



# CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

June 11, 2026  
Agenda Item No. 2

**SUBJECT:** Three-Year Construction Time Limit Extension in Accordance with Newport Beach Municipal Code (NBMC) 15.02.095 (Addition of Sections 105.3.3, 105.3.4 and 105.3.5), Section 105.3.4, Item 2

**PERMITS:** S2022-0008, X2021-0881, XR2024-0352

**SITE LOCATION:** 20392 SW Cypress Street

**APPLICANT:** Anu Vij

**PROPERTY OWNER:** Anu D and Bharti Vij

**BUILDING INSPECTOR:** Jaime Molina, Senior Building Inspector

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

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## **PROJECT SUMMARY**

CONSTRUCT NEW POOL/SPA, DETACHED POOL HOUSE ALONG WITH YARD DRAINAGE.

## **BUILDING PERMIT HISTORY**

This project first started with Permit X2021-0881 issued on March 2, 2022, with subsequent permits that have since expired. The referenced permits above are subject to Newport Beach Municipal Code 15.02.095 with initial three-year construction limit expiration date of March 02, 2025.

Permit XR2024-0352 is a supplemental permit to X2021-0881 to document a change of contractor for the permit.

Permit S2022-0008 is a permit for new pool/spa.

- The first inspection was on March 3, 2022, for Sewer inspection of permit X2021-0881.
- The last inspection was on April 16, 2025, for “Other Building inspection” with a result of “Not Ready for Inspection.”
- Please refer to Attachment 1 for detailed permit history.
- Notice of pending Three-Year Construction Limit expiration was sent on January 6, 2026.
- Please 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 February 10, 2025, with expiration date of March 2, 2026. (Attachment 3).

## **RECOMMENDATION**

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, because this project has no potential to have a significant effect on the environment;
- 3) The hearing officer may grant, or conditionally grant, up to a 180-calendar day extension, per application for extension, if the officer finds special circumstances warrant an extension of time, or the failure to meet the time limit was caused by circumstances beyond the property owner, applicant, or the contractor's control. If the officer makes the findings to grant an extension, then the officer shall consider whether conditions are necessary to ensure the timely completion of the project in a manner that limits impacts to the surrounding property owners. The hearing officer shall deny the application if they cannot make the findings set forth in Newport Beach Municipal Code Section 15.02.095 (Addition of Sections 105.3.3, 105.3.4, and 105.3.5).

## **PUBLIC NOTICE**

Notice of this hearing was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant, and posted on the subject property at least 10 days before the scheduled meeting, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the city website.

## **ATTACHMENTS**

- Attachment No. 1 – Building Permit History
- Attachment No. 2 – Three-Year Construction Limit Notice Activities
- Attachment No. 3 – Building Official Extension

# **Attachment No. 1**

Building Inspection History



## LINKED PERMIT INSPECTION HISTORY REPORT (S2022-0008) FOR CITY OF NEWPORT BEACH

Permit Type: Pool/Spa Permit	Application Date: 01/10/2022	Owner: ANU VIJ
Work Class: Other	Issue Date: 03/23/2022	Parcel: 439 372 08
Status: Expired	Expiration Date: 03/02/2026	Address: 20392 CYPRESS ST NEWPORT BEACH, CA 92660
IVR Number: 193864		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
<b>Inspection Location: 20392 CYPRESS ST</b>							
<b>Permit: S2022-0008</b>							
04/07/2022	04/07/2022	Pre-Deck	S2022-0008-A0029 69382	Partial Pass		No	Incomplete
	04/07/2022	Pre-Gunite	S2022-0008-A0029 69381	Partial Pass		No	Incomplete
04/13/2022	04/13/2022	Pre-Deck	S2022-0008-A0029 71618	Cancelled		No	Complete
	04/13/2022	Pre-Gunite	S2022-0008-A0029 71619	Correction		No	Complete
04/14/2022	04/14/2022	Pre-Gunite	S2022-0008-A0029 72214	Approved		No	Complete
04/29/2022	04/29/2022	Pre-Deck	S2022-0008-A0029 78483	Partial Pass		No	Incomplete



# LINKED PERMIT INSPECTION HISTORY REPORT (0816-2021) FOR CITY OF NEWPORT BEACH

Permit Type: Plan Check	Application Date: 04/14/2021	Owner: ANU VIJ
Work Class: Addition	Issue Date: 03/02/2022	Parcel: 439 372 08
Status: Approved	Expiration Date: 04/14/2022	Address: 20392 CYPRESS ST NEWPORT BEACH, CA
IVR Number: 118226		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
<b>Inspection Location: 20392 CYPRESS ST</b>							
<b>Permit: X2021-0881</b>							
03/03/2022	03/03/2022	Sewer	X2021-0881-A0029 51990	Approved		No	Complete
	03/03/2022	Soil Pipe	X2021-0881-A0029 51989	Approved		No	Complete
03/04/2022	03/04/2022	Footings and Foundation	X2021-0881-A0029 52893	Correction		No	Complete
	03/04/2022	Slab On Grade	X2021-0881-A0029 52894	Correction		No	Complete
03/21/2022	03/21/2022	Footings and Foundation	X2021-0881-A0029 60184	Correction		No	Complete
	03/21/2022	Slab On Grade	X2021-0881-A0029 60185	Correction		No	Complete
03/23/2022	03/23/2022	Footings and Foundation	X2021-0881-A0029 61636	Correction		No	Complete
03/24/2022	03/24/2022	Footings and Foundation	X2021-0881-A0029 62516	Partial Pass		No	Incomplete
03/25/2022	03/25/2022	Footings and Foundation	X2021-0881-A0029 62553	Approved		No	Complete
	03/25/2022	Slab On Grade	X2021-0881-A0029 62555	Approved		No	Complete
04/25/2023	04/25/2023	Other Building	iBLD-014906-2023	Approved	Chad Shelton	No	Complete
06/12/2023	06/12/2023	Roof Framing, Sheathing & Bldg Height	iBLD-021485-2023	Not Ready for Inspection	Chad Shelton	Yes	Complete
	06/12/2023	Shear and Hold Downs	iBLD-021484-2023	Not Ready for Inspection	Chad Shelton	Yes	Complete
07/24/2023	07/24/2023	Roof Framing, Sheathing & Bldg Height	iBLD-027699-2023	Cancelled	Chad Shelton	Yes	Complete
			<b>Reinspection of iBLD-021485-2023</b>				
	07/24/2023	Shear and Hold Downs	iBLD-027700-2023	Cancelled	Chad Shelton	Yes	Complete
			<b>Reinspection of iBLD-021484-2023</b>				
08/15/2023	08/15/2023	Roof Framing, Sheathing & Bldg Height	iBLD-030665-2023	Approved	Chad Shelton	No	Complete
			<b>Reinspection of iBLD-027699-2023</b>				
	08/15/2023	Shear and Hold Downs	iBLD-030666-2023	Correction	Chad Shelton	Yes	Complete
			<b>Reinspection of iBLD-027700-2023</b>				

# LINKED PERMIT INSPECTION HISTORY REPORT (0816-2021)

Permit Type: Plan Check	Application Date: 04/14/2021	Owner: ANU VIJ
Work Class: Addition	Issue Date: 03/02/2022	Parcel: 439 372 08
Status: Approved	Expiration Date: 04/14/2022	Address: 20392 CYPRESS ST NEWPORT BEACH, CA
IVR Number: 118226		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
08/17/2023	08/17/2023	Shear and Hold Downs	iBLD-031298-2023	Approved	Chad Shelton	No	Complete

**Reinspection of iBLD-030666-2023**

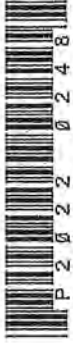
<b>Permit: XR2024-0352</b>
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02/20/2025	02/20/2025	Other Building	iBLD-005265-2025	No Access	Jaime Molina	Yes	Complete
03/06/2025	03/06/2025	Shear and Hold Downs	iBLD-008510-2025	Approved	Jaime Molina	No	Complete
03/20/2025	03/20/2025	Other Building	iBLD-005266-2025	Partial Pass	Jaime Molina	Yes	Incomplete
04/16/2025	04/16/2025	Other Building	iBLD-005267-2025	Not Ready for Inspection	Jaime Molina	Yes	Complete
04/21/2025	04/21/2025	Other Building	iBLD-005270-2025	No Access	Jaime Molina	Yes	Complete



**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



P 2 0 2 2 0 2 4 8 1

**Plumbing Permit : P2022-0248**

Plan Check No : PC2022-2237  
Work Class : Other  
Issued Date : 10/28/2022  
Final Date:  
Permit Status: Reissued  
Inspection Area : 3

**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 : 20392 CYPRESS ST      Legal Desc : N TR 706 BLK LOT 166 TR 706 LOT 166 SWLY1/2

Description : SOLAR PV POOL HEATING HYBRID PANELS TO TIE INTO (E) POOL EQUIP. PLUMB'G

Owner : ANU VIJ  
Address : 20392 SW CYPRESS ST NEWPORT BEACH, CA 92660  
Phone : (909) 636-1620

Applicant : ANU VIJ  
Address : 20392 SW CYPRESS ST NEWPORT BEACH, CA 92660  
Phone : (909) 636-1620

Owner/Builder : ANU VIJ  
Address : 20392 SW CYPRESS ST NEWPORT BEACH, CA 92660  
Phone : (909) 636-1620

Contractor : OWNER/BUILDER  
Address :  
Phone :  
Con State Lic : OWNER/BUILDER  
Lic Expire :  
Bus Lic :  
Bus Lic Expire:  
Workers' Compensation Insurance  
Carrier : EXEMPT  
Policy No : 0000  
W. C. Expire :

Code Edition : 2019  
Type of Construction :  
Fire Hazard Zone : NO  
Occupancy Groups :

Building Setbacks : Front: 20, Side: 5, Side: 5, Rear: 25  
Flood Zone : X  
Use Zone : SP-7 - Santa Ana Heights Specific Plan

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

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**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



**Solar Permit : PV2022-0283**

**Plan Check No : PC2022-2237**  
**Work Class : Alteration**  
 Issued Date : 10/28/2022  
 Final Date:  
 Permit Status: Reissued  
 Inspection Area : 3

**PERMITS EXPIRE 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION.**

Construction Hours: Monday -Friday 7:00 a.m. to 6:30 p.m. and Saturday 8:00 a.m. to 6:00 p.m. No work on Sundays or Holidays.

**Job Address : 20392 CYPRESS ST**

**Description : SFR SOLAR PV SYSTEM 15.840 KW (48) MODULES; COOLPV POOL HEATING HYBRID PANELS**

**Legal Desc : N TR 706 BLK LOT 166 TR 706 LOT 166 SWLY1/2**

**Owner :** ANU VIJ  
**Address :** 20392 SW CYPRESS ST  
 NEWPORT BEACH, CA 92660  
**Phone :** (909) 636-1620

**Contractor :** OWNER/BUILDER  
**Address :**

**Phone :**  
**Con State Lic :** OWNER/BUILDER  
**Lic Expire :**  
**Bus Lic :**

**Applicant :** BELMONT ENERGY  
**Address :** 27441 MONFORTE  
 MISSION VIEJO, CA 92692  
**Phone :** (949) 793-5544

**Bus Lic Expire :**  
**Workers' Compensation Insurance**  
**Carrier :** EXEMPT  
**Policy No :** 0000  
**W. C. Expire :**

**Owner/Builder :** ANU VIJ  
**Address :** 20392 SW CYPRESS ST  
 NEWPORT BEACH, CA 92660

**Architect :**  
**Address :**  
**Phone :**  
**State Lic :**  
**Engineer :**  
**Address :**  
**Phone :**  
**Designer :** BELMONT ENERGY  
**Address :** 27441 MONFORTE  
 MISSION VIEJO, CA 92692  
**Phone :** (949) 793-5544

**Phone :** (909) 636-1620

**Code Edition :** 2019  
**Type of Construction :** V-B  
**Occupancy Groups :** R-3,U  
**Bldg Height :**

**Fire Sprinklers :** NO  
**Fire Hazard Zone :** NO  
**No of Units :** 0  
**No of Stories :** 2

**Construction Valuation :** \$38,000.00  
**Energy Storage Valuation :**  
**Type of Solar :** SFP  
**Kilowatt :** 15

**Building Setbacks :** Front: 20, Side: 5, Rear: 25  
**Flood Zone :** X  
**Use Zone :** SP-7 - Santa Ana Heights Specific Plan

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



S 2 0 2 2 - 0 0 0 8

**COMB Permit : S2022-0008**

Plan Check No : 0067-2022  
Issued Date : 03/23/2022  
Final Date:  
Permit Status: Reissued  
Inspection Area : 3

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 : 20392 CYPRESS ST

Description : SFR POOL/SPA 539 SF W/YARD DRAINAGE

Legal Desc : N TR 706 BLK LOT 166 TR 706 LOT 166 SWLY1/2

Owner : ANU VIJ

Address : 20392 SW CYPRESS ST  
NEWPORT BEACH, CA 92660

Phone : (909) 636-1620

Contractor : OWNER/BUILDER  
Address :

Phone :  
Con State Lic : OWNER/BUILDER  
Lic Expire :  
Bus Lic :  
Bus Lic Expire :

Applicant : ANU VIJ

Address : 20392 SW CYPRESS ST  
NEWPORT BEACH, CA 92660

Phone : (909) 636-1620

Engineer : TODD LEE LACHER  
Address : 1201 N JUSTIN AVE  
ANAHEIM, CA 92807  
Phone : (714) 630-6100

Owner/Builder : ANU VIJ

Address : 20392 SW CYPRESS ST  
NEWPORT BEACH, CA 92660

Phone : (909) 636-1620

Designer :  
Address :  
Phone :

Code Edition : 2019

Type of Construction : U

Occupancy Groups : U

Bldg Height :

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

Building Setbacks : Front: 20, Side: 5, Side: 5, Rear: 25

Flood Zone : X

Use Zone : SP-7 - Santa Ana Heights Specific Plan

Construction Valuation : \$50,000.00  
Added/New/TI sq. ft. Bldg : 0  
Alteration sq. ft. Bldg : 0  
Add/New sq. ft. Garage : 0  
TOTAL sq. ft. : 0

PROCESSED BY :

SPECIAL CONDITIONS:



**City of Newport Beach**

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



XR20240352

**COMB Permit : XR2024-0352**

Plan Check No : 0816-2021  
Issued Date : 02/13/2024  
Final Date:  
Permit Status: Reissued  
Inspection Area : 3

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

Legal Desc : N TR 706 BLK LOT 166 TR 706 LOT 166 SWLY1/2

Job Address : 20392 CYPRESS ST

Description : SFR - DETACHED POOL HOUSE 930 SF CHANGE OF CONTRACTOR. (RENEW EXPIRED)

Owner : ANU VIJ  
Address : 20392 SW CYPRESS ST  
NEWPORT BEACH, CA 92660  
Phone : (909) 636-1620

Architect :  
Address :

Phone :  
State Lic :

Engineer : LEE ALEX CHIH-SHEN  
Address : PO BOX 3501  
LONG BEACH, CA 90803  
Phone : (562) 439-9000

Applicant : ANU VIJ  
Address : 20392 SW CYPRESS ST  
NEWPORT BEACH, CA 92660  
Phone : (909) 636-1620

Owner/Builder : ANU VIJ  
Address : 20392 SW CYPRESS ST  
NEWPORT BEACH, CA 92660  
Phone : (909) 636-1620

Workers' Compensation Insurance  
Carrier : EXEMPT  
Policy No : 0000  
W. C. Expire :

Designer :  
Address :  
Phone :

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

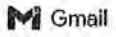
Fire Sprinklers : NO  
Fire Hazard Zone : NO  
No of Units : 1  
No of Stories : 1

Building Setbacks : Front: 20, Side: 5, Side: 5, Rear: 25  
Flood Zone : X  
Use Zone : SP-7 - Santa Ana Heights Specific Plan

Construction Valuation : \$1,036.00  
Added/New/TTI sq. ft. Bldg : 0  
Alteration sq. ft. Bldg : 0  
Add/New sq. ft. Garage : 0  
TOTAL sq. ft. :

PROCESSED BY :

SPECIAL CONDITIONS:



**Cease the activity**  
1 message

harrison building <harrisonbuilding@hotmail.com>  
To: Anu & Sonu <anu\_sonu@hotmail.com>  
Cc: "dfera.fid@gmail.com" <dfera.fid@gmail.com>

Hi Daniel & Anu,

My company stopped the activity as of now due to the various financial issues and filed bankruptcy (see attached)  
Please make follow up with the bankruptcy court for any claims you may have

Thank you

Patrick Audens



**9. Creditors with a foreign address**

If you are a creditor receiving a notice mailed to a foreign address, you may file a motion asking the court to extend the deadlines in this notice. Consult an attorney familiar with United States bankruptcy law if you have any questions about your rights in this case.

**10. Failure to File a Statement and/or Schedule(s)**

**IF THE DEBTOR HAS NOT FILED A STATEMENT AND/OR SCHEDULE(S) AND/OR OTHER REQUIRED DOCUMENTS**, the debtor must do so, or obtain an extension of time to do so, within 14 days of the petition filing date. Failure to comply with this requirement, or failure to appear at the Initial section 341(a) meeting of creditors and any continuance, may result in dismissal of the case, unless leave of court is first obtained. If the debtor's case has not already been dismissed, **AND DEBTOR FAILS TO DO ONE OF THE FOLLOWING WITHIN 45 DAYS AFTER THE PETITION DATE**, subject to the provisions of Bankruptcy Code section 521(f)(4), the court **WILL** dismiss the case effective on the 46th day after the petition date without further notice: (1) file all documents required by Bankruptcy Code section 521(a)(1); or (2) file and serve a motion for an order extending the time to file the documents required by this section.

**11. Bankruptcy Fraud and Abuse**

Any questions or information relating to bankruptcy fraud or abuse should be addressed to the Fraud Complaint Coordinator, Office of the United States Trustee, 411 West Fourth Street, Suite 7160, Santa Ana, CA 92701

**For more information, see page 1 >**

## ITEMS OF COMPLAINT and FINDINGS BY EXPERT

1. Item of complaint #1 : Contractor failed to complete Pool House.

2. My observations: On 6/ 28 /2024, I inspected the property at 20392SW Cypress st. Newport Beach, Ca. 92660

The Pool house project is incomplete ;. The Concrete foundation, Framing, Roofing, Rough plumbing, rough electrical, exterior doors and windows are installed.

The Exterior lathe is in place but the stucco weep screeds are missing. The scratch coat, Brown coat and stucco color coats are missing, The Interior plumbing, electrical, switches, outlets, Lighting, Solar panel system, Fire sprinkler system, Insulation, Dry wall, dry wall texture, flooring, Base boards, door and window casings, paint, appliances, sinks, toilets, are all missing. The project is incomplete.

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3. Complaint item conforms to plans and specifications: N/A  Yes \_\_\_\_\_ No \_\_\_\_\_

4. Complaint item meets accepted trade standards: N/A  Yes \_\_\_\_\_ No \_\_\_\_\_

5. Industry standard is: To have a project inspected and interior and exterior construction completed.

6. Cause of defect: Contractor has not completed or finished the project.

7. Method of correction: Completed all necessary components to complete pool house.

8. Cost to correct (this item only) : \$ 150, 000.00

## ITEMS OF COMPLAINT and FINDINGS BY EXPERT

1. Item of complaint #2 : The Contractor failed to complete Pool and Spa.

2. My observations: On 6 / 28/2024, The Pool and Spa Construction is incomplete.

The pool excavation, Steel rebar, rough plumbing and Concrete or gunite is installed.

The pool equipment ; Heater, pumps, filter, equipment plumbing, valves and controllers are missing.

The gas line and electrical connections are not connected and are missing. The pool Coping, Masonry, pool area deck drainage and heads, Pool and patio decking, walk ways are not installed and are missing. The Pool tile, water feature tile, Pool and spa lights, Pool and spa plaster and water feature plaster, Door safety alarms, Secondary pool water safety devices are missing. The Pool project is not complete.

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3. Complaint item conforms to plans and specifications:      N/A       Yes       No

4. Complaint item meets accepted trade standards:      N/A       Yes       No

5. Industry standard is: To Complete the Contracted items of Pool and spa construction

6. Cause of defect: Pool Construction is incomplete.

7. Method of correction : Install and complete all components and equipment of contracted items Per local Building department, Uniform building code and Uniform Swimming pool and spa codes.

8. Cost to correct (this item only): \$ 95, 000.00

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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

## Structural Observation Report

Project Address: 20392 Cypress Street	Report Date: 03/18/2022	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Anu Vij & Bharti Vij	Owner's Mailing Address (if different from site);	Owner's Telephone #: (909) 636-1620	CNB Plan Check #:
Full Name of Structural Observer (SO): Alex Lee	SO E-mail Address: info@urbuildings.com	SO Telephone #: (626) 589-9807	SO License / Reg. #: C 049321

**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		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input checked="" type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

**OBSERVED DEFICIENCIES AND COMMENTS:** We checked all foundations, grade beams, rebars, anchor bolt, & holdowns

Everythings was done according to the approved set, No deficiencies were found.

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:

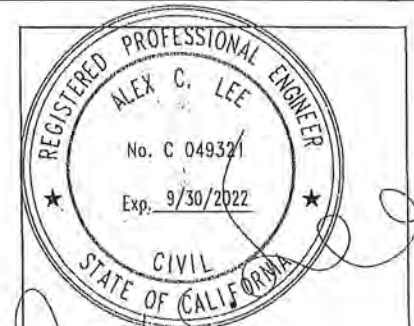
- I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
- I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction 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.

Alex Lee

03/18/2022

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVER

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



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

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

## Structural Observation Report

Project Address: 20392 CYPRESS STREET	Report Date: 08/02/2023	CNB Inspector Name:	CNB Permit #:
Building Owner Name: MR. ANU VIJ	Owner's Mailing Address (if different from site):	Owner's Telephone #: (909) 636-1620	CNB Plan Check #:
Full Name of Structural Observer (SO): Alex C. Lee	SO E-mail Address: info@urbldings.com	SO Telephone #: (714) 280-2927	SO License / Reg. #: C 049321

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input checked="" type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input checked="" 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: Based on our visit on 08/02 we checked all shear walls, hardy frames, Connections, and straps, all was done according to the approved sets of the plans and no deficincies were found.

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

08/02/2023  
 \_\_\_\_\_  
 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 | (949) 644-3200

**SPECIAL INSPECTION REPORT**

Project Address: 20392 Cypress Street, Newport Beach, CA 92660  
 Permit Number: X2021-0881  
 Inspection Type (s): Welding  
 Inspection Date (s): 3-16-2023       Periodic    ( ) Continuous

**Describe Inspection, Including Location(s):**

Arrived on job site as scheduled to perform welding observation/inspection 1/4" fillet welds all around 5/8" cap plates of 6x6x1/2" H.S.S columns to W12x72 beam bottom flange, observed the 1/4" fillet welds all around of 3/8" stiffeners to W6x6x7/2" beam web and observed the 1/2" fillet welds all around 6x6x1/2" H.S.S columns to 1/2" base plates on grid line B.2, B.8/3 per details 17, 18/S4.0. Work observed was done following the approved plan visually acceptable to the applicable code, approved plan specifications and is in accordance with D.1.1. Work observed is complete.

**List Tests Made:**

Total Inspection Time Each Day:						
Date:	8/08/23					
Hours:	8h					

**List All Items Requiring Correction (Include Previously Listed Uncorrected Items):**

**Comments:**

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.

<b>Special Inspector Signature:</b> 	<b>Date:</b> 3/16/23
<b>Print Full Name:</b> Lon Thipkatok	<b>Newport Beach Registration No.:</b> NB-0763



**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

**SPECIAL INSPECTION REPORT**

Project Address: 20392 Cypress Street, Newport Beach, CA 92660  
 Permit Number: X2021-0881  
 Inspection Type (s): Welding  
 Inspection Date (s): 2-13-2023 ( ) Periodic (x) Continuous

**Describe Inspection, Including Location(s):**

Arrived on job site as scheduled to perform an observation/inspection of the epoxy process for the 1/2" Ø 6x6x1/2" H.S.S columns anchor bolts base plates to existing concrete slab on grid line B.2, B.8.3 per RFI detail 18/S4.0. All of the holes were proper cleaned with wire brush, compressed air blown and vacuumed out all of the debris prior to the 10" embedment of the 1/2" Ø 6x6x12" H.S.S columns base plates A.B. bolts epoxy injection with Simpson Set-XP epoxy. Proper techniques and specifications were followed per approved plan.

**List Tests Made:**

Total Inspection Time Each Day:						
Date:	2/13/23					
Hours:	8h					

**List All Items Requiring Correction (Include Previously Listed Uncorrected Items):**

**Comments:**

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.

<b>Special Inspector Signature:</b> 	<b>Date:</b> 2/13/23
<b>Print Full Name:</b> Khunthy Tuon	<b>Newport Beach Registration No.:</b> NB-0739



**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 ELEC MECH PLUM



**COMB Permit : X2021-0881**  
 Project No : 0816-2021

Issued Date : 03/02/2022  
 Inspection Area : 3

**PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION. PROJECTS MUST BE COMPLETED BY 03/02/2025 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: 20392 CYPRESS ST NB  
 Description: SFR - DETACHED POOL HOUSE 930/SF  
 Legal Desc.: TR 706 LOT 166 SWLY1/2

Owner: ANU VIJ  
 Address: 20392 CYPRESS ST  
 Newport Beach CA 92660  
 Phone: 909-636-1620

Contractor: HARRISON BUILDING  
 Address: 4533 MAC ARTHUR BLVD #578  
 Newport Beach CA 92646  
 Phone: 949-278-1727

Engineer: LEE ALEX CHIH-SHEN  
 Address: PO BOX 3501  
 Long Beach CA 90803  
 Phone: 562-439-9000  
 State Lic: C-049321

Code Edit: 2019  
 Type of Construction: V/B  
 Occupancy Group: R3  
 Added /New sq. ft. Bldg: 930  
 Added /New sq. ft. Garage: 0  
 No of Stories: 1  
 Bldg Height: 13  
 Bldg Sprinklers: N  
 Flood Zone: X

Worker's Compensation Insurance Carrier: STATE FUND  
 Policy No: 9295835  
 Expire: 04/05/2022  
 Building/Setbacks: Rear: 25'  
 Front: 20'  
 Left: 5'  
 Right: 5'  
 Use Zone: 0  
 Parking Spaces: 0

Designer: [Signature]  
 Address: [Signature]  
 Phone: [Signature]

Special Conditions: ROBERTS WASTE TO HAUL DEBRIS

**INSPECTOR**

Construction Valuation:	\$167,000.00	Excise Tax:	\$0.00	Fire Department	
Building Permit Fee:	\$2,045.00	Additional Fee:	\$25.00	Fire Inspection:	\$0.00
Plan Check Fee:	\$1,497.00	Grading Bonds Fee:	\$0.00	Fire Plan Rev	\$0.00
Overtime Plan Ck:	\$0.00	Grading PC Consultant:	\$0.00	Demolition Fee	\$27.00
Investigation Fee:	\$0.00	Grading Reentry Fee:	\$0.00	Building Dept Adm	\$265.00
Record Management:	\$36.00	Grading PC Fee:	\$0.00	General Service	\$564.00
Energy Compliance:	\$116.90	WQ Insp. Fee:	\$0.00	Refund Deposit	\$0.00
CA Seismic Safety:	\$0.00	Electrical %:	\$143.15	Grading Bond:	\$0.00
Disabled Access:	\$0.00	Mechanical %:	\$81.80		
Hazardous Mat:	\$0.00	Plumbing %:	\$184.05		
Building Green Fee:	\$7.00				
<b>TOTAL FEE:</b>	<b>\$7,317.10</b>	<b>Plan Check Fee:</b>	<b>\$1,829.65</b>	<b>Fee Due at Permit Issuance:</b>	<b>\$5,487.45</b>

PROCESSED BY: [Signature]  
 ZONING APPROVAL: [Signature]  
 GRADING APPROVAL: [Signature]

PUBLIC WORKS APPROVAL: [Signature]  
 PLAN CHECK BY: [Signature]  
 APPROVAL TO ISSUE: [Signature]

Permit Replaced  
 XR 2024-0352  
 S2022-0008

Inspector: [Signature]  
 Insp. Initials: [Signature]

**OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do ( ) all of ( ) portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).

I am exempt from licensure under the Contractors' State License Law for the following reason:  
 By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.  
 Signature of Property Owner or Authorized Agent \_\_\_\_\_ Date \_\_\_\_\_

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class A License No. 951412 Date 03/02/22 Contractor Signature [Signature]

**WORKERS' COMPENSATION DECLARATION**

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTIONS 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEYS' FEES.

I hereby affirm under penalty of perjury one of the following declarations:  
 I have and will maintain a certificate of workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. 20226631  
 I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: State Comp Insurance Co Policy Number 9295835  
 Carrier State Comp Insurance Co Policy Number 9295835 to whom \_\_\_\_\_ Expiration Date 04/06/2022 Phone # \_\_\_\_\_

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature of Applicant [Signature] Lender's Address \_\_\_\_\_  
 Signature of Property Owner or Authorized Agent [Signature] Lender's Address \_\_\_\_\_  
 Date 03/02/2022

By my signature below, I certify to each of the following:  
 I am the property owner or authorized to act on the property owner's behalf.  
 I have read this application and the information I have provided is correct.  
 I agree to comply with all applicable city and county ordinances and state laws relating to building construction.  
 I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Signature of Property Owner or Authorized Agent [Signature] Print Property Owner's or Authorized Agent's Name Robert Aurenau Date 03/02/22

Signature of Property Owner or Authorized Agent [Signature] Lender's Address \_\_\_\_\_

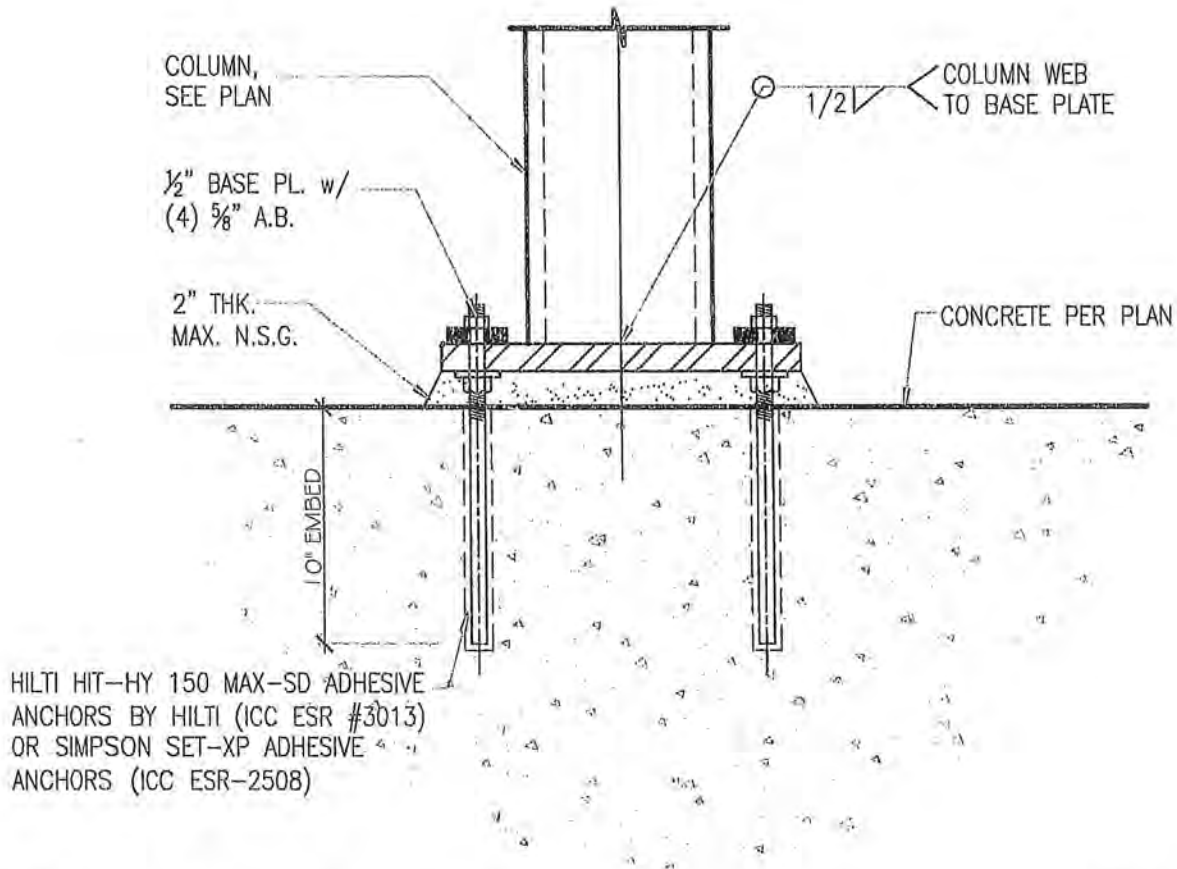
By my signature below, I certify to each of the following:  
 I am the property owner or authorized to act on the property owner's behalf.  
 I have read this application and the information I have provided is correct.  
 I agree to comply with all applicable city and county ordinances and state laws relating to building construction.  
 I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Signature of Property Owner or Authorized Agent [Signature] Print Property Owner's or Authorized Agent's Name Robert Aurenau Date 03/02/22

ACTION	DATE	BY	DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403	FOR OFFICE USE ONLY
PERMIT EXPIRED	2-13-24	[Signature]	<input type="checkbox"/> SUBMITTED ASBESTOS NOTIFICATION TO EPA <input type="checkbox"/> AQMD	Insp. initials: <u>JAM</u>
PERMIT CANCELLED			<input type="checkbox"/> ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION	
PERMIT EXTENDED				
PERMIT FINAL CERTIFICATE OF OCCUPANCY ISSUED				

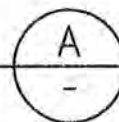
# UR Buildings Consulting Engineers

18001 Irvine Blvd, Suite 206  
Tustin, CA 92780  
Tel.(714) 280-2927



ALT. FOR DETAIL 18/S4.0

NOT TO SCALE



JOB ADDRESS: 20392 CYPRESS STREET  
NEWPORT BEACH, CA 92660

CLIENT: MR. ANU VIJ  
JOB NUMBER: URB20-20392-NB  
REVISED DATE: 08-04-2023







Costa Mesa Sanitary District  
...an Independent Special District

**SEWER PERMIT**

**BUILDING ADDRESS:** 20392 SW Cypress St, Newport Beach, California, 92660

**PARCEL NO:** 439-372-08

**PROPERTY OWNER NAME:** C-SAND LLC

**APPLICANT NAME:** Patrick Audenis **PHONE NO.:** 9492781727 9492781727

**CONTRACTOR NAME:** **PHONE NO.:** 9492781727

**CONTRACTOR ADDRESS:** 4533 MAC ARTHUR BLVD #578 **CITY:** Newport Beach

**STATE LICENSE NO:** 951412 **STATE:** CA **ZIP:** 92646

**WORK TO BE DONE:** SFR: Pool House Addition. CCTV Required prior to final approval

*I hereby acknowledge that I have read this application and state the above is correct and agree to comply with State laws, City and County ordinances and Sanitary District ordinances pertaining to sanitary sewers. I certify I possess the above valid State of California contractor's license or am legal owner of property described above.*

\_\_\_\_\_  
Signature of Permittee Date

Pursuant to the Costa Mesa Sanitary District Operations Code, section 6.8.060, Orange County Sanitation District pretreatment requirements are herein incorporated by reference.

**OFFICE USE ONLY**

**PERMIT FEE:** \$ 140.00

**FIXTURE FEE:** \$ 293.25

**PLAN CHECK FEE:** \$ 420.00

**OCSD FEE:** \$ 1,941.84

**TOTAL FEES:** \$ 2,810.09

**PERMIT NO.:** SD21-0202

**PERMIT ISSUED BY:** Andrew Wong 03/02/2022  
DATE

**INSPECTED BY:** \_\_\_\_\_ DATE

**CCTV:** YES \_\_\_\_\_ NO \_\_\_\_\_

**APPROVED:** YES \_\_\_\_\_ NO \_\_\_\_\_

**Notes:** No Excavating in Public Right-of-Way

CCTV Approval Required Prior to Final

**IMPORTANT INFORMATION**

The Sewer Permit is not effective without an authorization signature. This Sewer Permit is not a contract until it has been accepted. Acceptance is subject to the following:

1. All sewer connections must be inspected- call CMSD (949) 645-8400.
2. This sewer permit is subject to all Terms and Conditions that are stated separately but incorporated herein unless this sewer permit specifically states otherwise.

## Terms and Conditions

1. Permittee agrees to comply with all Ordinances and rules of the Costa Mesa Sanitary District, including but not limited to, those that are specifically described herein, and agrees to obey all laws of the Orange County Sanitation District, which provides sewage treatment. Permittee acknowledges that owners must comply with District's sewer lateral responsibility ordinances and must keep laterals free from roots, grease, and other material that might cause a sewer system overflow.
2. The permit authorizes a connection to District's lines and/or sewer system in accordance with the plans approved by the District's engineer and in accordance with the District's Sewer Lateral Specifications. Those approved plans are hereby incorporated herein by this reference as part of this permit and define the scope of approval given.
3. All sewer main construction must be accompanied by an easement deed or similar document, when required, conveying the sewer easement to the District as part of the permit process. Laterals remain private property and the property owner retains responsibility therefor.
4. By accepting the benefits of this permit, Permittee agrees to indemnify and defend the District from any and all liability that may arise from the issuance of the permit or the construction of the work done hereunder.
5. Permittee shall have such performance bonds, labor and material bonds and insurance as are required by the District's Operations Code or rules.
6. Said permit shall convey no rights to discharge unless final inspection and approval have been given by District.
7. Said permit shall convey no rights to discharge unless final inspection and approval have been given by District.
8. Permittee acknowledges and agrees that this permit has been issued based on representations as to use in terms of quantity, characteristics and quality of effluents discharged. Should said use change, user may be subject to a surcharge or restrictions on sewage effluent including but not limited to, sewer interceptors or other pretreatment. Permittee may be required to obtain an Orange County Sanitation District Industrial Wastewater Discharge Permit. Said permit determines allowable limits of constituents in the discharge.
9. Permittee also acknowledges and agrees that rainwater and runoff water are also not to be placed into the sewer system. Pool water may be discharged to sewer system and all discharges shall have a dissolved sulfide limit of 0.5 mg/l to prevent odors and corrosion in accordance with Costa Mesa Sanitary District and Orange County Sanitation District regulations.
10. The discharge of parking lot wash down water, water from car commercial detailing, and clean up water into the sewer system is subject to special conditions and the issuance of a special permit.

**Costa Mesa Sanitary District**  
**290 Paularino Avenue**  
**Costa Mesa CA 92626**



# Costa Mesa Sanitary District

## FEE STATEMENT

**Applicant Name:**  
**Owner Name:** Patrick Audenis  
 C-SAND LLC  
**APN:** 439-372-08  
**Project Location:** 20392 SW Cypress St,  
 Costa Mesa, CA, 92626

**Permit No.:** SD21-0202  
**Application No.:** 581  
**Date:** 3/1/2022

Fee Description	Fee Amount	Payments	Quantity	Remaining Balance
Showers	34.50	34.50	1	0.00
Toilets (Water Closet)	207.00	207.00	2	0.00
Wash Basin (Bathroom Sink Set)	34.50	34.50	1	0.00
Bar Sink (Hand)	17.25	17.25	1	0.00
Small New Development	420.00	420.00	1	0.00
Total Commercial/Industrial, SFR, MFR	1,941.84	1,941.84		0.00
Sewer Permit Fee	140.00	140.00	1	0.00
Insufficient Funds Fee	15.00	15.00	1	0.00
<b>Refunds</b>	<b>Totals:</b>	<b>2,810.09</b>	<b>8</b>	<b>0.00</b>

Fee Payment Amount Refund Amount

**HARRISON BUILDING**  
 22162 LAGUNA CIR  
 HUNTINGTON BEACH, CA 92646-8325

1100  
18-24/1220 4490

Date: 02/28/2022

Pay to the Order of: Costa Mesa Sanitary District \$ 2810.09

Two thousand eight hundred ten and 09/100 Dollars

WELLS FARGO Wells Fargo Bank, N.A. California wells Fargo.com

For: SD21-0202

Patrick Audenis

⑆ 22000247⑆ 3103489203⑆ 01100

Please remit payment for  
 For questions regarding  
 Permits Department 949-6  
 Costa Mesa Sanitary Dist  
 290 Paularino Avenue  
 Costa Mesa CA 92626



**CITY OF NEWPORT BEACH**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**BUILDING DIVISION**  
 100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 926588915  
[www.newportbeachca.gov](http://www.newportbeachca.gov) | (949) 644-3200

**SETBACKS AND TOP OF SLAB/FLOOR**  
**ELEVATION CERTIFICATE**

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

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

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

Engineer/Surveyor's Name Jack C. Lee, lee@callandenq.com License # LS 8407

Engineer/Surveyor's Address 576 E. Lambert Road, Brea, CA 92821

Job Address 20392 S.W. Cypress Street, Newport Beach, California

Setbacks: Sketch a site plan and specify surveyed setbacks (use back page).

\* Top of slab/floor elevation: 75.33

\* If slab/floor elevation varies, sketch a plan or section through slab on the back page and specify the elevations. Use same datum used in the survey of record.

I certify that the setbacks are , are not , per City approved plans. Describe any deviations from plans: AS Bullt Grading Plan by Calland Engineering, Inc. dated February 19, 2018

I certify that top of slab/floor elevation(s) is , is not , per City approved drawings. Describe any deviations from plans: \_\_\_\_\_

March 17 - 2022  
Date

[Signature]  
Engineer/Surveyor's stamp and signature

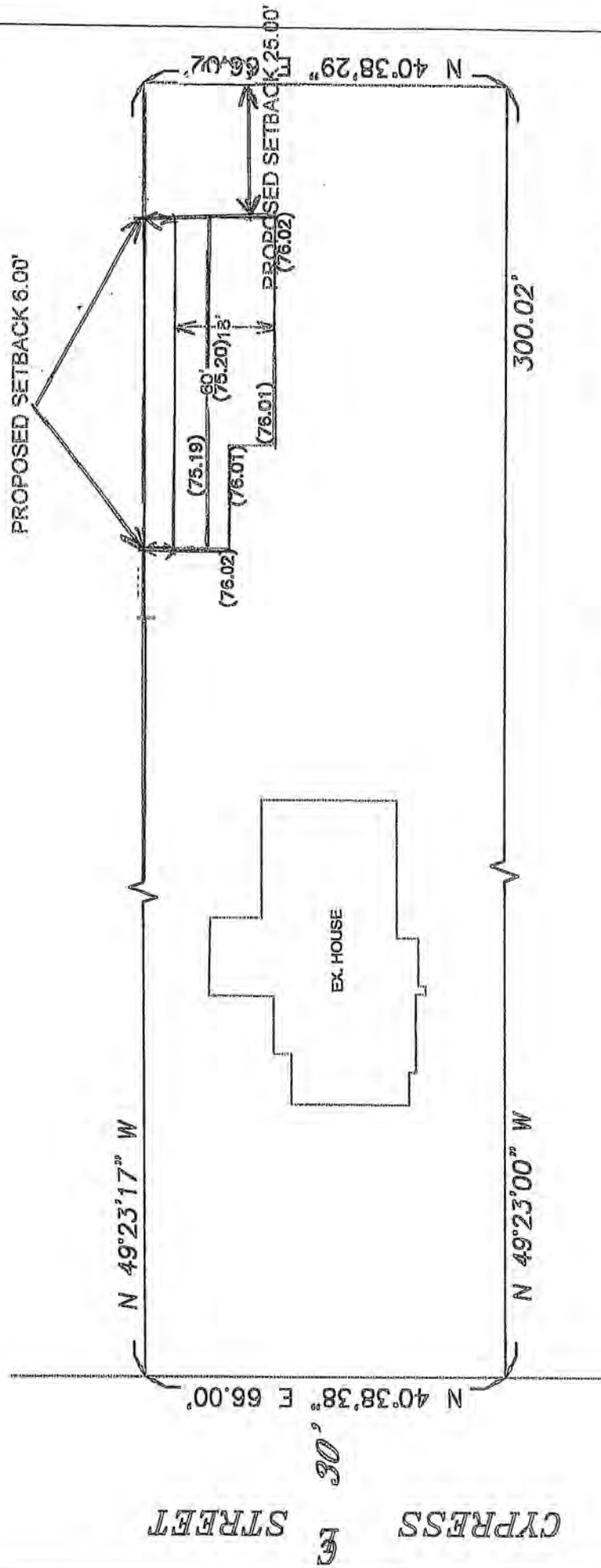


# LINE AND GRADE

LOCATION: 20392 SW Cypress Street, Newport Beach, CA

APN: 439-372-08

DATE: 03-14-2022



*Jack C. Lee*

CONTRACTOR AND/OR SUBCONTRACTOR SHALL REVIEW FOR COMPLIANCE WITH APPROVED PLANS AND SHALL NOTIFY LAND SURVEYOR OF RECORD OF ANY DISCREPANCIES IMMEDIATELY PRIOR TO START OF CONSTRUCTION.

CALLAND ENGINEERING, INC.  
 aka. QUANTECH CONSULTANTS  
 576 E. LANBET ROAD, ERBA, CA 92621  
 TEL: (714)671-1050  
 FAX: (714)671-1090

# **Attachment No. 2**

Three-Year Construction Limit Notice Activities



## PERMIT ACTIVITY REPORT (S2022-0008) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
<b>12/06/2024</b>					
	Generic Activity	90 days	ACT-004732-2024	Called home owner regarding upcoming 3 year expiration date 3/2/25	Jaime Molina
<b>02/10/2025</b>					
	Generic Activity	Building Official Extension Approved	ACT-000605-2025	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 03/02/2026 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER. SEE PERMIT XR2024-0352.	Tonee Thai
<b>02/12/2026</b>					
	LOCKSTEP PERMIT WORK IN PROGRESS			Original permit X2021-0881 issued on 3/2/22. Several permits tied to this project XR2024-0352(reissued), S2022-0008, PV2022-0283, P2022-0248 all set to expire on 3/2/26 once 3 year extension by the building official expires.	Jaime Molina
<b>02/26/2026</b>					
	Generic Activity	Phone call (message)	ACT-000808-2026	Called homeowner and contractor to informed them of no 3 year hearing officer application submitted.	Jaime Molina
<b>05/19/2026</b>					
	Generic Activity	HEARING APPLICATON SUBMITTED	ACT-002182-2026	SEE PERMIT X2021-0881	Tonee Thai
<b>06/18/2025</b>					
	LOCKSTEP PERMIT WORK IN PROGRESS			XR2024-0352	Mark Christian
<b>08/14/2024</b>					
	LOCKSTEP PERMIT WORK IN PROGRESS			Refer to XR2024-0352	Jaime Molina
	EXPIRED - CODE ENFORCEMENT			No inspection requested	Jaime Molina
<b>08/23/2024</b>					
	Generic Activity	Application Submitted	ACT-003239-2024	50 % fee	Jaime Molina
	Generic Activity	Application Submitted	ACT-003240-2024	Permit holder request letter attached	Jaime Molina
<b>09/05/2024</b>					
	Generic Activity		ACT-003382-2024		Savanah Reyes



## PERMIT ACTIVITY REPORT (X2021-0881) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
<b>01/03/2025</b>					
	Generic Activity	60 day	ACT-000035-2025	Posted 60 day letter on property	Jaime Molina
<b>01/05/2024</b>					
	Phone Call	Owner	ACT-000048-2024	Informed owner of upcoming expiration date	Jaime Molina
<b>01/06/2026</b>					
	Generic Activity	60 day	ACT-000033-2026	60 day letter for additional extension deadline posted on front gate.	Jaime Molina
<b>12/06/2024</b>					
	Generic Activity	90 days	ACT-004730-2024	Called home owner regarding upcoming 3 year expiration date 3/2/25.	Jaime Molina
<b>02/10/2025</b>					
	Generic Activity	Building Official Extension Approved	ACT-000604-2025	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 03/02/2026 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER. SEE PERMIT XR2024-0352.	Tonee Thai
<b>02/12/2026</b>					
	LOCKSTEP PERMIT WORK IN PROGRESS	3 year		Original permit X2021-0881 issued on 3/2/22. Several permits tied to this project XR2024-0352(reissued), S2022-0008, PV2022-0283, P2022-0248 all set to expire on 3/2/26 once 3 year extension by the building official expires.	Jaime Molina
<b>02/14/2025</b>					
	Generic Activity	3-YEAR DEADLINE EXTENSION	ACT-000698-2025	MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER	Debi Schank
<b>02/20/2024</b>					
	EXPIRED - PERMIT REPLACED			Refer to XR2024-0352	Jaime Molina
<b>03/30/2026</b>					

## PERMIT ACTIVITY REPORT (X2021-0881)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity		ACT-001287-2026	Left message to owner representative regarding inactivity and lack of application for an extension. Will be submitted to code for citation.	Jaime Molina
<b>04/02/2026</b>					
	Generic Activity	60 day	ACT-001343-2026	Posted 60 day notice on 1/6/26	Jaime Molina
	Generic Activity	Phone call	ACT-001344-2026	Left message to owner representative regarding inactivity and lack of application for an extension. Will be submitted to code for citation.	Jaime Molina
	Generic Activity	Phone call	ACT-001345-2026	GC requested additional time to turn in application with out citation will allow up to 4/13/26 for submittal.	Jaime Molina
<b>05/19/2026</b>					
	Generic Activity	APPLICATION ROUTED	ACT-002181-2026	COMPLETE HEARING APPLICATION ROUTED TO FINANCE AND CITY CLERK	Tonee Thai



## PERMIT ACTIVITY REPORT (XR2024-0352) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
<b>01/03/2025</b>					
	Generic Activity	60 day notice	ACT-000034-2025	Posted 60 day letter on property	Jaime Molina
<b>01/06/2026</b>					
	Generic Activity	60 day	ACT-000034-2026	60 day letter for additional extension deadline posted on front gate.	Jaime Molina
<b>12/06/2024</b>					
	Generic Activity	90 days	ACT-004731-2024	Called home owner regarding upcoming 3 year expiration date 3/2/25	Jaime Molina
<b>02/10/2025</b>					
	Generic Activity	Building Official Extension Approved	ACT-000603-2025	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 03/02/2026 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER.	Tonee Thai
	Generic Activity	Extension Request Submitted	ACT-000602-2025	Application submitted on January 30, 2025.	Tonee Thai
<b>02/12/2026</b>					
	Generic Activity	3 year	ACT-000600-2026	Original permit X2021-0881 issued on 3/2/22. Several permits tied to this project XR2024-0352(reissued), S2022-0008, PV2022-0283, P2022-0248 all set to expire on 3/2/26 once 3 year extension by the building official expires.	Jaime Molina
<b>02/26/2026</b>					
	Generic Activity	Phone call (message)	ACT-000807-2026	Called homeowner and contractor to informed them of no 3 year hearing officer application submitted.	Jaime Molina
<b>05/19/2026</b>					
	Generic Activity	HEARING APPLICATON SUBMITTED	ACT-002183-2026	SEE PERMIT X2021-0881	Tonee Thai
<b>07/31/2024</b>					
	Phone Call	Owner/Builder	ACT-002970-2024	Called to inform of upcoming expiration date	Jaime Molina
<b>08/14/2024</b>					
	EXPIRED - CODE ENFORCEMENT			No inspection requested	Jaime Molina
<b>08/23/2024</b>					

# PERMIT ACTIVITY REPORT (XR2024-0352)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	Approval	ACT-003238-2024	50% Fee	Jaime Molina
	Generic Activity	Application Submitted	ACT-003237-2024	Permit holder request letter attached	Jaime Molina
<b>09/05/2024</b>					
	Generic Activity		ACT-003381-2024		Savanah Reyes

# **Attachment No. 3**

Building Official Extension



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

RECEIVED BY  
 COMMUNITY  
 DEVELOPMENT

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 JAN 30 2025  
 www.newportbeachca.gov | (949) 644-3200

CITY OF  
 NEWPORT BEACH

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

111-00037248

Project Address:	20392 Cypress Street			Receipt No.:	111-00037189
Permit No.:	X2021-0881 (Please see the attached)	Original Permit Issued Date:	03/02/2022	Extension Fee:	\$214
Date Fee Paid: 02/10/25					
<b>PETITIONER/PROPERTY OWNER INFORMATION</b>					
Name (Must be payor of fees): Anu Vij			Company Name: N/A		
Street Address: 20392 Cypress Street		City: Newport Beach		State: CA	Zip Code: 92660
Email: anusona.vij@gmail.com			Phone: 909 636-1620		
<b>PROJECT INFORMATION</b>					
Length of extension requested:		12 Months			
New end date if request is approved:		03/02/2026			
Previous Extension(s) Granted? (Y/N):		NO		If Yes, How Many?: N/A	
Description of Work Under Permit:	SFR - Detached Pool House 930 SF (XR2024-0352)				
	(Please see additional Description of Work Under Permit attached)				
Reason for Extension Request	PV2022-0283 Solar • S2022-0008 Pool				
	(Attach Supporting Documents as Needed)				
	Contractor (Harrison Building) failed to complete the work, abandoned the Project and filed for bankruptcy. We filed a Complaint with the CSLB and are cooperating with their ongoing investigation. We are actively procuring a replacement Contractor to complete the Project. (Please see Supporting Documents attached)				
<b>I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.</b>					
Petitioner's Signature:		Relationship to Property Owner:		Date:	
		Property Owner		01 / 17 / 2025	
<b>FOR STAFF USE ONLY</b>					
Department Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied					
Conditions of Approval or Comments:	TOTAL 365 DAYS EXTENSION GRANTED PERMITS SHALL EXPIRE ON 03/02/2026 UNLESS ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICE				
	BY HEARING OFFICE				
Building Inspector Reviewed:	Name:	Signature:		Date:	
	Jaime Molina			2 14 25	
Building Official Approval:	Name:	Signature:		Date:	
	TONGE THAI			2 11 25	

ANU / BHARTI VIJ  
 20392 SW CYPRESS STREET  
 NEWPORT BEACH, CA 92660

PROJECT HISTORY / CHRONOLOGICAL OVERVIEW	1 DATE
HARRISON BUILDING INC. - AGREEMENT	04/10/2021
HARRISON BUILDING INC. - PLAN CHECK 0816-2021 APPROVAL	__/__/2022
PLAN CHECK 0067-2022 APPROVAL	__/__/2022
HARRISON BUILDING INC. - PERMIT ISSUANCE: DETACHED POOL HOUSE	03/02/2022
POOL/SPA	03/23/2022
BELMONT ENERGY: PLUMBING	10/28/2022
SOLAR PV	10/28/2022
HARRISON BUILDING INC. - COMMENCEMENT OF WORK	03/03/2022
HARRISON BUILDING INC. - ACTIVE / INTERMITTENT WORK MISCELLANEOUS INSPECTIONS	...
STRUCTURAL REVISION - DELTA 1 PLAN CHECK REV2023-1369 APPROVAL	07/18/2023
HARRISON BUILDING INC. - ROOF FRAMING, SHEATHING INSPECTION	08/15/2023
SHEAR & HOLD DOWNS INSPECTION	08/17/2023
HARRISON BUILDING INC. - INACTIVE / NO WORK	...
ANU / BHARTI VIJ - FILED CSLB COMPLAINT / FAILURE TO PERFORM	11/__/2023
HARRISON BUILDING INC. - RETURN TO WORK / LOW PRODUCTIVITY	01/__/2024
HARRISON BUILDING INC. - INACTIVE / NO WORK	...
HARRISON BUILDING INC. - FILED BANKRUPTCY	04/17/2024
HARRISON BUILDING INC. - NOTICE OF BANKRUPTCY	05/03/2024
HARRISON BUILDING INC. - ABANDON PROJECT	05/03/2024
ANU / BHARTI VIJ - PERMIT REISSUANCE: DETACHED POOL HOUSE	02/13/2024
POOL/SPA	09/05/2024
PLUMBING	09/05/2024
SOLAR PV	09/05/2024

1 on or about

**RECEIPT (REC-009718-2024)  
FOR CITY OF NEWPORT BEACH**



**BILLING CONTACT**

ANU VIJ  
ANU VIJ  
20392 SW CYPRESS ST  
NEWPORT BEACH, CA 92660

Payment Date: 09/05/2024

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
P2022-0248	Permit Relssuance Fee – 50%	Fee Payment	Check #5151	\$4.00
20392 CYPRESS ST NEWPORT BEACH, CA			<b>SUB TOTAL</b>	<b>\$4.00</b>
PV2022-0283	Permit Relssuance Fee – 50%	Fee Payment	Check #5151	\$120.00
20392 CYPRESS ST NEWPORT BEACH, CA			<b>SUB TOTAL</b>	<b>\$120.00</b>
S2022-0008	Permit Relssuance Fee – 50%	Fee Payment	Check #5151	\$338.50
20392 CYPRESS ST NEWPORT BEACH, CA 92660			<b>SUB TOTAL</b>	<b>\$338.50</b>
XR2024-0352	Building Permit Fee - Valuation	Fee Payment	Check #5151	\$1,036.00
	Electrical Permit Fee - R	Fee Payment	Check #5151	\$71.57
	Mechanical Permit Fee - R	Fee Payment	Check #5151	\$40.90
	Plumbing Permit Fee	Fee Payment	Check #5151	\$92.02
20392 CYPRESS ST NEWPORT BEACH, CA 92660			<b>SUB TOTAL</b>	<b>\$1,240.49</b>
<b>TOTAL</b>				<b>\$1,702.99</b>