



# CITY OF NEWPORT BEACH HEARING OFFICER AGENDA

100 Civic Center Drive, CDM Conference Room (Bay E - 1st Floor)

Thursday, July 18, 2024 - 8:00 AM

**Hearing Officer Members:**

Paul Early, Hearing Officer

---

The Hearing Officer meeting is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Hearing Officer's agenda be posted at least seventy-two (72) hours in advance of each regular hearing and that the public be allowed to comment on agenda items before the Hearing Officer and items not on the agenda but are within the subject matter jurisdiction of the Hearing Officer. The Hearing Officer may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act ("ADA") in all respects. If, as an attendee or a participant at this hearing, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact the Community Development Department at least forty-eight (48) hours prior to the hearing to inform us of your particular needs and to determine if accommodation is feasible at 949-644-3200.

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

The agendas, minutes, and staff reports are available on the City's web site at: [www.newportbeachca.gov/hearingofficer](http://www.newportbeachca.gov/hearingofficer) and for public inspection in the Community Development Department, Building Division located at 100 Civic Center Drive, during normal business hours. If you have any questions or require copies of any of the staff reports or other documentation, please contact Administrative Support Specialist Debi Schank at (949) 644-3284.

**I. CALL MEETING TO ORDER****II. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

*Public comments are invited on agenda and non-agenda items generally considered to be within the subject matter jurisdiction of the Hearing Officer. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Hearing Officer has the discretion to extend or shorten the speakers' time limit on agenda or non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.*

**III. PUBLIC HEARING****1. THREE-YEAR CONSTRUCTION LIMIT EXTENSION (X2020-1583)**

**Site Location: 703 Acacia Avenue**

***Project Summary***

Request for an extension of a three-year construction limit for Building Permit No. Permit X2020-1583 and related permits outlined in Newport Beach Municipal Code (NBMC) Section 15.02.095 (Administrative Code - Addition of Sections 105.3.3, 105.3.4, and 105.3.5). The scope of work for the permit Add 530 S.F. & Remodel 530 S.F. and Replace windows to existing single family dwelling. The applicant intends to request an extension until JANUARY 7, 2025, to complete the construction.

***Recommended Action***

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).

[Item No. 1 Staff Report](#)

**IV. ADJOURNMENT**



## **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](mailto: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

INTENTIONALLY BLANK PAGE

# **Attachment No. 1**

Building Inspection History

INTENTIONALLY BLANK PAGE



# 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
<b>Inspection Location: 703 ACACIA AVE</b>							
<b>Permit: F2023-0490</b>							
01/18/2024	01/18/2024	Sprinkler Hydro Test - iBLD-002157-2024 SF / Duplex		Approved	Jason Rudenick	No	Complete
	01/18/2024	Sprinkler Rough Pipe - iBLD-002158-2024 SF / Duplex		Approved	Jason Rudenick	No	Complete
<b>Permit: X2020-1583</b>							
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
<b>Reinspection of iBLD-001877-2023</b>							
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
<b>Reinspection of iBLD-016930-2023</b>							
07/21/2023	07/21/2023	Footings and Foundation	iBLD-027563-2023	Cancelled	Marshall Shelton	Yes	Complete
<b>Reinspection of iBLD-021678-2023</b>							
09/27/2023							

# LINKED PERMIT INSPECTION HISTORY REPORT (0955-2018)

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
	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

# LINKED PERMIT INSPECTION HISTORY REPORT (0955-2018)

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
	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 - SFP  
Work Class - Other



X R 2 0 2 4 0 7 7 8

**COMB Permit : XR2024-0778**

**Plan Check No : 0955-2018**

**Issued Date : 03/27/2024**

**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 ADD 530 SF AND REMODEL (LIVING RM, BED/BATH, KITCHEN) \*\*CHANGE OF CONTRACTOR\*\*

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

**Contractor :** MIKE SCHMIDT CONSTRUCTION  
**Address :** 18627 BROOKHURST ST #154  
FOUNTAIN VALLEY, CA 92708  
**Phone :** (714) 397-5911

**Architect :**  
**Address :**  
**Phone :**  
**State Lic :**

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

**Engineer :** DEIHIMI AMIR HOSSEIN  
**Address :** 23172 PLAZA POINTE DR STE 145  
LAGUNA HILLS, CA 92653  
**Phone :** (949) 954-7244

**Owner/Builder :**  
**Address :**

**Carrier :** STATE COMPENSATION INSURANCE FUND  
**Policy No :** 9025484  
**W. C. Expire :** 10/1/2024

**Workers' Compensation Insurance**

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

**Code Edition :** 2016  
**Type of Construction :** V-B  
**Occupancy Groups :** U,R-3  
**Bldg Height :**

**Fire Sprinklers :** NO  
**Fire Hazard Zone :** NO  
**No of Units :** 1  
**No of Stories :** 2

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

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

**PROCESSED BY :**

BS

**SPECIAL CONDITIONS:** \*CHANGE OF CONTRACTOR TO PERMIT XR2023-2454 \*





**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 - SFP  
Work Class - Addition/Alteration



F 2 0 2 3 - 0 4 9 0

**COMB Permit : F2023-0490**

Plan Check No : PC2023-2466  
Issued Date : 10/09/2023  
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**

## INSPECTOR

Job Address : 703 ACACIA AVE  
Description : SFR FIRE SPRINKLERS (15 HEADS) \*XR2023-2454\*  
Legal Desc : N TR 682 BLK LOT 75

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

Contractor : XFIRE PROTECTION  
Address : 9182 ALWICK CIR  
GARDEN GROVE, CA 92841  
Phone : (714) 231-5108  
Con State Lic : 1084661  
Lic Expire : 12/31/2023  
Bus Lic : BT30077912  
Bus Lic Expire : 02/28/2024

Architect :  
Address :  
Phone :  
State Lic :  
Engineer :  
Address :  
Phone :

Applicant : XFIRE PROTECTION  
Address : 9182 ALWICK CIR  
GARDEN GROVE, CA 92841  
Phone : (714) 231-5108

Workers' Compensation Insurance  
Carrier : CLEAR SPRING PROPERTY AND CASUALTY  
COMPANY

Owner/Builder :  
Address :  
Phone :  
Policy No : CWC01428000  
W. C. Expire : 1/9/2024

Designer : XFIRE PROTECTION  
Address : 9182 ALWICK CIR  
GARDEN GROVE, CA 92841  
Phone : (714) 231-5108

Code Edition : 2022  
Type of Construction : V-B  
Occupancy Groups : R3/U  
Bldg Height :

Fire Sprinklers : YES  
Fire Hazard Zone : NO  
No of Units : 1  
No of Stories : 1

Construction Valuation : \$2,300.00  
Added/New/TI sq. ft. Bldg : 0  
Alteration sq. ft. Bldg : 0  
Added/New sq. ft. Garage : 0  
TOTAL sq. ft. : 0

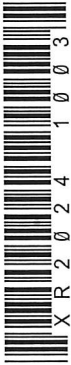
Building Setbacks : Front: 15, Side: 3, Rear: 5  
Flood Zone : X  
Use Zone : R-2 - Two-Unit Residential

PROCESSED BY :

**SPECIAL CONDITIONS:**



**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

**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) \*CHANGE  
**OF CONTRACTOR\***

**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 :**

**Carrier :** STATE COMPENSATION INSURANCE FUND  
**Policy No :** 9025484  
**W. C. Expire :** 10/1/2024

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

## Structural Observation Report

Project Address: <b>703 Acacia Ave.</b>	Report Date: <b>09/27/2023</b>	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): <b>Amir Deihimi</b>	SO E-mail Address: <b>Amir@corestructure.com</b>	SO Telephone #: <b>949-500-3800</b>	SO License / Reg. #: <b>C78194</b>

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input checked="" type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete	<b>foundation rebar and anchor bolts for entire residence</b>	<b>09/27/2023</b>
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

**There were no visual deficiencies at the time of observation.**

☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ FINAL STRUCTURAL OBSERVATION REPORT:

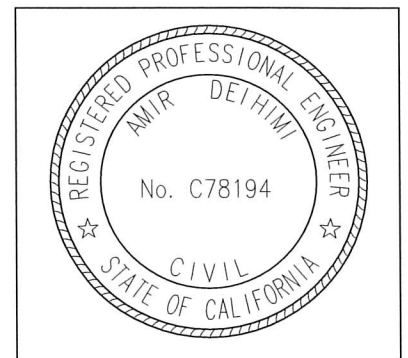
**The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.**

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

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

**09/27/2023**  
DATE



STAMP OF STRUCTURAL OBSERVER

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



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

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658  
[www.newportbeachca.gov](http://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: NR2024-0778  
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 masterbed & new dining room, interior up in kitchen &  
exterior well c existing living room per approved plans 5-1.0  
New fireplace base, 4' underpinning of bedroom #2, Underpins throughout  
at shear walls 2/501, 0

List Tests Made:  
4-4x8 Gary Bale Mix 45W/C318 Ticket 406732 Approx 20 x 8

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  
for forms clear of loose debris  
consolidated by tamp  
Monitored 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



**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  
**Description :** MECH INSTALL HEAT PUMP AT SIDE \*\*\*TAMPER RESISTANT CAPS REQUIRED & TIMERS PROHIBITED\*\*\* (X2020-1583)  
**Legal Desc :** N TR 682 BLK LOT 75

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

**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 :**

**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

**Contractor :** VICTOR GOMEZ INC  
**Address :** 1318 W 130th St Compton, CA 90222  
**Phone :** (844) 455-4377  
**Con State Lic :** 1058567  
**Lic Expire :** 05/31/2024  
**Bus Lic :** BT30081696  
**Bus Lic Expire:** 05/31/2024  
**Workers' Compensation Insurance**  
**Carrier :** EXEMPT - NO EMPLOYEES  
**Policy No :** EXEMPT  
**W. C. Expire :**

**Manufacturer :** GE APPLIANCES  
**Model# :** AUH2436ZGDA

**Fire Hazard Zone :** NO

**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

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

Contractor: OWNER/BLDR  
Address: AYOUB ABEER  
Phone: 714-803-9030  
Con State Lic: O/B  
Lic Expire:   
Bus Lic:   
Lic Exp Date:   
Worker's Compensation Insurance  
Carrier:   
Policy No:   
Expire:   
Building Setbacks  
Rear: 5'  
Front: 15'  
Left: 3'  
Right: 3'  
Parking Spaces: 0  
Use Zone: R-2

Date:   
If applicable:   
Architect:   
Address:   
Phone:   
or   
State Lic:   
Engineer:   
Address:   
Phone:   
State Lic:   
Special Conditions: CR & R TO HAUL  
DEBRIS  
Fire Hazard Zone: N

Architect:   
Address:   
Phone:   
or   
State Lic:   
Engineer:   
Address:   
Phone:   
State Lic:   
Special Conditions: CR & R TO HAUL  
DEBRIS  
Fire Hazard Zone: N

Architect:   
Address:   
Phone:   
or   
State Lic:   
Engineer:   
Address:   
Phone:   
State Lic:   
Special Conditions: CR & R TO HAUL  
DEBRIS  
Fire Hazard Zone: N

Architect:   
Address:   
Phone:   
or   
State Lic:   
Engineer:   
Address:   
Phone:   
State Lic:   
Special Conditions: CR & R TO HAUL  
DEBRIS  
Fire Hazard Zone: N

Architect:   
Address:   
Phone:   
or   
State Lic:   
Engineer:   
Address:   
Phone:   
State Lic:   
Special Conditions: CR & R TO HAUL  
DEBRIS  
Fire Hazard Zone: N

Architect:   
Address:   
Phone:   
or   
State Lic:   
Engineer:   
Address:   
Phone:   
State Lic:   
Special Conditions: CR & R TO HAUL  
DEBRIS  
Fire Hazard Zone: N

Architect:   
Address:   
Phone:   
or   
State Lic:   
Engineer:   
Address:   
Phone:   
State Lic:   
Special Conditions: CR & R TO HAUL  
DEBRIS  
Fire Hazard Zone: N

Architect:   
Address:   
Phone:   
or   
State Lic:   
Engineer:   
Address:   
Phone:   
State Lic:   
Special Conditions: CR & R TO HAUL  
DEBRIS  
Fire Hazard Zone: N

Architect:   
Address:   
Phone:   
or   
State Lic:   
Engineer:   
Address:   
Phone:   
State Lic:   
Special Conditions: CR & R TO HAUL  
DEBRIS  
Fire Hazard Zone: N

Architect:   
Address:   
Phone:   
or   
State Lic:   
Engineer:   
Address:   
Phone:   
State Lic:   
Special Conditions: CR & R TO HAUL  
DEBRIS  
Fire Hazard Zone: N

Architect:   
Address:   
Phone:   
or   
State Lic:   
Engineer:   
Address:   
Phone:   
State Lic:   
Special Conditions: CR & R TO HAUL  
DEBRIS  
Fire Hazard Zone: N

Architect:   
Address:   
Phone:   
or   
State Lic:   
Engineer:   
Address:   
Phone:   
State Lic:   
Special Conditions: CR & R TO HAUL  
DEBRIS  
Fire Hazard Zone: N

Architect:   
Address:   
Phone:   
or   
State Lic:   
Engineer:   
Address:   
Phone:   
State Lic:   
Special Conditions: CR & R TO HAUL  
DEBRIS  
Fire Hazard Zone: N

Architect:   
Address:   
Phone:   
or   
State Lic:   
Engineer:   
Address:   
Phone:   
State Lic:   
Special Conditions: CR & R TO HAUL  
DEBRIS  
Fire Hazard Zone: N

Architect:   
Address:   
Phone:   
or   
State Lic:   
Engineer:   
Address:   
Phone:   
State Lic:   
Special Conditions: CR & R TO HAUL  
DEBRIS  
Fire Hazard Zone: N

Architect:   
Address:   
Phone:   
or   
State Lic:   
Engineer:   
Address:   
Phone:   
State Lic:   
Special Conditions: CR & R TO HAUL  
DEBRIS  
Fire Hazard Zone: N

Architect:   
Address:   
Phone:   
or   
State Lic:   
Engineer:   
Address:   
Phone:   
State Lic:   
Special Conditions: CR & R TO HAUL  
DEBRIS  
Fire Hazard Zone: N

Architect:   
Address:   
Phone:   
or   
State Lic:   
Engineer:   
Address:   
Phone:   
State Lic:   
Special Conditions: CR & R TO HAUL  
DEBRIS  
Fire Hazard Zone: N

Architect:   
Address:   
Phone:   
or   
State Lic:   
Engineer:   
Address:   
Phone:   
State Lic:   
Special Conditions: CR & R TO HAUL  
DEBRIS  
Fire Hazard Zone: N

Architect:   
Address:   
Phone:   
or   
State Lic:   
Engineer:   
Address:   
Phone:   
State Lic:   
Special Conditions: CR & R TO HAUL  
DEBRIS  
Fire Hazard Zone: N

Construction Valuation: \$188,000.00

Building Permit Fee: \$3,071.00  
Plan Check Fee: \$63.00  
Overnight 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  
Grading PC 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  
SJH 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

PROCESSED BY:   
ZONING APPROVAL:   
GRADING APPROVAL:   
PUBLIC WORKS APPROVAL:   
PLAN CHECK BY:   
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](http://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 103 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:** X9020

**Owner's Name:** ABEER AYOUB

**Owner's Signature:** [Signature]

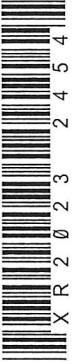
**Contractor's Signature:** \_\_\_\_\_

**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



XR2023-2454

**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**

<b>Job Address :</b> 703 ACACIA AVE	<b>Legal Desc :</b> N TR 682 BLK LOT 75
<b>Description :</b> SFR ADD 530 SF AND REMODEL (LIVING RM, BED/BATH, KITCHEN) *CHANGE OF ENGINEER*	<b>Date:</b> <b>Applicable:</b>
<b>Owner :</b> WILLIAM AYOUB	<b>Contractor :</b> N & F CUSTOM BUILDERS
<b>Address :</b> 703 ACACIA AVE	<b>Address :</b> 770 S LYON #810
<b>Phone :</b> (949) 500-6379	<b>Address :</b> SANTA ANA, CA 92705
	<b>Phone :</b> (714) 651-0664
<b>Applicant :</b> ALEX BRANA	<b>Con State Lic :</b> 1031316
<b>Address :</b> 707 Acacia Ave	<b>Lic Expire :</b> 09/30/2025
<b>Phone :</b> (949) 887-0477	<b>Bus Lic :</b> BT30063742
	<b>Bus Lic Expire :</b> 07/31/2024
<b>Owner/Builder :</b>	<b>Workers' Compensation Insurance</b>
<b>Address :</b>	<b>Carrier :</b> ACCREDITED SURETY AND CASUALTY
<b>Phone :</b>	<b>COMPANY INC</b>
	<b>Policy No :</b> 1ATCA16000547
	<b>W. C. Expire :</b> 10/30/2023
<b>Code Edition :</b> 2016	<b>Fire Sprinklers :</b> NO
<b>Type of Construction :</b> V-B	<b>Fire-Hazard Zone :</b> NO
<b>Occupancy Groups :</b> R-3	<b>No of Units :</b> 1
<b>Bldg Height :</b>	<b>No-of Stories :</b> 2
<b>Building Setbacks :</b>	<b>Construction Valuation :</b>
<b>Flood Zone :</b> X	<b>Added/New/TI sq. ft. Bldg :</b> 0
<b>Use Zone :</b> R-2 - Two-Unit Residential	<b>Alteration sq. ft. Bldg :</b> 0
	<b>Added/New sq. ft. Garage :</b> 0
	<b>TOTAL sq. ft. :</b> 0

**PROCESSED BY :** RM

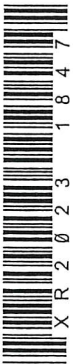
**INSPECTOR**

**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/civic  
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 :

Flood Zone : X

Use Zone : R-2 - Two-Unit Residential

Front: 15, Side: 3, Rear: 5

X

R-2 - Two-Unit Residential

PROCESSED BY : **B5**

SPECIAL CONDITIONS: P/L MARKERS ONSITE

Date:	Contractor:	Architect:
	N & F CUSTOM BUILDERS	
	Address: 770 S LYON #810	Address: If applicable:
	SANTA ANA, CA 92705	Phone: <input type="checkbox"/> 800 <input type="checkbox"/> 100% refund
	Phone: (714) 651-0664	
	Con State Lic: 1031316	Engineer:
	Lic Expire: 09/30/2023	Address:
	Bus Lic: BT30063742	
	Bus Lic Expire: 07/31/2023	
	Workers' Compensation Insurance	Phone:
	Carrier: ACCREDITED SURETY AND CASUALTY	
	Company INC	Designer: ALEX BRANA
	Policy No: 1ATCA16000547	Address: 707 Acacia Ave
	W. C. Expire: 10/30/2023	Corona del Mar, CA 92625
		Phone: (949) 887-0477
		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

INTENTIONALLY BLANK PAGE





## 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  
Generic Activity

Change of Eng XR2023-2454 Jason Rudenick  
  
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](mailto: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>.

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](mailto: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](mailto:JRUDENICK@newportbeachca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "TONEE THAI", is written over a horizontal line.

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

INTENTIONALLY BLANK PAGE

## **Attachment No. PC 3**

Building Official Extension



INTENTIONALLY BLANK PAGE



**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):			Company Name:		
WILLIAM G. AYOUB			OWNER BUILDER		
Street Address:		City:	State:	Zip Code:	
703 ACACIA AVE		CDM	CA.	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					
XR2023-1847 - BLOCK WALL					
XR2023-2454 - CHANGE OF ENGINEER.					
Reason for Extension Request					
(Attach Supporting Documents as Needed)					
Change of Contractor DUE TO SUBSTANTIAL WORK					
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.					
Petitioner's Signature:		Relationship to Property Owner:		Date:	
W.G. Ayoub, D.P.M.		Self		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:		Signature:	
		Jason Rudenel		JR	
Building Official Approval:		Name:		Signature:	
		IONEE HARRIS		[Signature]	
				Date:	
				1/18/24	
				Date:	
				1/10/24	

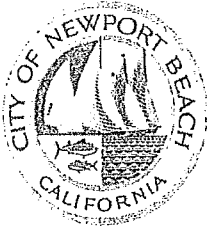
1/4/24

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. AYOLB  
OWNER





**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.: X20001583	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 REMODEL 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: [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 PERMITS SHALL EXPIRE ON 01/05/24 UNLESS ADDITIONAL EXTENSION IS GRANTED		
Building Inspector Reviewed:	Name: Rukh Sazee	Signature: [Signature]	Date: 5/17/23
Building Official Approval:	Name: TONEE HAT	Signature: [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