

CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

March 20, 2025 Agenda Item No. 2

SUBJECT:	Three-Year Construction Time Limit Extension in Accordance with Newport Beach Municipal Code (NBMC) 15.02.095 (Addition of Sections 105.3.3, 105.3.4 and 105.3.5), Section 105.3.4, Item 2
PERMITS:	XR2024-0878, XR2023-0687, XR2023-2450, X2020-1573
SITE LOCATION:	21 Cherbourg
APPLICANT:	Hootan Ataian
PROPERTY OWNER:	Hootan Ataian
BUILDING INSPECTOR:	Richard LeBare, Sr. Building Inspector
PREPARED BY:	Tonee Thai, Chief Building Official - 949-718-1867, <u>tthai@newportbeachca.gov</u>

PROJECT SUMMARY

INTERIOR REMODEL OF 2,605 SF & ADDITION OF 634 SF.

ADD 275 S.F. LIVING AREA.

NEW ROOF OVER LIVING ROOM, DINING ROOM, FAMILY ROOM, AND REDUCE SIZE OF DECK TO 746 SF. ADD 72 S.F. OF LIVING AREA.

THIS IS A SECOND HEARING REQUEST FOR ADDITIONAL EXTENSION. APPLICANT REQUESTED 2 YEARS WHICH EXCEEDS THE MAXIMUM 180 DAYS PERMITTED PER NBMC 15.02.095.

FIRST HEARING WAS CONDUCTED ON NOVEMBER 21, 2024.

BUILDING PERMIT HISTORY

This project first started with Permit X2020-1573 issued on September 15, 2020, with subsequent permits that has since expired. Currently, only referenced permits above are subject to Newport Beach Municipal Code 15.02.095 with initial three-year construction limit expiration date of September 15, 2023.

Permit XR2023-2450 replaces expired permit X2020-1573 which was issued on September 1, 2023.

Permit XR2023-0687 is a supplement permit to X2020-1573 to document added scope of work for addition of 275 sf.

Permit XR2024-0878 is a supplement permit to X2020-1573 to document added scope of work for new roof over living room, dining room, family room, reduce size of deck to 746 sf. and add 72 sf. of living area.

The first inspection was on March 22, 2021, for Footing and Foundation inspection.

Please refer to staff report of the hearing conducted on November 21, 2024, for permit inspection history prior to April 15, 2024 (Attachment 2).

The last inspection was on February 27, 2025, for Other - Building inspection, as of date of this staff report.

Please refer to Attachment 1 for detailed permit history since last hearing on November 21, 2024.

PREVIOUS EXTENSION

The chief building official granted an extension for a three-year construction time limit on October 4, 2023, with expiration date of September 14, 2024. (Attachment 3, Part of 1st Hearing staff report).

Hearing officer granted maximum 180 days extension with expiration date of March 13, 2025, based on public hearing conducted on November 21, 2024. (Attachment 2)

RECOMMENDATION

- 1) Conduct a public hearing;
- 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

21 CHERBOURG - XR2024-0878 Administrative Hearing, March 20, 2025 Page 3

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

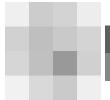
Notice of this hearing was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant, and posted on the subject property at least 10 days before the scheduled meeting, consistent 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 after April 15, 2024 Attachment No. 2 – 1^{st} Public Hearing Order Attachment No. 3 – 1^{st} Public Hearing Staff Report

Attachment No. 1

Building Inspection History after April 15, 2024



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Permit Type:	Plan C eck	Application Date:	07/07/2020	wner:	MARK GERARD OBRIEN TRUST
Work Class:	Addition/Alteration	Issue Date:	09/14/2020	Parcel	936 460 56
Status:	Approved	Expiration Date:	01/04/2021	Address:	21 CHERBOURG
IVR Number:	126946				NEWPORT BEACH, CA

Scheduled Date	Actual Start Date	Inspection ype	Inspection No.	Inspection Status	Primary Inspector	Reinspection equired?	Complete
Inspection L	ocation: 21 C	HERBOU G					
Permit: REV	20-1509						
10/02/2020	10/02/2020	Legacy Inspection	REV20-1509-A002 746074	Correction	Chelsea Crager	No	Complete
10/19/2020	10/19/2020	Legacy Inspection	REV20-1509-A002 752394	Correction	Stefan Chiose	No	Complete
Permit: X202	0-1573						
03/22/2021	03/22/2021	Footings and Foundation	X2020-1573-A0028 09770	Not Ready for Inspection		No	Complete
10/19/2021	10/19/2021	Other - MISC	X2020-1573-A0028 97894	Approved		No	Complete
12/15/2021	12/15/2021	Other - MISC	X2020-1573-A0029 21601	Approved		No	Complete
Permit: X202	2-0743						
06/01/2022	06/01/2022	Footings and Foundation	X2022-0743-A0029 92042	Partial Pass		No	Incomplete
Permit: XR2	023-0687						
01/02/2025	01/02/2025	Footings and Foundation	iBLD-050448-2024	Partial Pass	Charles Wilson	Yes	Incomplete
Permit: XR2)23-2450						
	01/05/2024	Water Quality BMP's	iWQ-000768-2024	Approved	Jonathan Munoz	No	Complete
11/03/2023	11/03/2023	Footings and Foundation	iBLD-042585-2023	Cancelled	Rick La Bare	Yes	Complete
11/16/2023	11/15/2023	Water Quality BMP's	iWQ-044714-2023	Requested	Jonathan Munoz	No	Complete
11/29/2023	11/29/2023	Soil Pipe	iBLD-046401-2023	Approved	Rick La Bare	No	Complete
12/07/2023	12/07/2023	Slab on Deck	iBLD-047336-2023	Correction	Rick La Bare	Yes	Complete
12/12/2023	12/12/2023	Slab on Deck	iBLD-047998-2023	Cancelled	Rick La Bare	Yes	Complete
			Reinspection of iBL	D-047336-2023			
01/10/2024	01/10/2024	Footings and Foundation	iBLD-001039-2024	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBL	D-042585-2023			
	01/10/2024	Slab on Deck	iBLD-001038-2024	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBL	D-047998-2023			
01/11/2024	01/11/2024	Footings and Foundation	iBLD-001665-2024	Approved	Rick La Bare	No	Complete
			Reinspection of iBL				
04/04/2024	04/04/2024	Erection Pads	iBLD-012939-2024	Correction	Rick La Bare	Yes	Complete
04/08/2024	04/08/2024	Erection Pads	iBLD-013155-2024 Reinspection of iBL	Correction D-012939-2024	Rick La Bare	Yes	Complete
							5

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(1212-2020)

Permit Type:	Plan Check	Application Date:	7/07/2 20	wner:	MARK GERARD OBRIEN TRUST
Work Class:	Addition/Alteration	Issue Date:	09/14/2 20	Parcel	936 460 56
Status:	Approved	Expiration Date:	01/04/2 21	Address:	21 CHERBOURG
IVR Number:	126946				NEWPORT BEACH, CA

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
04/15/2024	04/15/2024	Floor Framing & Sheathing	iBLD-014185-2024	Correction	Rick La Bare	Yes	Complete
04/16/2024	04/16/2024	Other - Building	iBLD-014531-2024	Partial Pass	Rick La Bare	Yes	Incomplete
01/02/2025	01/02/2025	Erection Pads	iBLD-050447-2024 Reinspection of iBLE	Cancelled 0-013155-2024	Charles Wilson	Yes	Complete
01/27/2025	01/27/2025	Floor Framing & Sheathing	iBLD-003041-2025 Reinspection of iBLE	Not Ready for Inspection D-014185-2024	Rick La Bare	Yes	Complete
	01/27/2025	Shear and Hold Downs	iBLD-003287-2025	Correction	Rick La Bare	Yes	Complete
01/28/2025	01/28/2025	Shear and Hold Downs	iBLD-003297-2025	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	0-003287-2025			
01/29/2025	01/29/2025	Shear and Hold Downs	iBLD-003740-2025	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBL	0-003297-2025			
02/03/2025	02/03/2025	Floor Framing & Sheathing	iBLD-004129-2025	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBL	0-003041-2025			
	02/03/2025	Insulation/Densglass	iBLD-004130-2025	Correction	Rick La Bare	Yes	Complete
	02/03/2025	Other - Building	iBLD-0043 9-2025	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBLE	0-014531-2024			
02/05/2025	02/05/2025	Floor Framing & Sheathing	iBLD-004594-2025	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBLE	0-004129-2025			
02/07/2025	02/07/2025	Floor Framing & Sheathing	iBLD-004790-2025	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-004594-2025				
02/19/2025	02/19/2025	Drywall Fire Caulk	iBLD-006075-2025	Correction	Rick La Bare	Yes	Complete
02/27/2025	02/27/2025	Erection Pads	iBLD-007066-2025 Reinspection of iBLI	Cancelled 0-050447-2024	Rick La Bare	Yes	Complete
	02/27/2025	Other - Building	iBLD-007292-2025 Reinspection of iBLI	Correction 0-004309-2025	Rick La Bare	Yes	Complete



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

JAN 29 2003

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

NEW	CITY OF
- TAL	ORT BEACH

Structural Observation Report

Project Address:	Report Date: 1/13/25	CNB Inspector Name:	CNB Permit #:
21 CHERBO() R.Q /		RICK LA BACE	XIZ 2023
Building Owner Name: HOTAN ATAIN	Owner's Mailing Address (if different from site);	Owner's Telephone #: 310-529-6009	CNB Plan Check #: XIR 2023 24.50
Full Name of Structural Observer (SO):	SO E-mail Address:	SO Telephone #:	SO License / Reg. #:
	A-MIRD ASIA-EDS&COM	(212) 974-4533	C23 969

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab	Concrete	Steel		G.B. DEPTHAWIDTH	1-13-25
 Mat Foundation, Prestressed Concrete 	Masonry	Concrete	Steel Deck	G.B. REPORCASPER	1-13-25
 Caissons, Piles, Grade Beams 	Wood or Manuf. Shear Panels	Masonry	□ Wood	2+16 EX SIDE TE B	1-13-75
Other: GRADIE BM	□ Other:	□ Other:	D Other:	OK	
	ABOVE ARE APPROVE	ED AND WITHOUT	DEFICIENCIES.	AUV FTG \$ 94,003, R	EBAILS
	IENCIES AND COMME	INTS:		ASPECT PLANC	3X - 1/13/2
M		= 10.0	И		
	NO DEFIC	IENCIES			
				□ REPORT CONTINUED ON AT	TACHED PAGES.
FINAL STRUCTUR	AL OBSERVATION RE	PORT:	1. 1		
The structure general	ly complies with the a	pproved construction	on documents, and all o	observed deficiencies were cor	rected.
I declare that the follow	ring statements are true	to the heat of my kny	wiedze:		
i deciale that the follow	ing statements are true	to the best of my kno	owiedge.	EU ARO	2
1. I am the licensed	d design professional r	etained by the own	er to be in responsible	Cher	102
	ctural observation;				2.65
			ated above and is under		
			isits at each significant conformance with the	1 2 3	- 11
approved construct		dotare is in genera	Comonnance with the	6.202	9
			ust be corrected, prior to		42 O U
	of the structural system	ns by the City of N	ewport Beach, Building		5 A 1
Division.	10 1 1	1 1		ALC: NOT	1
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	munot	open	11127	STAMP OF STRUCTURAL	OBSERVER
SIGNATURE OF STRUC	TURAL OBSERVER OF RE	ECORD	DATE	Shim St Shidolotte	

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

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

Forms/StructuralObservationReport&Instructions



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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 www.newportbeachca.gov | (949) 644-3200

SPECIAL INSPECTION REPORT

Project	Address: 31 Cherbourg
	Number: XR 2093-0684, XR2093-2450
	tion Type (s): EPOX
	tion Date (s): 13-13-24 () Periodic (MContinuous
	Describe Inspection, Including Location(s):
0	beryvel the placementor SHY steel
de	ewills in the analkist in concrete foridat
41	1 The limbe for new addition at rea
0	F The house f
5	100F 504 E POLY SET-36 - 15K18535 EN HO.
	List Tests Made:
	Total Inspection Time Each Day:
Date:	
Hours:	
	List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
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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: Date: 30-0 12-Newport Beach Registration No.: Print Full Name: 1 5 14 10000

SpecialInspectionReport 8-24-15

DAILY FIELD REPORT

Client: +100tay	Client Rep:	Week Day: Thu	13 Date: 414/24
Field Tech:	Field Engineer:	Proj Name:	Proj No: 223300-1
Start:Stop: _	Start:Stop:	Regular Hrs:Over	Time:Mileage:
	21 Cherbourg	Equipment Used:	

		COMPACT	tion test res	SULTS			
Test No.	Test Date	Test Location	Ele. or Depth(ft)	Moist (%)	Dry Dens.	Max Dens.	Relative Compact(%)
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All inspections based upon 4hrs. minimum

Remarks:

nch 1101 Or 11H SSION 91 NO. C-37818 xp: 03/81/25 Approve P.A. & ASSOCIATES, INC. Soil Engineering · Material Testing ØF Geology - Environmental Services CALIFORNIA: 30 Edelman, Irvine, CA 92618 • Tel. 949-679-7474 Fax 949-679-7575 9 Website: www.paassociates.com · E-mail: info@paassociates.com

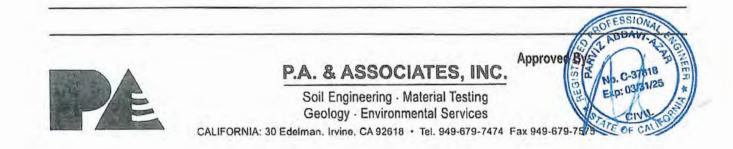
DAILY FIELD REPORT

Client: Ataras	Client Rep: Avma	ndo Week Day: Mon	day Date: 1/6/25
	Field Engineer:		Proj No: 223300-4
Start:Stop:	Start:Stop:	Regular Hrs:Over	Time:Mileage:
	21 Cherbourg Newport Beach, CA	1 1	Y

		COMPAG	CTION TEST RES	BULTS			
Test No.	Test Date	Test Location	Ele. or Depth(ft)	Moist (%)	Dry Dens.	Max Dens.	Relative Compact(%)
				1			
			-				

All inspections based upon 4hrs, minimum

Site	Visited	to	nspe	at go	ade bea	m ex	cquation	an o	017
ed in	to con	mpete	n+	mater	ial for	+he	inter	rded	use.
lose	mater	iel	or	debris	Should	be	remon	red	prior
1	ed in cose	est (near) ed into con lose mater	est (rear) side ed into compete lose material	est (near) side of us into competent lose material or	est (near) side of house. ed into competent mater lose material or debris	ast (near) side of house. Grade ed into competent material for lose material or debris should	ast (rear) side of house. Grade beam ed into competent material for the lose material or debris should be	ast (near) side of house. Grade beam has ed into competent material for the inter lose material or debris should be remon	Site visited to inspect grade beam excavation or ast (near) side of house. Grade beam has been ad into competent material for the intended lose material or debris should be removed poncrete placement.



Attachment No. 2

1st Public Hearing Order

1	BEFORE THE							
2	ADMINISTRATIVE HEARING OFFICER							
3	FOR THE							
4	CITY OF NEWPORT BEACH, CALIFORNIA							
5								
6 7	PUBLIC HEARING RE EXTENTION OF THREE YEAR CONTRUCTION TIME LIMIT—21 Cherbourg - XR2024-0878,FINDINGS OF FACT AND STATEMENT OF DECISION OF THE 							
8	XR2023-0687, XR2023-2450 OFFICER							
9	APPLICANT : Hootan Ataian Hearing Officer: Jeffrey B. Love, Esq. Date: November 21, 2024 Time: 9:00a.m.							
10	AFFLICANT. Hootan Atalan Time. 9.00a.m.							
11								
12								
13 14								
14	1. This matter involves a public hearing regarding the hearing officer application of a three							
16	year construction time limit extension relating to the property located at 21 Cherbourg,							
10	Newport Beach, Permit Numbers XR2024-0878, XR2023-0687, XR2023-2450							
18	in accordance with Newport Beach Municipal Code (NBMC) Section 15.02.095							
10	(Addition of Sections 105.3.3, 105.3.4 and 105.3.5), Section 105.3.4, Item 2							
	2. Administrative Hearing Officer Jeffrey B. Love, Esq., ("Hearing Officer"), sitting as the							
20	Hearing Officer under NBMC Section 15.02.095 (Addition of Sections 105.3.3, 105.3.4							
21	and 105.3.5) heard this matter on the date and time noted above (the "Hearing"). The							
22	Hearing Officer is a licensed attorney in the State of California and serves as Hearing							
23	Officer under contract with the City.							
24	3. City is a charter city and municipal corporation existing under the laws of the State of							
25 26	California.							
26 27	4. The City was represented at the Hearing by Principal Building Inspector, Steven Lane							
27 28	and Chief Building Official, Tonee Thai.							
20	1							
	FINDINGS OF FACT AND STATEMENT OF DECISION AFTER HEARING							

5. The Applicant was represented by Hootan Ataian.

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- 6. The following Findings of Fact, Conclusions of Law, and Decision and Order are based on the evidence presented during the Hearing.
- 7. The Hearing was recorded by digital audio recorder which is on file with the City.
- 8. The Hearing Officer considered the testimony of all witnesses at the Hearing and all documents presented at the Hearing. The mere fact that a witness' testimony or document may not be specifically referred to below does not and shall not be construed to mean that said testimony or document was not considered.

ISSUES

9. Pursuant to NBMC 15.02.095 (Addition of Sections 105.3.3, 105.3.4 and 105.3.5), Section 105.3.4, Item 2, the issue to be determined by the Hearing Officer is whether to grant up to a 180-calendar day construction extension, per application for extension, of the existing building permit.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

 This matter is before the Hearing Officer consistent with Chapter(s) 1.05 of the NBMC.
 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).

12. The Hearing Officer only considered evidence and testimony, presented by the applicant or any other interested person, relevant to whether: (i) special circumstances warrant an extension of time; (ii) the failure to meet the time limit was caused by circumstances beyond the property owner's, applicant's or their contractor's control; and (iii) any approval should contain conditions to ensure timely completion of the project in a manner that limits impacts on surrounding property owners. Any documents submitted by City staff constituted prima facie evidence of the respective facts contained in those documents.

- 13. The Hearing Officer finds that 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.
- 14. The Hearing Officer finds that there does exist special circumstances that warrant an extension of time to complete construction and that the failure to meet the time limit was caused by circumstances beyond the property owner's, applicant's or their contractor's control. In this finding, Hearing Officer has considered whether conditions are necessary to ensure timely completion of the project in a manner that limits impacts on surrounding property owners.

DECISION AND ORDER

- 15. With the findings above, the applicant is granted a 180 day building permit extension to run from the expiration date of the current building permit.
- 16. Under NBMC Section 105.3.4(4)(c) this decision is final. Any person aggrieved by this administrative decision may obtain review by filing a petition with the Orange County Superior Court in accordance with the timelines and provisions as set forth in California Government Code Section 53069.4. There may be other time limits which also affect your ability to seek judicial review.

Dated: December 1, 2024

Administrative Hearing Officer

Attachment No. 3

1st Public Hearing Staff Report



CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

November 21, 2024 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:	XR2024-0878, XR2023-0687, XR2023-2450
SITE LOCATION:	21 Cherbourg
APPLICANT:	Hootan Ataian
PROPERTY OWNER:	Hootan Ataian
BUILDING INSPECTOR:	Richard LeBare, Sr. Building Inspector
PREPARED BY:	Tonee Thai, Chief Building Official - 949-718-1867, <u>tthai@newportbeachca.gov</u>

PROJECT SUMMARY

INTERIOR REMODEL OF 2,605 SF & ADDITION OF 634 SF.

ADD 275 S.F. LIVING AREA.

NEW ROOF OVER LIVING ROOM, DINING ROOM, FAMILY ROOM, AND REDUCE SIZE OF DECK TO 746 SF. ADD 72 S.F. OF LIVING AREA.

BUILDING PERMIT HISTORY

This project first started with Permit X2020-1573 issued on September 15, 2020, with subsequent permits that have since expired. Currently, only referenced permits above are subject to Newport Beach Municipal Code 15.02.095 with initial three-year construction limit expiration date of September 15, 2023.

Permit XR2023-2450 replaces expired permit X2020-1573 which was issued on September 1, 2023.

Permit XR2023-0687 is a supplement permit to X2020-1573 to document added scope of work for addition of 275 sf.

Permit XR2024-0878 is a supplement permit to X2020-1573 to document added scope of work for new roof over living room, dining room, family room, reduce size of deck to 746 sf. and add 72 sf. of living area.

The first inspection was on March 22, 2021, for Footing and Foundation inspection.

The last inspection was on April 15, 2024, for Floor Framing and Sheathing inspection.

Please refer to Attachment 1 for detailed permit history.

Notice of pending Three-Year Construction Limit expiration were sent on April 4, 2024, informing applicant of hearing application requirement.

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 October 4, 2023, with expiration date of September 14, 2024. (Attachment 3)

RECOMMENDATION

- 1) Conduct a public hearing;
- 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 (1212-2020) FOR CITY OF NEWPORT BEACH

Permit Type:	Plan Check	Application Date:	07/07/2020	Owner:	MARK GERARD OBRIEN TRUST
Work Class:	Addition/Alteration	Issue Date:	09/14/2020	Parcel	936 460 56
Status:	Approved	Expiration Date:	01/04/2021	Address:	21 CHERBOURG
IVR Number:	126946				NEWPORT BEACH, CA

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Inspection L	ocation: 21 Cl	HERBOURG					
Permit: REV2	20-1509						
10/02/2020	10/02/2020	Legacy Inspection	REV20-1509-A002 746074	Correction	Chelsea Crager	No	Complete
10/19/2020	10/19/2020	Legacy Inspection	REV20-1509-A002 752394	Correction	Stefan Chiose	No	Complete
Permit: X202	0-1573						
03/22/2021	03/22/2021	Footings and Foundation	X2020-1573-A0028 09770	Not Ready for Inspection		No	Complete
10/19/2021	10/19/2021	Other - MISC	X2020-1573-A0028 97894	Approved		No	Complete
12/15/2021	12/15/2021	Other - MISC	X2020-1573-A0029 21601	Approved		No	Complete
Permit: X202	2-0743						
06/01/2022	06/01/2022	Footings and Foundation	X2022-0743-A0029 92042	Partial Pass		No	Incomplete
Permit: XR20	23-2450						
	01/05/2024	Water Quality BMP's	iWQ-000768-2024	Approved	Jonathan Munoz	No	Complete
11/03/2023	11/03/2023	Footings and Foundation	iBLD-042585-2023	Cancelled	Rick La Bare	Yes	Complete
11/16/2023	11/15/2023	Water Quality BMP's	iWQ-044714-2023	Requested	Jonathan Munoz	No	Complete
11/29/2023	11/29/2023	Soil Pipe	iBLD-046401-2023	Approved	Rick La Bare	No	Complete
12/07/2023	12/07/2023	Slab on Deck	iBLD-047336-2023	Correction	Rick La Bare	Yes	Complete
12/12/2023	12/12/2023	Slab on Deck	iBLD-047998-2023	Cancelled	Rick La Bare	Yes	Complete
			Reinspection of iBL	D-047336-2023			
01/10/2024	01/10/2024	Footings and Foundation	iBLD-001039-2024	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBL	D-042585-2023			
	01/10/2024	Slab on Deck	iBLD-001038-2024	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBL	D-047998-2023			
01/11/2024	01/11/2024	Footings and Foundation	iBLD-001665-2024	Approved	Rick La Bare	No	Complete
04/04/0004	04/04/0004		Reinspection of iBL			N	Quantata
04/04/2024	04/04/2024	Erection Pads	iBLD-012939-2024	Correction	Rick La Bare	Yes	Complete
04/08/2024	04/08/2024	Erection Pads	iBLD-013155-2024 Reinspection of iBL	Correction D-012939-2024	Rick La Bare	Yes	Complete
04/15/2024	04/15/2024	Floor Framing & Sheathing	iBLD-014185-2024	Correction	Rick La Bare	Yes	Complete
04/16/2024	04/16/2024	Other - Building	iBLD-014531-2024	Partial Pass	Rick La Bare	Yes	Incomplete



BY A BUILDING INSPECTOR

YOU MUST APPLY FOR A PERMIT AT THE CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT WITHIN 48 HOURS

INVESTIGATIONAL FEES WILL BE CHARGED FOR WORK STARTED WITHOUT A PERMIT

CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 CIVIC CENTER DRIVE, NEWPORT BEACH, CA 92660 (Permit Center is located in Bay C) PHONE: 949 644-3200

PERMIT(S) REQUIRE	D FOR WORK IN PROGRESS:					
NO BUILDING PERMIT	BUILDING VIOLATION OBSERVED					
NO ELECTRICAL PERMIT	ELECTRICAL VIOLATION OBSERVED					
	PLUMBING VIOLATION OBSERVED					
NO MECHANICAL PERMIT	CONSTRUCTION VIOLATION OBSERVED					
NO POOL PERMIT						
	Expired Permit					
STOP WO	ORK ORDER STUB					
Address: 21 Char bavege Date: 9/20/24 Time:AM /2_PM Inspector:ABA729 Scope of Work Requiring a Permit: No VAD: D Premet for Site						
NO WORK to	Continue UNARL					
Pormit 19	3 VALID					
Diana Paguirad 2 /10" y	20 24" minimum size): 与YES □NO					
Fians Requireu: (10 X						



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 .



INSPECTOR

COMB Permit : XR2023-2450

Plan Check No: 1212-2020 Issued Date : 09/01/2023 Final Date: Permit Status: Issued Inspection Area: 6

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

and the second	
Job Address : 21 CHERBOURG Legal Desc : N TR 9858 BLK LOT 6 UN 47 TR 9858 LOT 6 UNIT 47 OF Description : **RENEW EXPIRED PERMIT X2022-0743 & CHANGE CONTRACTOR** MER INTERIOR REMODEL 2605 SF & ADDITION 634 SF *STOP WORK	* 120-2049
Owner : MARK GERARD OBRIEN TRUST Contractor : PRESTICE DESIGN CENTER Architect : HEFNER CHARLES Address : 12 GENEVE Address : 12 GENEVE 6320 VAN NUYS BLVD #2 NEWPORT BEACH, CA 92660 Address : 1539 W EMBASSY ST Address : 6320 VAN NUYS BLVD #2	25 VAN NUYS,
NEWPORT BEACH, CA 92000 Phone: (818) 769-4444 Phone: (818) 769-4444 Con State Lic : 993531 Lic Expire : 06/30/2024	
Applicant : ALI ZONOUZ Address : 15560 Rockfield Boulevard, 212 15560 Rockfield Bus Lic Expire : 09/30/2023 Boulevard Invine CA 92618	
Phone: (747) 265-0079 Workers' Compensation Insurance Carrier: TRANSVERSE INSURANCE COMPANY	
Owner/Builder : Address : Policy No WC000000511 W. C. Expire : 7/20/2024 Phone :	
Phone :	
Code Edition :2019Fire Sprinklers :NOConstruction Valuation :Type of Construction :V-BFire Hazard Zone :NOAdded/New/Ti sq. ft. Bldg :634Occupancy Groups :U,R-3No of Units :2Added/New sq. ft. Garage :0Bldg Height :No of Storles :1634	
Building Setbacks : Flood Zone : X Use Zone : PC - Harbor View Hills	90 100 0
PROCESSED BY:	9 7000
SPECIAL CONDITIONS:	
ວ່ວ ວ່ວ ວ່ວ ວ່ວ ວ່ວ ວ່ວ ວ່ວ ວ່ວ ວ່ວ ວ່ວ	21 6

OWNER-BUILDER DECLARATION

OTTILL() MOTEOL	and a per per at per t t t t	11011		
(Section 7031.5, Busine the permit to file a sign Professions Code) or the not more than five hund	ess and Profess ed statement the hat he or she is dred dollars (\$50	ions Code: Ar at he or she is exempt from I 00)	ny city or county that requires a permit to construct, alle licensed pursuant to the provisions of the Contractors censure and the basis for the alleged exemption. Any v	reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) r, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and iolation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of
Business and Professio	ons Code: The C intended or offer	Contractors' S	ate License Law does not apply to an owner of property	(_) portions of the work, and the structure is not intended or offered for sale (Section 7044, y who, through employees' or personal effort, builds or improves the property, provided that the ne year of completion, the Owner-Builder will have the burden of proving that it was not built or
1	,	lusively contra	cling 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 pr	operty who build	ls or improves	thereon, and who contracts for the projects with a licer	sed Contractor pursuant to the Contractors' State License Law).
Personal Contraction of the International Contractional Contractionactional			s' State License Law for the following reason:	
By my signature below sell a structure that I ha	I acknowledge t ave built as an o	hat, except fo wner-builder i	r my personal residence in which I must have resided for it has not been constructed in its entirety by licensed of	or at least one year prior to completion of the improvements covered by this permit, I cannot legally contractors. I understand that a copy of the applicable law, Section 7044 of the Business and
			is application is submitted or at the following Web site:	
Signature of Property C				Date
LICENSED CONTRA				Section 7000) of Division 3 of the Business and Profession's Code and my license is in full force
and effect. License Cl	lass	mai i annice	License No 019 2 FO 1	_ Date _ 7 _ 1 - 2 + 2 3 Contractor Signature _ / / / /
WORKERS' COMPE	ENSATION DE	CI ARATIO	413531	
WARNING: FAILURE TO SEC	URE WORKERS' CO	OMPENSATION C		CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE
l hereby affirm under po	enalty of perjury	ane of the fol	owing declarations:	
I have and will ma	intain a certifica	ate of consen	t to self-insure for workers' compensation, issued by ad. Policy No.	the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the
maning		•		
insurance carrier and p	olicy number are	э:		Code, for the performance of the work for which this permit is issued. My workers' compensation
			Policy Number	
Name of Agent				Phone #
lhat, if I should become	e subject to the w	ne work for wh	ich this permit is issued. I shall not employ any person ensation provisions of Section 3700 of the Labor Code,	
Signature of Applicant				Date 9/1/2263
DECLARATION REGA I hereby affirm under pe Lender's Name	enalty of perjury	that there is a	construction lending agency for the performance of the	e work for which this permit is issued (Section 3097, Civil Code).
By my signature below,	I certify to each	of the followi	Lender's Address	
			te property owner's behalf.	
I have read this app	plication and the	information I	have provided is correct.	
			nty ordinances and state laws relating to building const	
			o enter the above-identified property for inspection purp	Doses. Owner's or Authorized Agent's Name HOULAN ATATAN Date 9/1/20 2
Signature of Property C	Owner or Authori	zed Agent	Print Property	Owner's or Authorized Agent's Name HOULT REAL AND Date 5/1/201
ACTION	DATE	BY	DÉCLARATION OF COMPLIANCE WITH CODE OF FEDERAL	FOR OFFICE USE ONLY
			REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE	
			1403	
PERMIT EXPIRED			LISUBMITTED ASBESTOS NOTIFICATION TO	
PERMIT CANCELLED				
PERMIT EXTENDED				
PERMIT FINAL			Basestos Notification is NOT APPLICABLE TO	
CERTIFICATE OF	1		PROPOSED DEMOLITION	
ΟCCUPANCY ISSUED			SIGNATURE	
			1000 -	22

F

08/31/2023

23

Apotech

Permit transfer request

Attn: City of Newport Beach – Building Division Permit# : X2022-0743

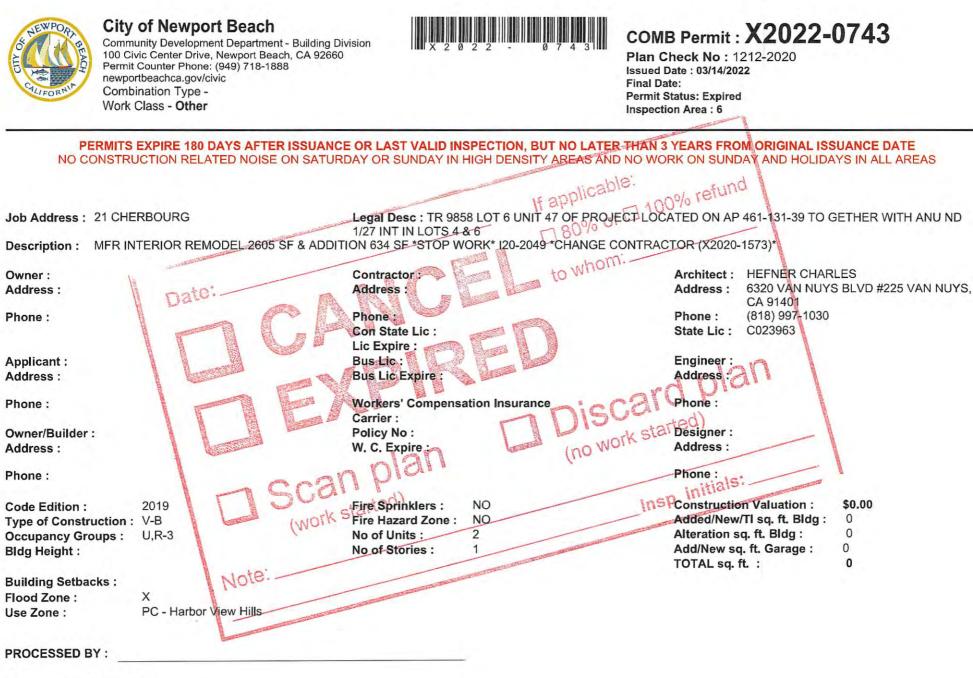
I, Vincent Paglia, hereby request the permit X2022-0743 for the property located on 21 Cherbourg, Newport Beach to be transferred over to Pacific Stone Construction.

Vincent Paglia

Vincent Paglia President Protech Construction

08/31/2023

Date



SPECIAL CONDITIONS:

OWNER-BUILDER					
I hereby affirm under (Section 7031.5, Busines the permit to file a signed Professions Code) or that not more than five hundre	penalty of perj ss and Professi d statement that the or she is e ed dollars (S50	iony that I am ex ions Code: Any at he or she is li exempt from lice 10).	r city or county that requires a permit to construct, a icensed pursuant to the provisions of the Contractor sensure and the basis for the alleged exemption. An	the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) itter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for rs' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business a y violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty	and
1, as owner of the pro Business and Profession	operty, or my el ls Code: The C	mployees with v contractors' Stat	te License Law does not apply to an owner of prope	or (_) portions of the work, and the structure is not intended or offered for sale (Section 7044, erty who, through employees' or personal effort, builds or improves the property, provided that the i one year of completion, the Owner-Builder will have the burden of proving that it was not built or	ê
improved for the purpose	e of sale).				
L as owner of the pro	operty, am excl	lusively contrac s or improves th	ting with licensed Contractors to construct the proj- hereon, and who contracts for the projects with a like	ect (Section 7044, Business and Professions Code: The Contractors' State License Law does not censed Contractor pursuant to the Contractors' State License Law).	۶t
I are exempt from lice	oneuro under t	the Contractore	State License Law for the following reason:		
By my signature below I a sell a structure that I have	acknowledge t e built as an o	that, except for r wner-builder if il	my personal residence in which I must have residen it has not been constructed in its entirety by license	d for at least one year prior to completion of the improvements covered by this permit, I cannot lead contractors. I understand that a copy of the applicable law, Section 7044 of the Business and the transformer brains.	egaily
			s application is submitted or at the following Web sit	te:http://www.leginfo.ca.gov/calaw.html. Date	
Signature of Property Ow LICENSED CONTRAC					
l been affirm under pen	ally of netitury	that I am liceos	sed under provisions of Chapter 9 (commencing will License No	th Section 7000) of Division 3 of the Business and Professions Code, and my license is in full forc	ce
WORKERS' COMPEN				······	
WARNING- FAILURE TO SECUR	RE WORKERS' CO	OMPENSATION CON	VERAGE 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, DA	AMAGES AS PROV	IDED FOR IN SECT	TION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S	FEES.	
l hereby affirm under pen					
I have and will main performance of the work				by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, fo	or the
5E"				or Code, for the performance of the work for which this permit is issued. My workers' compens.	sation
insurance carrier and poli	licy number are	e:		· · · · · · · · · · · · · · · · · · ·	
Carrier			Policy Number	Expiration Date	
Name of Agent					
I certify that, in the per	nformance of th	he work for white vorkers' compe	ch this pennit is issued, I shall not employ any pers ensation provisions of Section 3700 of the Labor Co	on in any manner so as to become subject to the workers' compensation laws of California, and a	agrei
		· *		Date	_
Signature of Applicant DECLARATION REGAR	DING CONST	RUCTION LEN	DING AGENCY		
l hereby affirm under pen Lender's Name	naity of perjury	that there is a d	construction lending agency for the performance of Lender's Address	the work for which this permit is issued (Section 3097, Civil Code).	
By my signature below, I	certify to each	t of the following	g:		
I am the property ow	mer or authoriz	zed to act on the	e property owner's behalf.	:	
i have read this appli	lication and the	e information I h	nave provided is correct.		
I agree to comply wit	th all applicable	le city and count	ity ordinances and state laws relating to building con		
			enter the above-identified property for inspection p		
Signature of Property Ow	wher or Authon	zed Agent		erty Owner's or Authorized Agent's Name Date	<u></u>
ACTION	DATE	BY	DECLARATION OF COMPLIANCE WITH CODE OF FEDER REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403		
PERMIT EXPIRED	1 1	r (• .
and a second	<u> </u>	1			
PERMIT CANCELLED	<u> </u>	ŧ	2		
PERMIT EXTENDED		t			
PERMIT FINAL CERTIFICATE OF		1000-			
CERTIFICATE OF		t i	PROPOSED DEMOLITION SIGNATURE:		-
	<u> </u>	ŧ	<u>z</u>	25	



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 - **MFP** Work Class - **Other**



PERMITS EXPIRE 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION, BUT NO LATER THAN 3 YEARS FROM ORIGINAL ISSUANCE DATE

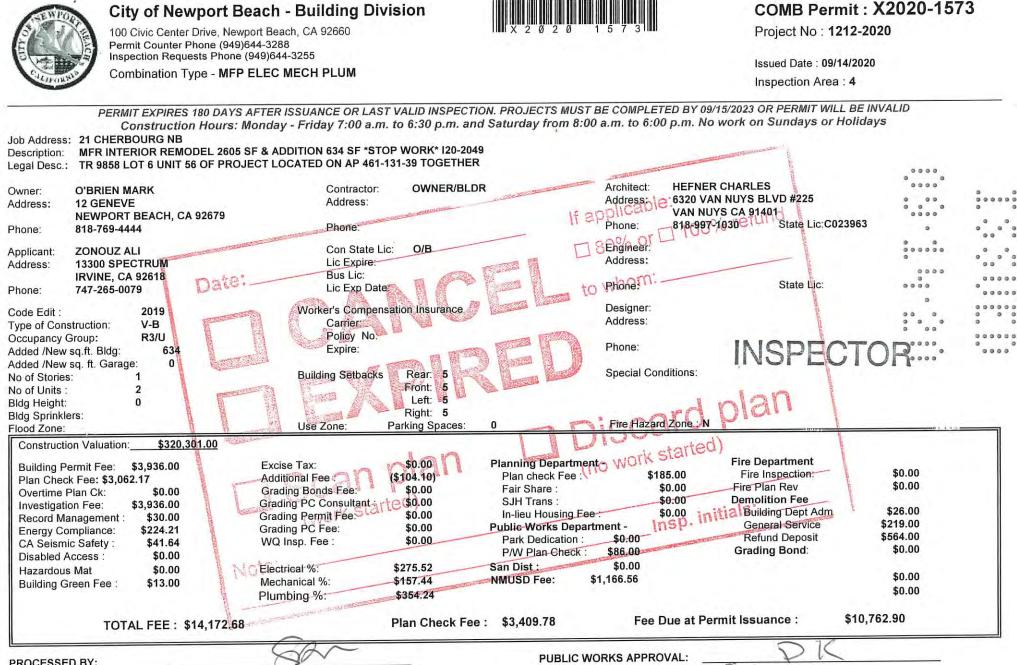
COMB Permit : X2021-3334

Plan Check No : 1212-2020 Issued Date : 12/10/2021 Final Date: Permit Status: Expired Inspection Area : 6

NO CONSTRUCTION RELATED NOISE ON SATURDAY OR SUNDAY IN HIGH DENSITY AREAS AND NO WORK ON SUNDAY AND HOLIDAYS IN ALL AREAS Legal Desc : TR 9858 LOT 6 UNIT 47 OF PROJECT LOCATED ON AP 461-131-39 TO GETHER WITH ANU ND Job Address: 21 CHERBOURG efund 1/27 INT IN LOTS 4 & 6 *STOP WORK* 120-2049 **CHANGE OF CONTRACTOR** MFR INTERIOR REMODEL 2605 SF & ADDITION 634 SF Description : 0%0 Contractor : COASTAL CONSTRUCTION SVCS INC Architect : HEFNER CHARLES Owner: 6320 VAN NUYS BLVD #225 VAN NUYS, Address : 3050 PULLMAN ST Address : Address : to whol CA 91401 COSTA MESA, CA 92626 (818) 997-1030 (949) 637-3674 Phone : Phone : Phone : State Lic : C023963 Con State Lic: 958542 03/31/2025 Lic Expire : BT30037317 Engineer : Bus Lic : Applicant : Address : Bus Lic Expire : 10/31/2023 Address : Phone : Workers' Compensation Insurance Phone : Carrier : EXEMPT Designer Policy No : **Owner/Builder**: Address W. C. Expire : Address : (no work sharte Phone : **Construction Valuation :** \$0.00 NO 2019 Fire Sprinklers Code Edition : Added/New/TI sq. ft. Bldg : 0 Fire Hazard Zone : NO Type of Construction : V-B Alteration sq. ft. Bldg 0 No of Units : 2 Occupancy Groups : U,R-3 Add/New sq. ft. Garage : 0 No of Stories : 1 Bldg Height : 0 TOTAL sq. ft. : Building Setbacks : Flood Zone : Х PC - Harbor View Hills Use Zone : PROCESSED BY :

SPECIAL CONDITIONS:

OWNER-BUILDE	R DECLARA	TION						
(Section 7031.5, Busine the permit to file a signe Professions Code) or the not more than five hund	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 trofessions 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 the more than five hundred dollars (\$500).							
improvements are not in improved for the purpos	1, as owner of the property, or my employees with wages as their sole compensation, will do (_) all of or (_) portions of the work, and the structure is not intended or offered for sale (Section 7044, lusiness 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 nprovements 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 nproved for the purpose of sale).							
L I, as owner of the pro apply to an owner of pro	operty, am ex perty who buil	clusively contra ds or improves	cting with licensed Contractors to construct the project i thereon, and who contracts for the projects with a licen	Section 7044, Business and Professions Code: The Contractors' State License sed Contractor pursuant to the Contractors' State License Law).	Law does not			
liseli a structure that i hav	/e ouilt as an (ailable upon re	owner-builder if equest when thi	It has not been constructed in its entirety by licensed or is application is submitted or at the following Web site:h	sed Contractor pursuant to the Contractors' State License Law). r at least one year prior to completion of the improvements covered by this permontractors. I understand that a copy of the applicable law, Section 7044 of the Bt ttp://www.leginfo.ca.gov/calaw.html. Date	nit, I cannot legally usiness and			
LICENSED CONTRA								
I hereby affirm under pe	nalty of perjur	y that I am licer	nsed under provisions of Chapter 9 (commencing with S	ection 7000) of Division 3 of the Business and Professions Code, and my licens Date Contractor Signature	e is in full force			
WORKERS' COMPEI	NSATION DI	ECLARATION	4					
WARNING: FAILURE TO SECU	RE WORKERS' O	OMPENSATION C		CRUMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), S.	IN ADDITION TO THE			
I hereby affirm under per								
I have and will main performance of the work	ntain a certific	ate of consent permit is issue	t to self-insure for workers' compensation, issued by : d. Policy No.	the Director of Industrial Relations as provided for by Section 3700 of the La	abor Code, for the			
				a more at an an a bit for start bits a start s				
insurance carrier and po	im number o	ompensauon n	isurance, as required by Section 5700 of the Labor CA	ode, for the performance of the work for which this permit is issued. My worke	ers compensation			
			Policy Number	- Eurietics Dete				
Name of Agent				Expiration Date Phone #	·			
3 E – – – – – – – – – – – – – – – – – – –								
that, if I should become	nformance of subject to the	the work for wh workers' comp	ich this permit is issued, I shall not employ any person i ensation provisions of Section 3700 of the Labor Code,	n any manner so as to become subject to the workers' compensation laws of Ca I shall forthwith comply with those provisions.	lifornia, and agree			
Signature of Applicant		· · · · · · · · · · · · · · · · · · ·		Date	·			
DECLARATION REGAR								
I hereby affirm under per	nality of perjury	r that there is a	construction lending agency for the performance of the	work for which this permit is issued (Section 3097, Civil Code).				
Lenders Name		h of the following	Lender's Address					
6E								
			ne property owner's behalf. have provided is correct.					
er			nave provided is contect. Inty ordinances and state laws relating to building constru-	retion				
			o enter the above-identified property for inspection purp					
Signature of Property O				Owner's or Authorized Agent's Name Da	te.			
ACTION	DATE	BY	DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL					
ACTION	VAIS	- DT	REGULATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 62 OF TITLE 40 AND AQMD RULE					
PERMIT EXPIRED	1		I SUBMITTED ASBESTOS NOTIFICATION TO	·				
PERMIT CANCELLED		-						
PERMIT EXTENDED	<u> </u>	<u>, 'n run 'n n</u>		1				
PERMIT FINAL	1							
CERTIFICATE OF		No. 201	PROPOSED DEMOLITION					
OCCUPANCY ISSUED		theorem	SIGNATURE:					
1	f	ł	a construction and a second	<u>1</u>	27			
					12			



ZONING APPROVAL:	CC	PLAN CHECK BY:
GRADING APPROVAL:		APPROVAL TO ISSUE:

OWNER-BUILDER DECLARATION

11

	ÇEK BULEPA				· · · · · ·	```		· · · · ·
	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 iter (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 activation of 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 Sciences 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).							
	Business and Profession improvements are not inf	I, as owner of the property, or my employees with wages as their sole compensation, will do (_) all of or (_) 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 approvements 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 approved for the purpose of sale).						
	I, as owner of the pro	operty, am exc perty who build	dusively contra s or improves	acting with licensed Contracts thereon, and who contracts	tors to construct the project s for the projects with a licer	(Section 7044, Business and Profession sed Contractor pursuant to the Contract	ns Code: The Contractors' State tors' State License Law).	Elicense Law does not
	reccc '	-	•	s' State License Law for the		· · · ·	,	
ငင်ငံ င	By my signature below i selfa structure that I hav	acknowledge e built as an c	that, except fo wner-builder it	r my personal residence in v f it has not been constructed	which I must have resided for I in its entirety by licensed of	or at least one year prior to completion of ontractors. I understand that a copy of t		
	Signature of Property Ov			is application is submitted o	r at the following web site:	ttp://www.leginfo.ca.gov/calaw.html.	Date	
Ċ	LICENSED CONTRA						5600	
6 6 7	l fiereby affirm under per	nalty of perjury	that I am lice	nsed under provisions of Ch	apter 9 (commencing with s	Section 7000) of Division 3 of the Busine Date Contracto	ess and Professions Code, and or Signature	my license is in full force
	WQRKERS' COMPEN							
					ALL SUBJECT AN EMPLOYER TO INTEREST, AND ATTORNEY'S FE	CRIMINAL PENALTIES AND CIVIL FINES UP TO ES.	ONE HUNDRED THOUSAND DOLLARS	(\$100,000), IN ADDITION TO THE
C I	l hežeby affirm under per			=				
	់ ្ត៍ have and will main ទតformance of the work	tain a certific for which this	ate of consen permit is issue	t to self-insure for workers ed. Policy No.	compensation, issued by	the Director of Industrial Relations as	provided for by Section 3700	of the Labor Code, for the
	I have and will mainta insurance carrier and pol			nsurance, as required by S	ection 3700 of the Labor C	ode, for the performance of the work t	for which this permit is issued.	My workers' compensation
		-		Policy Number		Expiration D	ate	
	Name of Agent							
	I certify that, in the per	rformance of t subject to the v	he work for wh workers' comp	ich this permit is issued, I s ensation provisions of Secti	hall not employ any person on 3700 of the Labor Code,	in any manner so as to become subject I shall forthwith comply with those provi	to the workers' compensation lisions.	aws of California, and agree
	Signature of Applicant				· · ·		Date	
	DECLARATION REGAR I hereby affirm under per Lender's Name				y for the performance of the	work for which this permit is issued (Se		
	By my signature below, I	certify to each	n of the followi	ng:	Lender 5 Address			
		-		he property owner's behalf.				
				have provided is correct.				
- 1				nty ordinances and state lay				
	•		• •	o enter the above-identified				. .
ļ	Signature of Property Ow					Owner's or Authorized Agent's Name		Date
	ACTION	DATE	BY	DECLARATION OF COMPLIA REGULATIONS PART 61 OF 1 1403	NCE WITH CODE OF FEDERAL TITLE 40 AND AQMD RULE	FOR OFFICE USE ONLY		
ŀ	PERMIT EXPIRED		· · · ·	I SUBMITTED ASBESTOS				
ŀ	PERMIT CANCELLED					1		
ŀ	PERMIT EXTENDED					4		
ŀ	PERMIT FINAL		· · · · · · · · · · · · · · · · · · ·	ASBESTOS NOTIFICATIO	N IS NOT APPLICABLE. TO	4		
	CERTIFICATE OF			PROPOSED DEMOLITION				
ļ	OCCUPANCY ISSUED			SIGNATURE:				
-				1				29



r

City of Newport Beach

Community Development Department - Building Division 100 Civic/Center Drive, Newport Beach, CA 92660 Permit Counter Phone: (949) 718-1868 newportbeachca.gov/Civic Combination Type - SFP ELEC MECH PLUM Work Class - Addition



COMB Permit : XR2023-0687

30 15

Plan Check No : 1212-2020 Issued Date : 09/26/2023 Final Date: Permit Status: Issued Inspection Area : 6

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

and the state of the second state of the secon

Description	: MFR *ADDITIONAL SCOPE* ADD 275 SF		
Owner :	21 CHERBOURG LLC	Contractor : PRESTIGE DESIGN CENTER Architect :	HEFNER CHARLES
Address :	21 CHERBOURG NEWPORT BEACH, CA 92660	Address : 1559 WEMBASSY ST ANAHEM, CA 92802	6320 VAN NLYS BLVD #225 VAN NUYS, CA 91401
Phone :	(714) 683-2900	Phone: (310) 529-6009 Phone :	(818) 997-1030
		Con State Lic: 993531 State Lic:	ତ ୦୦ ଅନ୍ତି କେନ୍ଦ୍ର ଜୁନ୍ନ ସ୍ଥ ସ୍ଥ ଦିନ ଜୁନ୍ନ ସ୍ଥ ସ
Applicant :	ALI ZONOUZ	Lic Expire : 06/30/2024 Bus Lic BT30064560 Engineer :	INSPECTOR:
Address :	15560 Rockfield Boulevard, 212 15560 Rockfie		INOLÉGION.
	Boulevard		
Phone :	Irvīne, CA 92618 (747) 265-0079	Workers' Compensation Insurance Phone :	a e e acoac
		Carrier: TRANSVERSE INSURANCE COMPANY	9 0000 0 9
Owner/Built	der:	Policy No : WCC00000511 W. C. Expire : 7/20/2024 Address :	
Address :		W. C. Expire : 1/20/2024	000000 0000000 000000
Phone :	· · · · · · · · · · · · · · · · · · ·	Phone :	ର କର ଜଣ କର
0. J. 5.356.	n: 2019 -	Fire Sprinklers ; NO	n Valuation : \$50,000.00
Code Editio	n: 2019		Ti sq. ff. Bidg: 275
Occupancy		No of Units : Alteration so	
Bidg Height	.		sq.ff.Garage: 0 t: 275
Building Sel	these	TOTAL sq. fi	215
Flood Zone			
Use Zone :	PC - Harbor View Hills		

SPECIAL CONDITIONS: REV2023-0482

the second se	and the second s				
OWNER-BUILDER	DECLARAT	ION		and the standard by the structure should be been advected to be the standard to be	he soolicable demist
I hereby affirm under Section 7031.5, Busines he permit to file a signod Professions Code) or that	penalty of penu s and Profession i statement that t he or she is e ad dollars (\$50)	iry that I am o ons Code Ar t he or she is xempt from I os	ry city or county that requires a permit to construct, after, licensed pursuant to the provisions of the Contractors' S consure and the basis for the alleged exemption. Any vic	eason(s) indicated below by the checkmark(s) I have placed next to t improve, demolish, or repair any structure, prior to its issuance, also itate License Law (Chapter 9 (commencing with Section 7000) of Div plation of Section 7031 5 by any applicant for a permit subjects the applicant for a permit subjects the application of the work, and the structure is not intended or offered for	ision 3 of the Business and opticant to a civil penalty of
Business and Profession mprovements are not int mproved for the purpose	s Code. The C ended or offere of sale)	ontractors' Si ad for sale 10	ate License Law does not apply to an owner or propeny ' , however, the building or improvement is sold within one) portions of the work, and the structure is not intended or offered for who, through employees' or personal effort, builds or improves the pi a year of completion, the Owner-Builder will have the burden of provin Section 7044, Business and Professions Code. The Contractors' Sta	ig that it was not built or
apply to an owner of prop	erty who build:	s or improves	thereon, and who contracts for the projects with a licens	sed Contractor pursuant to the Contractors' State License Law)	
By my signature below the	acknowledge ti e built as an ov ilfable upon rec	hat, except fo wher-builder i juest when th	is' State License Law for the following reason ir my personal residence in which I must have resided for I it has not been constructed in its entirety by licensed co is application is submitted or at the following Web site:ht	r at least one year prior to completion of the improvements covered b intractors. Fundorstand that a copy of the applicable law, Section 704 tip //www.leginfo.ca.gov/calaw.html. Date	y this permit. I cannot legally 14 of the Business and
P					
i hereby affirm under per	haity of penury	that I am lice	nsed under provisions of Chapter 9 (commencing with Si	ection 70001 of Division 3 of the Business and Professions Code, and Data 9-26-2 Contractor Signature	d my license is in full force
and effect License Cla				19-26-45 N - 77 /	
WORKERS' COMPEN	on wonkeen of	MERNEATION /	N OVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEE	CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLAR	IS ISTUD.000), IN ADDITION TO THE
hareby affirm under ner	talty of perjury	one of the fo	lowing declarations:		
	tain a curtifica	the of conser	to self-insure for workers' compensation, issued by t	the Director of Industrial Relations as provided for by Section 370	0 of the Labor Code, for the
make and will main make of the work	for which this (nermit is issu	ed Policy No		
	ior mineri ana j	pannin is issu	Contraction 2700 of the Labor C	ode, for the performance of the work for which this permit is issued	d My workers' compensation
LAT we and will mainti	ein workers co	mpensation	insurance, as required by Section 5700 of the cabor of	dda, for the perioritative of the nord ter time and pr	
insufance carrier and on	licy number an	9	Det - Musebas	Expiration Date	
Carrier			_ Policy Number	Phone #	
Name of Agen1					- In us of California, and adreed
Li certify that, in the put that, if I should become	stormance of the very subject to the v	he work for w workers com	hich this permit is issued. I shall not employ any person is persation provisions of Section 3700 of the Labor Code.	any manner so as to become subject to the workers' dompensation is shall forthwith comply with those provisions.	-26 - 23
Signature of Appropria	DINGCONST	PUETION	NDINGAGENEY		
LEGEARATION NEGAC	nally of peoulty	that there is	a construction lending agency for the performance of the	work for which this permit is issued (Section 3097, Civil Code).	
Lender's Name	nancy or perforty	/	Lender's Address		
By my signature below.	I certify to each	h of the follow	ling	HOOTAN ATAT	AN
I am the property ov	vrier or authoria	zed to act on	the property owner's behalf.	HOOLAN HUNG	
I have read this app	lication and the	e information	I have provided is correct	1 iver 1	/
I agree to comply w	ith all applicabl	e city and co	unty optimances and state laws relating to building constr	rucion.	: 7/2/22
l authorize represer	statives of this a	city or county	to siller the above identified property for inspection purp	10565	. Date //20/4-3
Signature of Property O	wher or Authop	rzed Ageni	Print Property	Owner's or Authonized Adena's Manie	
ACTION	DATE	BY	I DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 51 DF TITLE 40 AND AQMD RULE 1403	FOR OFFICE USE ONLY	X
ACTIVITY PUPPERS			L SUBMITTED ASBESTOS NOTIFICATION TO		
PERMIT EXPIRED		e		-	
PERMIT CANCELLED		\$·			
PERMIT EXTENDED		ļ	AQMO		
PERMIT FINAL		ŀ	ASBESTOS NOTIFICATION IS NOT APPLICABLE TO		
CERTIFICATE OF	1	1 2	PROPOSED DEMOLITION		
OCCUPANCY ISSUED	!		SIGNATORE:		31
					16



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 ELEC

Work Class - Addition/Alteration



INSPECTOR

COMB Permit : XR2024-0878

Plan Check No : 1212-2020 Issued Date : 08/19/2024 Final Date: Permit Status: Issued Inspection Area : 6

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 9858 BLK LOT 6 UN 47 TR 9858 LOT 6 UNIT 47 OF Job Address: 21 CHERBOURG Description : MFR NEW ROOF OVER LIVING RM, DINING RM, FAMILY RM, REDUCE SIZE OF DECK TO 746 SF, ADD 72 SF (XR2023-2450) HEFNER CHARLES Architect : MARK GERARD OBRIEN TRUST Contractor : PRESTIGE DESIGN CENTER Owner: 6320 VAN NUYS BLVD #225 VAN NUYS, Address : 1559 W EMBASSY ST Address : 12 GENEVE Address : CA 91401 ANAHEIM, CA 92802 NEWPORT BEACH, CA 92660 (818) 997-1030 (310) 529-6009 Phone : Phone : (818) 769-4444 Phone: State Lic : C023963 Con State Lic : 993531 06/30/2026 Lic Expire : Bus Lic : BT30064560 Engineer : Applicant: ALI ZONOUZ Bus Lic Expire : 09/30/2024 Address : 15560 ROCKFIELD BLVD, 212 Address : **IRVINE, CA 92618** Workers' Compensation Insurance Phone: (949) 880-7146 Phone : Carrier: COMPWEST INSURANCE CO CWWCP10011686401 **Designer**: Policy No : **Owner/Builder**: Address : W. C. Expire : 7/20/2025 Address : · · · · Phone: Phone : \$40,222.00 **Construction Valuation :** NÓ Fire Sprinklers : 2022 Code Edition : 72 NO Added/New/TI sq. ft. Bldg : 0000 Fire Hazard Zone : V-B Type of Construction : Ω Alteration sq. ft. Bldg : 000000 No of Units : 1 60 0 U.R-3 Occupancy Groups : o 0 Add/New sq. ft. Garage : 2 No of Stories : 00 o Bldg Height : o 72 TOTAL sq. ft. : - 0 o e **Building Setbacks :** 0 Q. 800000 o 6 ō Х Flood Zone : 00 U U 00 00 Use Zone : PC - Harbor View Hills 00000 0 0 2000 a 00000 000000 **PROCESSED BY:** 0 U 30 • Ú ົດ o ő 00 0000000 0000 a 0 SPECIAL CONDITIONS: REV2024-0658 0000 0000

OWNER-BUILDER	DECLARATION			
Section 7031.5. Business he permit to file a signed s Professions Code) or that h not more than five hundred	and Professions Code: statement that he or she he or she is exempt fro d dollars (\$500).	e is licensed pursuant to the provisions of the Contractors' n licensure and the basis for the alleged exemption. Any v	r, improve, demolish, or repair any str State Liconse Law (Chapter 9 (comm iolation of Section 7031.5 by any appl	ucture, prior to its issuance, also requires the applicant for nencing with Section 7000) of Division 3 of the Business and licant for a permit subjects the applicant to a civil penalty of
Susiness and Professions of mprovements are not inter mproved for the purpose of	Code: The Contractors nded or offered for sale of sale).	vith wages as their sole compensation. will do (_) all of or State License Law does not apply to an owner of property If, however, the building or improvement is sold within or	who, through employees' or persona e year of completion, the Owner-Build	al effort, builds or improves the property, provided that the der will have the burden of proving that it was not built or
I, as owner of the propr pply to an owner of prope	erty, am exclusively co- erty who builds or impro	atracting with licensed Contractors to construct the project res thereon, and who contracts for the projects with a licer	(Section 7044, Business and Profess sed Contractor pursuant to the Contra	ions Code: The Contractors' State License Law does not actors' State License Law).
I am exempt from licen	nsure under the Contrac	tors' State License Law for the following reason:		
sell a structure that I have I	built as an owner-build	for my personal residence in which I must have resided for ar if it has not been constructed in its entirety by licensed of this application is submitted or at the following Web site:	ontractors. I understand that a copy of	n of the improvements covered by this permit, I cannot lega of the applicable law, Section 7044 of the Business and
Signature of Property Owner	ner or Authorized Agent			Date
ICENSED CONTRACT	TOR'S DECLARATION	DN	1 1	iness and Prolessions Code, and my license is in full force
hereby affirm under penal	Ity of perjury that I am I	censed under provisions of Chapter 9 (commencing with S	Section 7000) of División 3 of the Busi	iness and Professions Code, and my license is in full force
VORKERS' COMPENS	SATION DECLARAT	License No	Date Contrac	
			CRIMINAL PENALTIES AND CIVIL FINES UP T	O ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO TH
		SECTION 3705 OF THE LABOR CODE. INTEREST, AND ATTORNEY'S FEI		O ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO TH
hereby affirm under penal	Ity of perjury one of the	following declarations:		
I have and will maintain	in a certificate of cons	ent to self-insure for workers' compensation, issued by	the Director of Industrial Relations a	as provided for by Section 3700 of the Labor Code, for t
I have and will mainta erformance of the work for	in a certificate of cons ir which this permit is is	ent to self-insure for workers' compensation, issued by sued. Policy No.	the Director of Industrial Relations a	as provided for by Section 3700 of the Labor Code, for t
erformance of the work for	or which this permit is is	sued. Policy No.		
erformance of the work for The ave and will maintain	or which this permit is is n workers' compensatio	sued. Policy No n insurance, as required by Section 3700 of the Labor C	ode, for the performance of the worl	k for which this permit is issued. My workers' compensation
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ACTION PERMIT EXPL.ED PERMIT EXTENDEL	or which this permit is is in workers' compensation y number are: ormance of the work for bject to the workers' co ING CONSTRUCTION Ity of perjury that there ertify to each of the folker er or authorized to act o ation and the information all applicable city and of tives of this city or coun er or Authorized Agent	sued. Policy No	tode, for the performance of the work Expiration Phone # I shall forthwith comply with those pro- work for which this permit is issued (uction. oses. Owner's or Authorized Agent's Name	k for which this permit is issued. My workers' compensation Date



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: 21 Cherbourg	Report Date: 04/07/2024	CNB Inspector Name:	CNB Permit #:
Building Owner Name: N/A	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Venkata Rohit Grandhi	SO E-mail Address:	SO Telephone #:	SO License/Reg. #:

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTION OBSERVED (check applicable boxes)

	FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHGRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
	Conventional Footings & Slab	Concrete	☐ Steel	Concrete		
Γ	Mat Foundation, Prestressed Concrete	T Masonry	Concrete	T Steel Deck		-
٢	Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	T Masonry	₩ Wood	pad footing base only	04-07-2024
Г	Other:	C Other:	C Other:	C Other		
K	OBSERVED DEFICIEN	CIES AND COMMENTS:	no deficiencies in	the pad footing base only		
-				X	REPORT CONTINUED ON ATTA	ACHED PAGES
he		OBSERVATION REPORT: complies with the app		n documents, and all obs	erved deficiencies were	corrected.

1.	I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;	PROFESSIONAL
	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 verity that the structure is in general conformance with the approved construction documents;	No. C88709
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.	STATE CIVIL CORNER
_	04/05/2024	SIGN DATE 04/05/2024

REPORT CONTINUED ON ATTACHED PAGES

20



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:	Report Date:	CNB Inspector Name:	CNB Permit #:
21 Cherbourg	04 12 2024		
Building Owner Name:	Owner's Mailing Address (if different from site);	Owner's Telephone #	CNB Plan Check #
N/A		and a star star star star and a star star and a star star star star star star star st	
Fuil Name of Structural Observer (SO):	SO E-mall Address:	SO Telephone #:	SO License/Reg. #:
Venkata Rontt Grandhi	rohith.grandi@gmail.com	9088586325	C88709

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTION OBSERVED (check applicable boxes)

	FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHGRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
R	Conventional Footings & Stab	Concrete	Steel	Concrete		
C	Mat Foundation, Prestressed Concrete	Masonry	Concrete	Steel Deck		
Ę	Calssons, Plies, Grade Beams	Wood or Manuf. Shear Panels	Masonry	Wood	footing only highlighted In ettached plan	04-12-2024
	Other:	Other:	C Other:	Other :		
	ITEMS CHECKED AB	OVE ARE APPROVED ANI	D WITHOUT DEFICIENCI	ES.		· · · ·
X	OBSERVED DEFICIEN	NCIES AND COMMENTS:	no deficiencies in hig	hlighted footing		
						State States

FINAL STRUCTURAL OBSERVATION REPORT:

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

lde	clare that the following statements are true to the best of my knowledge	22227
1.	i am the licensed design professional retained by the owner to be in responsible charge of the structural observation;	SO TH ROHIT GO
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 verity that the structure is in general conformance with the approved construction documents;	(U) → No. C88709 E
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. 04/12/2024	CIVIL CIVIL OF CALIFORNIT
I		35



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: 21 CHERBOURG N.P.B.	Report Date: 5/23/22	CNB Inspector Name:	CNB Permit #: X 2022-0744
Building Owner Name: VINCE PAGLIA-	Owner's Mailing Address (if different from site);	714-231-6104	CNB Plan Check #:
Full Name of Structural Observer (SO): ASK ENGINER(LING INC.	SO E-mail Address: REVENDER AMIN-6) ASA EDS. COM	60/191ephone #: (819)974-4533	SO License / Reg. #: C 23903

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

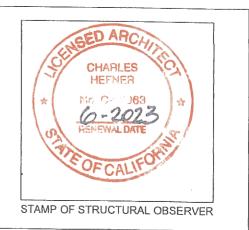
					- one of
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab	Concrete	Steel	Concrete	CONTIFTY ASPREP PLAN OK.	5/3/22
Mat Foundation, Prestressed Concrete	Masonry	Concrete	Steel Deck	CONT' FTU BALLS AS PER FLAN OK	5/31/22
 Caissons, Piles, Grade Beams 	Wood or Manuf. Shear Panels	Masonry	🗆 Wood	PHO FTG'S AS PER	5/31/22
Other:	Other:	□ Other:	Other:	PHD FTG: REZGARS AS PER PUBLICA	5/3122
TITEMS CHECKED A	BOVE ARE APPROVED	AND WITHOUT DEI	FICIENCIES.	DEACE (JES)	j
	ENCIES AND COMMEN	TS:		Pic Winness	
				· · · · · · · · · · · · · · · · · · ·	
				REPORT CONTINUED ON ATT	ACHED PAGES.
FINAL STRUCTURA	L OBSERVATION REPO	ORT:			
11 The state of th					

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.

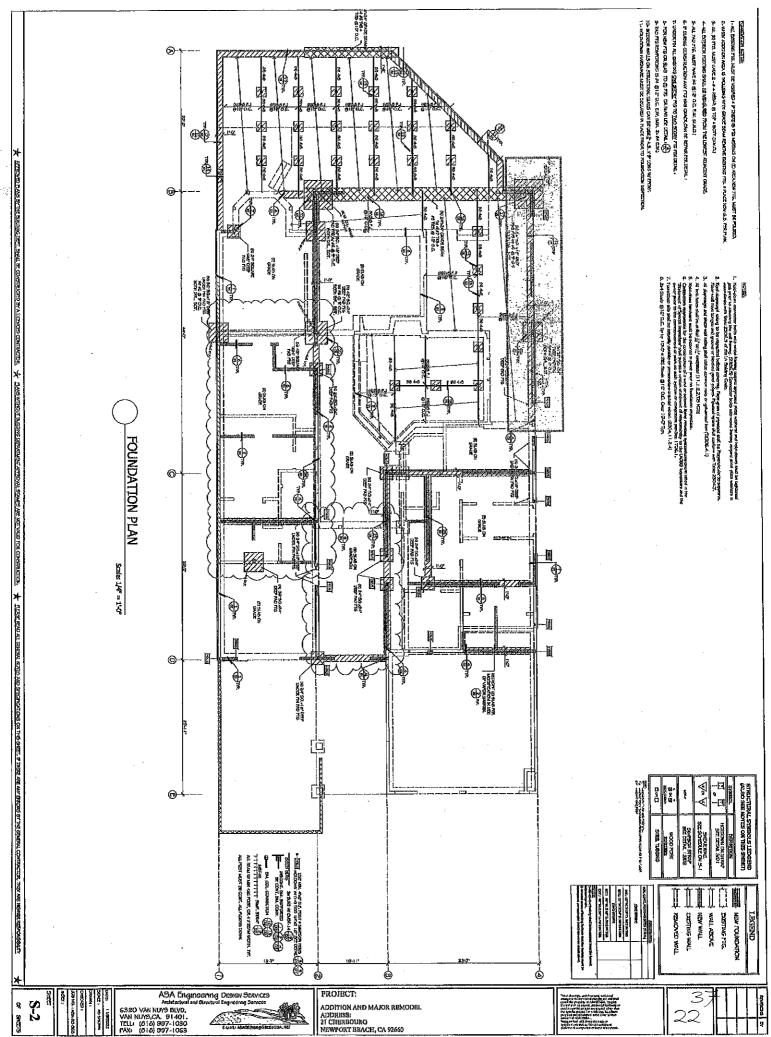
SIGNATURE OF STRUCTURAL OBSERVER OF RECORD



ASH # 20-054-1

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

36 21



Attachment No. 2

Three-Year Construction Limit Notice Activities



PERMIT ACTIVITY REPORT (X2020-1573) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
0/04/2023					
	Generic Activity	APPLICATION SUBMITTA	ACT-002234-2023	INITIAL APPLICATION INITIATED ON 09/01/2023. COMPLETE APPLICATION FORWARDED TO BUILDING OFFICIAL AFTER MEETING WITH NEW OWNER (HOOTAN ATAIAN) ON 10/03/2023.	Tonee Thai
	Generic Activity	Building Official Extension Approved	ACT-002235-2023	Extension request approved for 365 days until 09-14-2024. Meeting with new owner (Hootan) and his superintendent on 10/03/2023. Hootan noted that he recently purchased the property from previous owners who were note able to complete the job due to their personal matters. He intends to complete the project but will need additional time as the project was left unattended by previous owner.	Tonee Thai
8/31/2023					
	EXPIRED - CODE ENFORCEMENT			Ok to renew	David Reed
9/12/2023					
	Generic Activity		ACT-001995-2023	After leaving another message with new GC (Hootan) I brought the 3 year	David Reed
				application to an inspection today at 27 Montpellier. I gave the application to Hootans project manager (Armando) I informed Armando of the immediacy of turning this application in (9-15-23 deadline) and what missing items are required on the application. Armando stated he would immediately call Hootan to take care of this	
9/26/2024				application to an inspection today at 27 Montpellier. I gave the application to Hootans project manager (Armando) I informed Armando of the immediacy of turning this application in (9-15-23 deadline) and what missing items are required on the application. Armando stated he would immediately call Hootan to take care of	
09/26/2024	Generic Activity	HEARING SCHEDULED FOR 11/21/2024 @ 9 A.M.	ACT-003769-2024	application to an inspection today at 27 Montpellier. I gave the application to Hootans project manager (Armando) I informed Armando of the immediacy of turning this application in (9-15-23 deadline) and what missing items are required on the application. Armando stated he would immediately call Hootan to take care of	Tonee Thai
09/26/2024	Generic Activity Generic Activity		ACT-003769-2024 ACT-003768-2024	application to an inspection today at 27 Montpellier. I gave the application to Hootans project manager (Armando) I informed Armando of the immediacy of turning this application in (9-15-23 deadline) and what missing items are required on the application. Armando stated he would immediately call Hootan to take care of	Tonee Thai Tonee Thai
09/26/2024	-	FOR 11/21/2024 @ 9 A.M. HEARING APPLICATION		application to an inspection today at 27 Montpellier. I gave the application to Hootans project manager (Armando) I informed Armando of the immediacy of turning this application in (9-15-23 deadline) and what missing items are required on the application. Armando stated he would immediately call Hootan to take care of this HEARING APPLICATION ROUTED TO CITY CLERK	

PERMIT ACTIVITY REPORT (X2020-1573)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity		ACT-001981-2023	Received in the office the 3 year construction time limit application on 9-1-23. I reviewed it on9-5-23 . i called and left a message for the submitter (Hootan) that we would require more info as to the reason for extension and the homeowners signature on the application	David Reed
09/09/2024					
	Generic Activity	phone call to Hootan GC	ACT-003427-2024	(Previous communications under Activities on XR2023-2450) Asked what was the status of application because deadline is 9/14/2024. He stated they inquired but I never responded. I sent them the application in this email, "I see how it got lost. Our conversation about 21 CHERBOURG was piggybacked on the Point Loma Pool and extra drain line permit. That one was a simple reissue and get a permit for the drain. If I ever leave you hanging on a question pester me until I answer We're going to end up with downtime on this one we could have avoided if this application had been followed up on. Here's the link for the application get it back to me ASAP please: https://www.newportbeach ca.gov/home/showpublished document/71737/638570031 999600000"	Rick La Bare



PERMIT ACTIVITY REPORT (XR2023-2450) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
0/04/2023					
	Generic Activity	Building Official Extension Approved	ACT-002237-2023	SEE PERMIT X2020-1573	Tonee Thai
1/02/2023					
	Generic Activity	3-YEAR DEADLINE EXTENSIONr	ACT-002569-2023	MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER	Debi Schank
04/04/2024					
	Generic Activity	email to GC	ACT-001432-2024	email to gc informing gc of hearing application required 07/14/2024	Rick La Bare
07/25/2024					
	Email	3 year Notification	ACT-002846-2024	Emailed Armondo about 12 Point Loma and included this notification - GC (Hootan) responded See email in file	Rick La Bare
08/05/2024					
	Email	TO Hootan and Armando	ACT-003012-2024	Email to owners: "So while I was figuring out what needed to be done on this I found out it cant be reissued twice. I need to talk with Steve about an extension in the morning. Problem is this pool is going to be 3 years only on January 19, 2025; reissuing the permit would extend beyond this date. What is the status on 21 Cherbourg's extension request. Permit extension requests are required 45 days in advance, and we're less than 30 days from a STOP WORK notice? Please don't wait on this. Thanks,"	Rick La Bare
09/20/2024					
	Generic Activity	emails	ACT-003644-2024	see previous communication documented under the activities tab	Rick La Bare
		Posting	ACT-003643-2024	Stop Work photos in file	Rick La Bare

PERMIT ACTIVITY REPORT (XR2023-2450)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	postings	ACT-003642-2024	Application received return for amending and excepted on Wednesday, September 18	Rick La Bare





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 www.newportbeachca.gov | (949) 644-3200

Three Year Construction Time Limit Extension Building Official Application

Address: 21 Cherbourg X 20	120-1573 Receipt No.: 15483-0001
Permit No.: XR 2023-2450 Original Permit Issued Date:	9-16-20 Extension Fee: Date Fee Paid: \$214 9/1/23
PETITIONER/PROPE	ERTY OWNER INFORMATION
Name (Must be payor of fees): HOOTON Atalan	Company Name: Pricific Store Construction
Street Address: 1559 W Embassy Street	City: State: Zip Code: Anabeim CA 92502
Email: hastan@pacificstone construction	n.(a) (310) 529-6009
PROJE	CT INFORMATION
Length of extension requested: Z YEARS	
New end date if request is approved: 9/1/22	025
Previous Extension(s) Granted? (Y/N):	If Yes, How Many?:
Description of MFR Internet R Permit: Addition 634 50	emcde) 21605 sq. + 3
Reason for Extension Request Action Complete the providence of the	
I HEREBY CERTIFY THAT	T THE ABOVE STATEMENT IS TRUE.
Hootan Ataian	Relationship to Property Owner: (6 w N EN) Date: 9 114123
FOR ST	TAFF USE ONLY
Department Action:	ied
	PIRE ON 9/14/2021 UNLESS ADDITIONAL
Comments: Extension is GRANE	TED BY HEARING EFFICIAL.
Building Inspector Reviewed: DAVID TEED	Signature: Date: 1 Jaurel Reel 10/3/23
Building Official Name:	Signature: Date:
ONEE HAT	

lingOfficial3YearExtension Valid Until 04/22/2025 Ordinance 2022-8 / NBMC 15.02.095 - 8-2-23

SEP 1 4 2023



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 SEP 01 2023 www.newportbeachca.gov | (949) 644-3200

CITY OF NEWPORT BEACH

Three Year Construction Time Limit Extension Building Official Application

Address: 21 CHERBOURG 2020-1573 Receipt No.: 5483-0001					
Permit No.:XR2023-2450 Issued Date:9-15-20Extension Fee: \$214Date Fee Paid: 9/1/23					
PETITIONER/PROPERTY OWNER INFORMATION					
Name (Must be payor of fees): HOOLAN AINJAW Company Name: Pacific Stone construction					
Street Address: ISSQWEMBassyst City: Anahin Cu 92802					
Email: HOOTAN@ Pacific STone construction.com 3105296009					
PROJECT INFORMATION					
Length of extension requested:					
New end date if request is approved: 9/1/23 IJUST Payed and we got Apployed					
Previous Extension(s) Granted? (Y/N): Description of the					
Description of Work Under Permit: We would like to STAPET					
Reason for Extension Request And we need more Time To Firsh the project					
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS/TRUE. Petitioner's Signature: Date: Petitioner's Signature: Date: FOR STAFF USE ONLY Date:					
Department Action:					
of Approval Itis APProved as of Today and Ipayed \$10					
Comments: To START the Sob.					
Building Inspector Reviewed:Name:Signature:Date:Image: Construction of the second se					
Building Official Approval:Name:Signature:Date://					

45 30

Pacific Stone Construction

1559 W. Embassy St Anaheim, CA 92802 Tel (310) 529-6009 hootan@pacificstoneconstruction.com



SEPTEMBER 19, 2023

City of Newport Beach

100 Civic Center Dr.

Newport Beach, CA 92660

To whom it may concern,

I am granting my jobsite supervisor Armando Lariz authority to finalize the details for permit processing and payment for jobsite location:

21 Cherbourg

Newport Beach, CA 92660

If you have any questions or concerns please call me at (310) 529-6009.

Warm Regards,

Hadan Alaiom

Hootan Ataian President

Pacific Stone Construction

1559 W. Embassy St Anaheim, CA 92802 Tel (310) 529-6009 hootan@pacificstoneconstruction.com



SEPTEMBER 19, 2023

To whom it may concern,

This is a letter to state that I have purchased the following property: 21 Cherbourg Newport Beach CA 92660. I have no familial relationship or of any other kind to the previous owners. The escrow recently closed, and I want to be able to move right away into the residence.

I would like to have the extension for a 2 year period.

Kindly,

Heaten Ataian

Hootan Ataian

STATE OF CALIFORNIA Office of the Secretary of State STATEMENT OF INFORMATION LIMITED LIABILITY COMPANY California Secretary of State 1500 11th Street

Sacramento, California 95814

(916) 653-3516

For Office Use Only

BA20230697525



File No.: BA20230697525 Date Filed: 4/27/2023

Entity Details 21 CHERBOURG LLC Limited Liability Company Name 202356810137 Entity No. Formed In CALIFORNIA Street Address of Principal Office of LLC 15541 MOSHER AVE Principal Address TUSTIN, CA 92780 Mailing Address of LLC 15541 MOSHER AVE Mailing Address TUSTIN, CA 92780 Attention Street Address of California Office of LLC Street Address of California Office 15541 MOSHER AVE TUSTIN, CA 92780 Manager(s) or Member(s) Manager or Member Name Manager or Member Address + REZA JOZI 15541 MOSHER AVE **TUSTIN, CA 92780** 15541 MOSHER AVE + MEHRAN SADR TUSTIN, CA 92780 + HOOTAN ATAIAN 15541 MOSHER AVE TUSTIN, CA 92780 Agent for Service of Process REZA JOZI Agent Name

Agent Address Type of Business

PROPERTY INVESTMENT

15541 MOSHER AVE TUSTIN, CA 92780

Type of Business Email Notifications

Opt-in Email Notifications

Yes, I opt-in to receive entity notifications via email.

Chief Executive Officer (CEO)

CEO Name	CEO Address		
+ REZA JOZI	15541 MOSHER AVE TUSTIN, CA 92780		

Labor Judgment

No Manager or Member, as further defined by California Corporations Code section 17702.09(a)(8), has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal is pending, for the violation of any wage order or provision of the Labor Code.