAL sq. ft. :** 0

Flood Zone : X

Use Zone : R-2 - Two-Unit Residential

PROCESSED BY : RM **INSPECTOR**

SPECIAL CONDITIONS: REV2023-1745



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/civc
Combination Type -
Work Class - Other



XR 2023 1847

COMB Permit : XR2023-1847

Plan Check No : 0955-2018
Issued Date : 07/07/2023
Final Date:
Permit Status: Issued
Inspection Area : 5

INSPECTOR

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 : 703 ACACIA AVE Legal Desc : N TR 682 BLK LOT 75
Description : SFR (N) BLOCK WALLS 30" MAX HIGH BY 76' LONG PER CITY STANDARD PLAN (3A & 3B FTG). **X2020-1583** (INSIDE P./L MARKERS ONSITE)

Owner : WILLIAM AYOUB
Address : 703 ACACIA AVE
CORONA DEL MAR, CA 92625
Phone : (949) 500-6379

Applicant : ALEX BRANA
Address : 707 Acacia Ave
Corona del Mar, CA 92625
Phone : (949) 887-0477

Owner/Builder :
Address :
Phone :

Code Edition : 2022
Type of Construction : V-B
Occupancy Groups : U
Bldg Height :

Building Setbacks : Front: 15, Side: 3, Rear: 5
Flood Zone : X
Use Zone : R-2 - Two-Unit Residential

PROCESSED BY : BS

SPECIAL CONDITIONS: P/L MARKERS ONSITE

Date: _____

Contractor: N & F CUSTOM BUILDERS
Address: 770 S LYON #810
SANTA ANA, CA 92705
Phone: (714) 651-0664
Con State Lic: 1031316
Lic Expire: 09/30/2023
Bus Lic: BT30063742
Bus Lic Expire: 07/31/2023

Architect: _____
Address: _____
Phone: _____
 80% State Lic 100% refund

Engineer: _____
Address: _____
Phone: _____

Designer: ALEX BRANA
Address: 707 Acacia Ave
Corona del Mar, CA 92625
Phone: (949) 887-0477

Workers' Compensation Insurance
Carrier: ACCREDITED SURETY AND CASUALTY COMPANY INC
Policy No: 1ATCA16000547
W. C. Expire: 10/30/2023

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

Construction Valuation: \$3,000.00
Added/New/TI sq. ft. Bldg: 0
Alteration sq. ft. Bldg: 0
Added/New sq. ft. Garage: 0
TOTAL sq. ft.: 0

Note: _____

NO CONSTRUCTION WORK

ON SATURDAYS

Attachment No. 2

Three-Year Construction Limit Notice
Activities

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PERMIT ACTIVITY REPORT (X2020-1583) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
01/10/2024					
	Generic Activity	ADDITIONAL EXTENSION GRANTED	ACT-000115-2024	3-YEAR CONSTRUCTION TIME LIMIT 6 MONTHS FOR 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 07/07/2024 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER..	Tonee Thai
01/04/2024					
	Generic Activity	3yr	ACT-000020-2024	Outreach left VM. Jason met with owner 12/11/23, explained in detail the 3yr deadline and the requirements for extension request. It appears she may have 6 months remaining. If no response in the coming days Jason to move to Code.	Jason Rudenick
01/08/2024					
	Generic Activity	Application Submittal	ACT-000053-2024	Fee paid Application and letter to SL.	Jason Rudenick
	Generic Activity	Stop work	ACT-000054-2024	Project Stop Work, while Application reviewed. Communication with owner in detail.	Jason Rudenick
01/09/2024					
	Generic Activity	2ND APPLICATION SUBMITTAL	ACT-000096-2024	ADDITIONAL BUILDING OFFICIAL 3-YEAR CONSTRUCTION TIME LIMIT EXTENSION REQUEST SUBMITTED ON 01/04/2024.	Tonee Thai
10/30/2023					

PERMIT ACTIVITY REPORT (X2020-1583)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Phone Call		ACT-002524-2023	return call from Christine Donovan who is a homeowners legal representation. She was asking for better explanation as to the timeline. I explained that inspections were request driven by the GC. If the GC, wanted inspection he requested it and we arrive next day. Depending on correction or approval he would move onto the next inspection. The timeframe between inspections was dependent on the speed of the contractor. Regarding plan checks and told her I believe that we have a 10 day turnaround policy in most cases.	Rick La Bare
	Phone Call	returned call	ACT-002525-2023	call From AYOUB ABEER asking same information conveyed to Christina Donovan this morning. I left a message. Explaining what I explain to Christina Donovan this morning and stated that had conveyed that to Miss Donovan.	Rick La Bare
	Phone Call	Tried to return call	ACT-002520-2023	Left message for AYOUB ABEER who has contact supervisor stating i'm not returning calls "for weeks." Her initial call did go unanswered because her husband came into city hall and I spoke to him in person. I assumed they would speak to each other, and told him to give her my apologies for missing her call.	Rick La Bare

12/11/2023

EXPIRED - PERMIT REPLACED				Change of Eng XR2023-2454	Jason Rudenick
Generic Activity			ACT-003010-2023	Met with owner, dropped off 3yr app. explained in detail the application process. She is to complete app, pay fee and per owner permits will require Change of Contractor.	Jason Rudenick

05/16/2024

PERMIT ACTIVITY REPORT (X2020-1583)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity		ACT-002042-2024	Called LM owner 714-803-9030, explained the urgency, also spoke with GC. Jason dropped of letter, emailed letter, talked with new GC 714-397-7408. They are working with owner to complete application process and submittal.	Jason Rudenick
	Phone Call		ACT-002041-2024	Called LM owner 714-803-9030, explained the urgency, also spoke with GC. Jason dropped of letter, emailed letter, talked with new GC 714-397-7408. They are working with owner to complete application process and submittal.	Jason Rudenick
05/18/2023					
	Generic Activity	Extension Request Submitted	ACT-000987-2023	3-YEAR DEADLINE EXTENSION REQUEST SUBMITTED ON 05/08/2023.	Tonee Thai
	Generic Activity	Building Official Extension Approved	ACT-000988-2023	3-YEAR CONSTRUCTION TIME LIMIT 180 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 01/04/2024 UNLESS AN ADDITIONAL EXTENSION IS GRANTED.	Tonee Thai
05/20/2024					
	Generic Activity	Hearing Application	ACT-002078-2024	Hearing Application received /fee paid. On SL's desk.	Jason Rudenick
	Generic Activity	Hearing Application	ACT-002077-2024	Hearing Application received /fee paid. On SL's desk.	Jason Rudenick
05/22/2023					
	Generic Activity	3-YEAR DEADLINE EXTENSION	ACT-001008-2023	MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER" then click CREATE	Debi Schank
05/22/2024					
	Generic Activity	HEARING APPLICATION SUBMITTED 05/17/2024	ACT-002130-2024		Tonee Thai
05/23/2024					
	Generic Activity	HEARING APPLICATION Routed	ACT-002135-2024	APPLICATION ROUTED TO CITY CLERKS OFFICE AND FINANCE FOR PROCESSING	Tonee Thai
05/07/2024					
	Generic Activity	3yr Hearing Officer App	ACT-001909-2024	Jason dropped of letter, emailed letter, talked with new GC. They are working with owner to complete Application process and submittal.	Jason Rudenick

PERMIT ACTIVITY REPORT (X2020-1583)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Phone Call	3yr Hearing App	ACT-001910-2024	Jason dropped of letter, emailed letter, talked with new GC 714-397-7408. They are working with owner to complete application process and submittal.	Jason Rudenick
06/27/2024	Generic Activity	HEARING SCHEDULED	ACT-002515-2024	HEARING SCHEDULED FOR 07/18/2024 AT 8 A.M.	Tonee Thai



City of Newport Beach

Community Development

Monday, May 6, 2024

WILLIAM AYOUB & ABEER AZZAM
703 ACACIA AVE
CORONA DEL MAR, CA 92625

Subject: Notice of Three (3)-Year Expiration Deadline for Building Permits

Address: 703 ACACIA AVE NEWPORT BEACH, CA 92625

*original
Permit X2020-1583
see permit
X2024-0778
change of
cat*

Thank you for your continued interest in investing in the City of Newport Beach. Per Ordinance No. 2022-8, all residential one-unit and two-unit dwelling projects must be completed in a three (3)-year period. Our records indicate that your permit **X2020-1583** issued on **07/08/2020** is set to expire on **07/07/2024**, as set forth in Newport Beach Municipal Code Section 15.02.095. This includes any *related* permits, such as electrical, mechanical, plumbing, swimming and fire permits issued at a later date.

A property owner, or authorized agent of the property owner, may request an extension in writing with the Chief Building Official. The application for extension can be found online at <https://newportbeachca.gov/permitextension>.

The application shall include all information to help assess if an extension is warranted. At a minimum, you will be required to include: the length of the time extension requested; justification for the requested extension; and the projected date of completion.

Please submit your application no later than forty-five (45) calendar days prior to the expiration of the building permit.

Permits that need more time than granted by the Building Official may file an additional extension application with an Administrative Hearing Officer. The extension application for the Hearing Officer shall be submitted no later than forty-five (45) days prior to the expiration date granted by the Building Official.

For any questions, please contact **Jason Rudenick** at **9 4 9 - 6 4 4 - 3 2 6 2** o r JRUDENICK@newportbeachca.gov.

Sincerely,

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



City of Newport Beach

Community Development

Monday, May 6, 2024

WILLIAM AYOUB & ABEER AZZAM
703 ACACIA AVE
CORONA DEL MAR, CA 92625

Subject: Notice of Three (3)-Year Expiration Deadline for Building Permits

Address: 703 ACACIA AVE NEWPORT BEACH, CA 92625

Thank you for your continued interest in investing in the City of Newport Beach. Per Ordinance No. 2022-8, all residential one-unit and two-unit dwelling projects must be completed in a three (3)-year period. Our records indicate that your permit **XR2023-2454** issued on **09/20/2023** is set to expire on **07/07/2024**, as set forth in Newport Beach Municipal Code Section 15.02.095. This includes any *related* permits, such as electrical, mechanical, plumbing, swimming and fire permits issued at a later date.

A property owner, or authorized agent of the property owner, may request an extension in writing with the Chief Building Official. The application for extension can be found online at <https://newportbeachca.gov/permitextension>.

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Permits that need more time than granted by the Building Official may file an additional extension application with an Administrative Hearing Officer. The extension application for the Hearing Officer shall be submitted no later than forty-five (45) days prior to the expiration date granted by the Building Official.

For any questions, please contact **Jason Rudenick** at **9 4 9 - 6 4 4 - 3 2 6 2** o r JRUDENICK@newportbeachca.gov.

Sincerely,

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



City of Newport Beach

Community Development

Monday, May 6, 2024

WILLIAM AYOUB & ABEER AZZAM
703 ACACIA AVE
CORONA DEL MAR, CA 92625

Subject: Notice of Three (3)-Year Expiration Deadline for Building Permits

Address: 703 ACACIA AVE NEWPORT BEACH, CA 92625

Thank you for your continued interest in investing in the City of Newport Beach. Per Ordinance No. 2022-8, all residential one-unit and two-unit dwelling projects must be completed in a three (3)-year period. Our records indicate that your permit **XR2023-1847** issued on **07/07/2023** is set to expire on **07/07/2024**, as set forth in Newport Beach Municipal Code Section 15.02.095. This includes any *related* permits, such as electrical, mechanical, plumbing, swimming and fire permits issued at a later date.

A property owner, or authorized agent of the property owner, may request an extension in writing with the Chief Building Official. The application for extension can be found online at <https://newportbeachca.gov/permitextension>.

The application shall include all information to help assess if an extension is warranted. At a minimum, you will be required to include: the length of the time extension requested; justification for the requested extension; and the projected date of completion.

Please submit your application no later than forty-five (45) calendar days prior to the expiration of the building permit.

Permits that need more time than granted by the Building Official may file an additional extension application with an Administrative Hearing Officer. The extension application for the Hearing Officer shall be submitted no later than forty-five (45) days prior to the expiration date granted by the Building Official.

For any questions, please contact **Jason Rudenick** at **9 4 9 - 6 4 4 - 3 2 6 2** o r JRUDENICK@newportbeachca.gov.

Sincerely,

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

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Attachment No. PC 3

Building Official Extension

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

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

RECEIVED BY
COMMUNITY
DEVELOPMENT

JAN 04 2024

CITY OF
NEWPORT BEACH

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

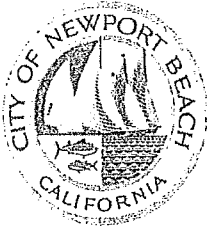
Project Address: 703 ACACIA AVE.		Receipt No.: INV-00021912	
Permit No.: X2020-1583	Original Permit Issued Date: 7/8/2020	Extension Fee: \$214	Date Fee Paid: 01/04/24
PETITIONER/PROPERTY OWNER INFORMATION			
Name (Must be payor of fees): WILLIAM G. AYOUB		Company Name: OWNER BUILDER	
Street Address: 703 ACACIA AVE		City: CDM	State: CA. Zip Code: 92625
Email:		Phone: (714) 803-9030	
PROJECT INFORMATION			
Length of extension requested: 12 MOS. 6 MONTHS			
New end date if request is approved: 2/4/2025 7/7/24			
Previous Extension(s) Granted? (Y/N): Yes		If Yes, How Many?: 6 MOS	
Description of Work Under Permit: Remodel / Addition - X2020-1583 XR 2023-1847 - Block Wall XR 2023-2454 - CHANGE OF ENGINEER.			
Reason for Extension Request (Attach Supporting Documents as Needed) Change of Contractor due to SUBSTITUTED WORK			
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.			
Petitioner's Signature: W.G. Ayoub, D.P.M.		Relationship to Property Owner: Self	Date: 1/14/24
FOR STAFF USE ONLY			
Department Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied			
Conditions of Approval or Comments: PERMIT EXTENSION GRANTED TO 7-7-2024; TOTAL OF 365 DAYS GRANTED. PERMITS SHALL EXPIRE ON 7-7-2024 UNLESS ADDITIONAL EXTENSION IS GRANTED BY HEARING.			
Building Inspector Reviewed:	Name: Jason Rudenel	Signature: [Signature]	Date: 1/18/24
Building Official Approval:	Name: IONEE HARRIS	Signature: [Signature]	Date: 1/10/24

1/4/24

TO WHOM IT MAY CONCERN,

WE ARE ASKING FOR AN EXTENSION FOR OUR HOME REMODEL BECAUSE OF THE MESS WE ARE TRYING TO CORRECT THAT OUR BUILDER AND NEIGHBOR ALEX BRANA PUT US IN. OUR NEIGHBOR ALEX SAID THAT HE COULD DO THE PROJECT AND GAVE US A BID THAT WAS REASONABLE. AFTER SOME PROBLEMS OCCURED I RESEARCHED HIS CREDENTIALS AND FOUND OUT THAT HE WAS NOT A LICENCED CONTRACTOR BUT IS A REALATOR WITH AN EXPIRED LISCENCE. AS A NEIGHBOR AND A FRIEND? I SHOULD HAVE DONE THIS RESEARCH BEFORE HE BEGAN THE PROJECT. NOW I AM IN THE PROCESS OF INTERVIEWING CONTRACTORS AND GETTING BIDS FOR COMPLETION OF THE REBUILD. AS YOU CAN SEE THAT I AM TRYING TO SOLVE THIS DILEMMA AND THIS IS THE REASON I AM ASKING FOR AN EXTENSION OF OUR PERMIT. THANK YOU

WILLIAM G. AYOB
OWNER / ~~WGA~~



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

RECEIVED BY
 COMMUNITY
 DEVELOPMENT

MAY 08 2023

CITY OF
 NEWPORT BEACH

Three Year Construction Time Limit Extension
Building Official Application

Project Address: 703 ACACIA AVE		Receipt No.: 1427-0001	
Permit No.: X2000 1583	Original Permit Issued Date: 7/8/2010	Extension Fee: \$208	Date Fee Paid: 05/03/23
PETITIONER/PROPERTY OWNER INFORMATION			
Name (Must be payor of fees): ALEX BRANA		Company Name: CDM HOMES	
Street Address: 707 ACACIA AVE	City: CORONA DEL MAR	State: CA	Zip Code: 92625
Email: ALEXBRANA@GMAIL.COM		Phone: 949 887 0477	
PROJECT INFORMATION			
Length of extension requested: 6 Mos			
New end date if request is approved: 1/15/24			
Previous Extension(s) Granted? (Y/N): NO		If Yes, How Many?: N/A	
Description of Work Under Permit:	RENOVATION, RESTORATION REMOVAL OF FRONT COTTAGE OF ORIGINAL DUPLEX		
Reason for Extension Request:	(Attach Supporting Documents as Needed) PANDEMIC CAUSED DELAY DUE TO ECONOMIC UNCERTAINTY, HEALTH ISSUES OF OWNER, ORIGINAL PROJECT MANAGER RETIRED, BUDGET CONCERNS & ADJUSTMENTS		
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.			
Petitioner's Signature:		Relationship to Property Owner: NEIGHBOR / PROJECT	Date: 5/17/23
FOR STAFF USE ONLY			
Department Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied			
Conditions of Approval or Comments: 180 DAYS EXTENSION APPROVED PERMIT SHALL EXPIRE ON 01/05/24 UNLESS ADDITIONAL EXTENSION IS GRANTED			
Building Inspector Reviewed:	Name: RUK W. SARR	Signature:	Date: 5/17/23
Building Official Approval:	Name: TONGEE HAY	Signature:	Date: 05/18/23

5/7/2023

To City Newport Beach

~~I William Ayoub, do hereby authorize my neighbor Alex Brana who I have known for more than 20 years to act in our behalf in requesting an extension to our building permit #2020-1583 for our home at 703 Acacia Ave Corona del Mar~~

Sincerely

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

Dr William Ayoub

703 Iris Ave
Corona del Mar CA 92625
Permit X 2020-1583

To Whom it may concern

The COVID-19 pandemic caused significant impact on our construction project when initially permitted in 2020. The owner, Dr William Ayoub, had to shut down his private practice and the uncertainty at the time caused them to rethink the timing and financing for the project. It was not until late 2022 that the uncertainty of the economy and the Ayoub's situation cleared the way to proceed

Additionally one of the major issues we have encountered on this project was that the original construction manager fell severely ill and subsequently had to retire.

In addition to supervisory issues, we have also had to make a number of revisions to the building plans. Changes have been made to address various concerns, such as budget, and accessibility issues for one of the homeowners who is aging. While these changes have been necessary to ensure the safety and functionality of the building, they have also added to the timeline and expense of the project.

Another major challenge we have faced is funding. Inflation has caused us to rethink a number of product and appliance choices.

Despite these challenges, we remain committed to completing this project and delivering a high-quality, safe and functional building that enhances the community while preserving the original cottage architecture. We are confident that we are now past the challenges that delayed the progress and moving forward can make timely progress to conclusion as it is a relatively small single story structure

In conclusion, we respectfully request an extension of 6 mos to complete the project.

Sincerely



Alex Brana