



**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, [tthai@newportbeachca.gov](mailto:tthai@newportbeachca.gov)

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**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;
- 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 (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 NEWPORT BEACH, CA
IVR Number: 126946		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
<b>Inspection Location: 21 CHERBOURG</b>							
<b>Permit: REV20-1509</b>							
10/02/2020	10/02/2020	Legacy Inspection	REV20-1509-A002 746074	Correction	Chelsea Cragger	No	Complete
10/19/2020	10/19/2020	Legacy Inspection	REV20-1509-A002 752394	Correction	Stefan Chiose	No	Complete
<b>Permit: X2020-1573</b>							
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
<b>Permit: X2022-0743</b>							
06/01/2022	06/01/2022	Footings and Foundation	X2022-0743-A0029 92042	Partial Pass		No	Incomplete
<b>Permit: XR2023-2450</b>							
	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
<b>Reinspection of iBLD-047336-2023</b>							
01/10/2024	01/10/2024	Footings and Foundation	iBLD-001039-2024	Correction	Rick La Bare	Yes	Complete
<b>Reinspection of iBLD-042585-2023</b>							
	01/10/2024	Slab on Deck	iBLD-001038-2024	Correction	Rick La Bare	Yes	Complete
<b>Reinspection of iBLD-047998-2023</b>							
01/11/2024	01/11/2024	Footings and Foundation	iBLD-001665-2024	Approved	Rick La Bare	No	Complete
<b>Reinspection of iBLD-001039-2024</b>							
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	Correction	Rick La Bare	Yes	Complete
<b>Reinspection of iBLD-012939-2024</b>							
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

# STOP WORK

THIS NOTICE TO BE REMOVED ONLY  
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) REQUIRED FOR WORK IN PROGRESS:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> NO BUILDING PERMIT | <input type="checkbox"/> BUILDING VIOLATION OBSERVED     |
| <input type="checkbox"/> NO ELECTRICAL PERMIT          | <input type="checkbox"/> ELECTRICAL VIOLATION OBSERVED   |
| <input type="checkbox"/> NO PLUMBING PERMIT            | <input type="checkbox"/> PLUMBING VIOLATION OBSERVED     |
| <input type="checkbox"/> NO MECHANICAL PERMIT          | <input type="checkbox"/> CONSTRUCTION VIOLATION OBSERVED |
| <input type="checkbox"/> NO POOL PERMIT                | <input type="checkbox"/> OTHER _____                     |
| <input type="checkbox"/> NO GRADING PERMIT             | <u>Expired Permit</u>                                    |

### STOP WORK ORDER STUB

Address: 21 Chelbavege  
Date: 9/20/24 Time: \_\_\_\_\_ AM 12 PM  
Inspector: LABAZZ  
Scope of Work Requiring a Permit: \_\_\_\_\_

No valid permit for site  
No work to continue until  
Permit is valid

Plans Required? (18" x 24" minimum size):  YES  NO



**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**

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\*\* MFR INTERIOR-REMODEL 2605 SF & ADDITION 634 SF \*STOP WORK\* 120-2049

Owner : MARK GERARD OBRIEN TRUST  
Address : 12 GENEVE  
NEWPORT BEACH, CA 92660  
Phone : (818) 769-4444

Contractor : PRESTIGE DESIGN CENTER  
Address : 1559 W EMBASSY ST  
ANAHEIM, CA 92802  
Phone : (310) 529-6009  
Con. State Lic : 993531  
Lic Expire : 06/30/2024  
Bus Lic : BT30064560  
Bus Lic Expire : 09/30/2023

Architect : HEFNER CHARLES  
Address : 6320 VAN NUYS BLVD #225 VAN NUYS,  
CA 91401  
Phone : (818) 997-1030  
State Lic :

Applicant : ALI ZONOUZ  
Address : 15560 Rockfield Boulevard, 212 15560 Rockfield  
Boulevard  
Irvine, CA 92618  
Phone : (747) 265-0079

Workers' Compensation Insurance  
Carrier : TRANSVERSE INSURANCE COMPANY  
Policy No : WCO00000511  
W. C. Expire : 7/20/2024

Engineer :  
Address :  
Phone :

Owner/Builder :  
Address :  
Phone :

Designer :  
Address :  
Phone :

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

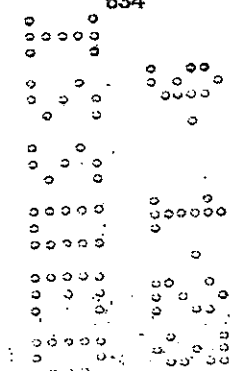
Fire Sprinklers : NO  
Fire Hazard Zone : NO  
No of Units : 2  
No of Stories : 1

Construction Valuation :  
Added/New/TI sq. ft. Bldg : 634  
Alteration sq. ft. Bldg : 2,605  
Added/New sq. ft. Garage : 0  
TOTAL sq. ft. : 634

Building Setbacks :  
Flood Zone : X  
Use Zone : PC - Harbor View Hills

PROCESSED BY : BT

SPECIAL CONDITIONS:



**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 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 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 \_\_\_\_\_ License No. 993531 Date 9-1-2023 Contractor 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 SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for 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. \_\_\_\_\_

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:

Carrier \_\_\_\_\_ Policy Number \_\_\_\_\_ Expiration Date \_\_\_\_\_  
Name of Agent \_\_\_\_\_ 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 \_\_\_\_\_ Date 9/11/2023

**DECLARATION REGARDING CONSTRUCTION LENDING AGENCY**

I hereby affirm under penalty of perjury 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 \_\_\_\_\_ 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 \_\_\_\_\_ Print Property Owner's or Authorized Agent's Name HODIAN ATAJAN Date 9/11/2023

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			<input type="checkbox"/> I SUBMITTED ASBESTOS NOTIFICATION TO	
PERMIT CANCELLED			<input type="checkbox"/> EPA	
PERMIT EXTENDED			<input type="checkbox"/> AQMD	
PERMIT FINAL CERTIFICATE OF OCCUPANCY ISSUED			<input checked="" type="checkbox"/> ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION	
			SIGNATURE: _____	

08/31/2023

**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





# 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**



## COMB Permit : X2022-0743

Plan Check No : 1212-2020  
Issued Date : 03/14/2022  
Final Date:  
Permit Status: Expired  
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**

Job Address : 21 CHERBOURG

Legal Desc : TR 9858 LOT 6 UNIT 47 OF PROJECT LOCATED ON AP 461-131-39 TO GETHER WITH ANU ND  
1/27 INT IN LOTS 4 & 6

Description : MFR INTERIOR REMODEL 2605 SF & ADDITION 634 SF \*STOP WORK\* I20-2049 \*CHANGE CONTRACTOR (X2020-1573)\*

Owner :  
Address :

Contractor :  
Address :

Architect : HEFNER CHARLES  
Address : 6320 VAN NUYS BLVD #225 VAN NUYS,  
CA 91401

Phone :

Phone :  
Con State Lic :

Phone : (818) 997-1030  
State Lic : C023963

Applicant :  
Address :

Lic Expire :  
Bus Lic :  
Bus Lic Expire :

Engineer :  
Address :

Phone :

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

Phone :  
Designer :  
Address :

Owner/Builder :  
Address :

Phone :

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

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

Construction Valuation : \$0.00  
Added/New/TI sq. ft. Bldg : 0  
Alteration sq. ft. Bldg : 0  
Add/New sq. ft. Garage : 0  
TOTAL sq. ft. : 0

Building Setbacks :

Flood Zone : X  
Use Zone : PC - Harbor View Hills

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

SPECIAL CONDITIONS:

CANCELED  
EXPIRED

Date: \_\_\_\_\_

If applicable:  
 80% or  100% refund  
to whom: \_\_\_\_\_

Scan plan  
(work started)

Discard plan  
(no work started)

Insp initials: \_\_\_\_\_

Note: \_\_\_\_\_

**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 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 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 \_\_\_\_\_ License No \_\_\_\_\_ Date \_\_\_\_\_ Contractor 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 SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for 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. \_\_\_\_\_

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:

Carrier \_\_\_\_\_ Policy Number \_\_\_\_\_ Expiration Date \_\_\_\_\_

Name of Agent \_\_\_\_\_ 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 \_\_\_\_\_ Date \_\_\_\_\_

**DECLARATION REGARDING CONSTRUCTION LENDING AGENCY**

I hereby affirm under penalty of perjury 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 \_\_\_\_\_ 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 \_\_\_\_\_ Print Property Owner's or Authorized Agent's Name \_\_\_\_\_ Date \_\_\_\_\_

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			<input type="checkbox"/> I SUBMITTED ASBESTOS NOTIFICATION TO	
PERMIT CANCELLED			<input type="checkbox"/> EPA	
PERMIT EXTENDED			<input type="checkbox"/> AQMD	
PERMIT FINAL CERTIFICATE OF OCCUPANCY ISSUED			<input type="checkbox"/> ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION SIGNATURE:	



**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**



**COMB Permit : X2021-3334**

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

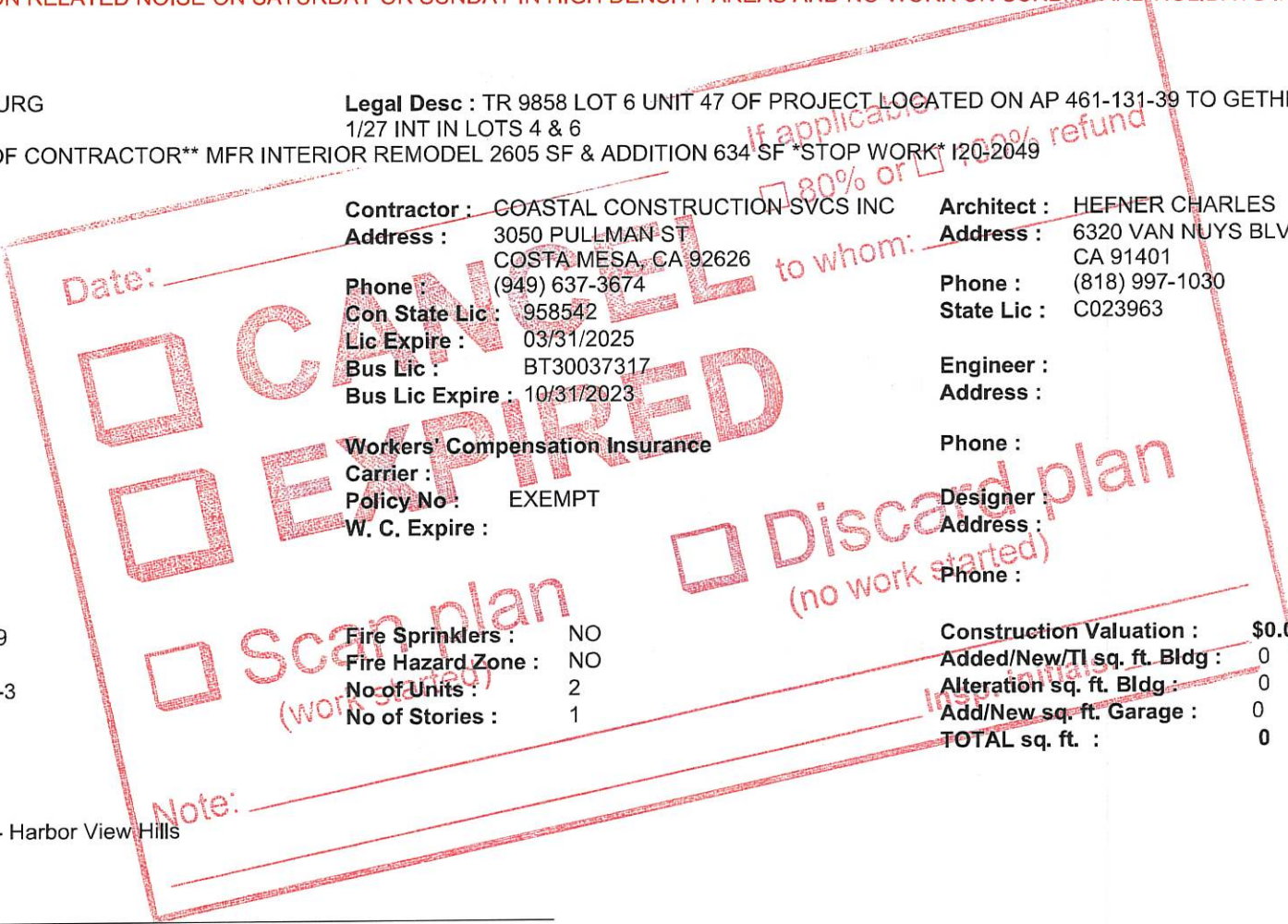
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NO CONSTRUCTION RELATED NOISE ON SATURDAY OR SUNDAY IN HIGH DENSITY AREAS AND NO WORK ON SUNDAY AND HOLIDAYS IN ALL AREAS**

**Job Address :** 21 CHERBOURG

**Legal Desc :** TR 9858 LOT 6 UNIT 47 OF PROJECT LOCATED ON AP 461-131-39 TO GETHER WITH ANU ND 1/27 INT IN LOTS 4 & 6

**Description :** \*\*CHANGE OF CONTRACTOR\*\* MFR INTERIOR REMODEL 2605 SF & ADDITION 634 SF \*STOP WORK\* I20-2049

<b>Owner :</b>	<b>Contractor :</b> COASTAL CONSTRUCTION SVCS INC	<b>Architect :</b> HEFNER CHARLES
<b>Address :</b>	<b>Address :</b> 3050 PULLMAN ST COSTA MESA, CA 92626	<b>Address :</b> 6320 VAN NUYS BLVD #225 VAN NUYS, CA 91401
<b>Phone :</b>	<b>Phone :</b> (949) 637-3674	<b>Phone :</b> (818) 997-1030
	<b>Con State Lic :</b> 958542	<b>State Lic :</b> C023963
<b>Applicant :</b>	<b>Lic Expire :</b> 03/31/2025	<b>Engineer :</b>
<b>Address :</b>	<b>Bus Lic :</b> BT30037317	<b>Address :</b>
<b>Phone :</b>	<b>Bus Lic Expire :</b> 10/31/2023	<b>Phone :</b>
<b>Owner/Builder :</b>	<b>Workers Compensation Insurance</b>	<b>Designer :</b>
<b>Address :</b>	<b>Carrier :</b>	<b>Address :</b>
<b>Phone :</b>	<b>Policy No :</b> EXEMPT	<b>Phone :</b>
	<b>W. C. Expire :</b>	
<b>Code Edition :</b> 2019	<b>Fire Sprinklers :</b> NO	<b>Construction Valuation :</b> \$0.00
<b>Type of Construction :</b> V-B	<b>Fire Hazard Zone :</b> NO	<b>Added/New/TI sq. ft. Bldg :</b> 0
<b>Occupancy Groups :</b> U,R-3	<b>No. of Units :</b> 2	<b>Alteration sq. ft. Bldg :</b> 0
<b>Bldg Height :</b>	<b>No of Stories :</b> 1	<b>Add/New sq. ft. Garage :</b> 0
<b>Building Setbacks :</b>		<b>TOTAL sq. ft. :</b> 0
<b>Flood Zone :</b> X		
<b>Use Zone :</b> PC - Harbor View Hills		



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

**SPECIAL CONDITIONS:**

**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 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 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 \_\_\_\_\_ License No \_\_\_\_\_ Date \_\_\_\_\_ Contractor 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 SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

I hereby affirm under penalty of perjury one of the following declarations:

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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:

Carrier \_\_\_\_\_ Policy Number \_\_\_\_\_ Expiration Date \_\_\_\_\_

Name of Agent \_\_\_\_\_ 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 \_\_\_\_\_ Date \_\_\_\_\_

**DECLARATION REGARDING CONSTRUCTION LENDING AGENCY**

I hereby affirm under penalty of perjury 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 \_\_\_\_\_ Lender's Address \_\_\_\_\_

By my signature below, I certify to each of the following:

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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			<input type="checkbox"/> I SUBMITTED ASBESTOS NOTIFICATION TO	
PERMIT CANCELLED			<input type="checkbox"/> EPA	
PERMIT EXTENDED			<input type="checkbox"/> AQMD	
PERMIT FINAL CERTIFICATE OF OCCUPANCY ISSUED			<input type="checkbox"/> ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION SIGNATURE: _____	



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Carrier \_\_\_\_\_ Policy Number \_\_\_\_\_ Expiration Date \_\_\_\_\_  
Name of Agent \_\_\_\_\_ 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 \_\_\_\_\_ Date \_\_\_\_\_

**DECLARATION REGARDING CONSTRUCTION LENDING AGENCY**

I hereby affirm under penalty of perjury 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 \_\_\_\_\_ Lender's Address \_\_\_\_\_

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Signature of Property Owner or Authorized Agent \_\_\_\_\_ Print Property Owner's or Authorized Agent's Name \_\_\_\_\_ Date \_\_\_\_\_

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			<input type="checkbox"/> I SUBMITTED ASBESTOS NOTIFICATION TO	
PERMIT CANCELLED			<input type="checkbox"/> EPA	
PERMIT EXTENDED			<input type="checkbox"/> AQMD	
PERMIT FINAL CERTIFICATE OF OCCUPANCY ISSUED			<input type="checkbox"/> ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION SIGNATURE:	



**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 MECH PLUM  
Work Class - Addition



**COMB Permit : XR2023-0687**

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**

Job Address : 21 CHERBOURG  
Description : MFR \*ADDITIONAL SCOPE\* ADD 275 SF

Legal Desc : N TR 9858 BLK LOT 6 UN 47 TR 9858 LOT 6 UNIT 47 OF PROJECT L OCATED ON AP

Owner : 21 CHERBOURG LLC  
Address : 21 CHERBOURG  
NEWPORT BEACH, CA 92660  
Phone : (714) 683-2900

Contractor : PRESTIGE DESIGN CENTER  
Address : 1559 W EMBASSY ST  
ANAHEIM, CA 92802  
Phone : (310) 529-6009  
Con State Lic : 993531  
Lic Expire : 06/30/2024  
Bus Lic : BT30064560  
Bus Lic Expire : 09/30/2023

Architect : HEFNER CHARLES  
Address : 6320 VAN NUYS BLVD #225 VAN NUYS,  
CA 91401  
Phone : (818) 997-1030

Applicant : ALI ZONOUZ  
Address : 15560 Rockfield Boulevard, 212 15560 Rockfield  
Boulevard  
Irvine, CA 92618  
Phone : (714) 265-0079

Workers Compensation Insurance  
Carrier : TRANSVERSE INSURANCE COMPANY  
Policy No : WC000000511  
W.C. Expire : 7/20/2024

Engineer :  
Address :

**INSPECTOR**

Owner/Builder :  
Address :  
Phone :

Phone :  
Designer :  
Address :  
Phone :

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

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

Construction Valuation : \$50,000.00  
Added/New/Tl sq. ft. Bldg : 275  
Alteration sq. ft. Bldg :  
Added/New sq. ft. Garage : 0  
TOTAL sq. ft. : 275

Building Setbacks :  
Flood Zone : X  
Use Zone : PC - Harbor View Hills

PROCESSED BY :

SPECIAL CONDITIONS: REV2023-0482

**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).

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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 \_\_\_\_\_ License No. \_\_\_\_\_ Date 9-26-23 Contractor Signature \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION**

WARNING: FAILURE TO REQUIRE 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 SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

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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:

Carrier \_\_\_\_\_ Policy Number \_\_\_\_\_ Expiration Date \_\_\_\_\_

Name of Agent \_\_\_\_\_ 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 \_\_\_\_\_ Date 9-26-23

**DECLARATION REGARDING CONSTRUCTION LENDING AGENCY**

I hereby affirm under penalty of perjury 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 \_\_\_\_\_ 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 \_\_\_\_\_ Print Property Owner's or Authorized Agent's Name \_\_\_\_\_ Date 9/26/23

*HOOTAN ATAJAW*

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			<input type="checkbox"/> I SUBMITTED ASBESTOS NOTIFICATION TO	
PERMIT CANCELLED			<input type="checkbox"/> EPA	
PERMIT EXTENDED			<input type="checkbox"/> AQMD	
PERMIT FINAL			<input checked="" type="checkbox"/> ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION	
CERTIFICATE OF OCCUPANCY ISSUED			SIGNATURE: _____	





**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**

**Job Address :** 21 CHERBOURG

**Legal Desc :** N TR 9858 BLK LOT 6 UN 47 TR 9858 LOT 6 UNIT 47 OF

**Description :** MFR NEW ROOF OVER LIVING RM, DINING RM, FAMILY RM, REDUCE SIZE OF DECK TO 746 SF, ADD 72 SF (XR2023-2450)

**Owner :** MARK GERARD OBRIEN TRUST  
**Address :** 12 GENEVE  
 NEWPORT BEACH, CA 92660  
**Phone :** (818) 769-4444

**Contractor :** PRESTIGE DESIGN CENTER  
**Address :** 1559 W EMBASSY ST  
 ANAHEIM, CA 92802  
**Phone :** (310) 529-8009  
**Con State Lic :** 993531  
**Lic Expire :** 06/30/2026  
**Bus Lic :** BT30064560  
**Bus Lic Expire :** 09/30/2024

**Architect :** HEFNER CHARLES  
**Address :** 6320 VAN NUYS BLVD #225 VAN NUYS,  
 CA 91401  
**Phone :** (818) 997-1030  
**State Lic :** C023963

**Applicant :** ALI ZONOUZ  
**Address :** 15560 ROCKFIELD BLVD, 212  
 IRVINE, CA 92618  
**Phone :** (949) 880-7146

**Workers' Compensation Insurance**  
**Carrier :** COMPWEST INSURANCE CO  
**Policy No :** CWWCP10011686401  
**W. C. Expire :** 7/20/2025

**Engineer :**  
**Address :**  
**Phone :**

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

**Designer :**  
**Address :**  
**Phone :**

**Code Edition :** 2022  
**Type of Construction :** V-B  
**Occupancy Groups :** U,R-3  
**Bldg Height :**

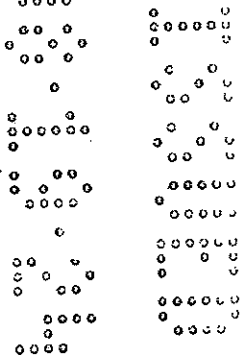
**Fire Sprinklers :** NO  
**Fire Hazard Zone :** NO  
**No of Units :** 1  
**No of Stories :** 2

**Construction Valuation :** \$40,222.00  
**Added/New/TI sq. ft. Bldg :** 72  
**Alteration sq. ft. Bldg :** 0  
**Add/New sq. ft. Garage :** 0  
**TOTAL sq. ft. :** 72

**Building Setbacks :**  
**Flood Zone :** X  
**Use Zone :** PC - Harbor View Hills

**PROCESSED BY :** BS

**SPECIAL CONDITIONS:** REV2024-0658



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Signature of Property Owner or Authorized Agent \_\_\_\_\_ Date \_\_\_\_\_

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Signature of Applicant \_\_\_\_\_ Date 8/15/24

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Signature of Property Owner or Authorized Agent \_\_\_\_\_ Print Property Owner's or Authorized Agent's Name \_\_\_\_\_ Date 8/15/24

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			<input type="checkbox"/> I SUBMITTED ASBESTOS NOTIFICATION TO	
PERMIT CANCELLED			<input type="checkbox"/> EPA	
PERMIT EXTENDED			<input type="checkbox"/> AQMD	
PERMIT FINAL CERTIFICATE OF OCCUPANCY ISSUED			<input checked="" type="checkbox"/> ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION	
			SIGNATURE: _____	



# CITY OF NEWPORT BEACH

## COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

### Structural Observation Report

Project Address: 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	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 type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Wood	pad footing base only	04-07-2024
<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:** no deficiencies in the pad footing base only

REPORT CONTINUED ON ATTACHED PAGES

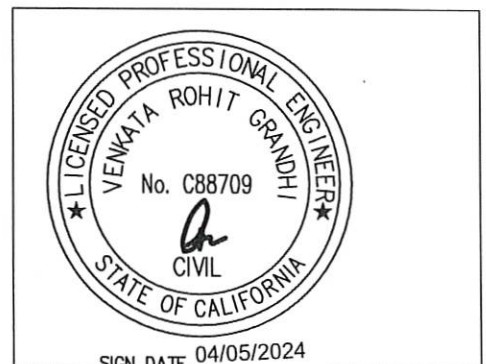
**FINAL STRUCTURAL OBSERVATION REPORT:**

**The structural 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.

04/05/2024





# CITY OF NEWPORT BEACH

## COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

### Structural Observation Report

Project Address: 21 Cherbourg	Report Date: 04-12-2024	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: rohith.grandi@gmail.com	SO Telephone #: 9088586325	SO License/Reg. #: C88709

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTION 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 type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood	footing only highlighted in attached plan	04-12-2024
<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:** no deficiencies in highlighted footing

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REPORT CONTINUED ON ATTACHED PAGES

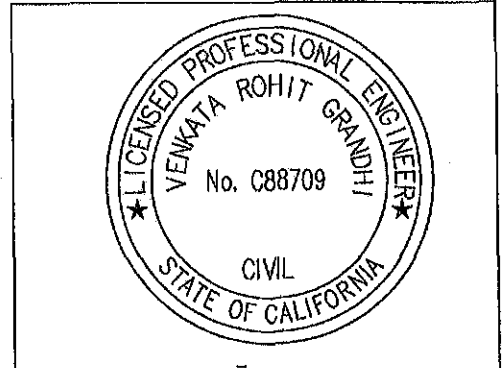
**FINAL STRUCTURAL OBSERVATION REPORT:**  
 The structural generally complies with the approved construction documents, and all observed deficiencies were corrected.

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]*

04/12/2024





**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

ASH # 20-054-1

11)

## Structural Observation Report

Project Address: 21 CHERBOURG N.P.B.	Report Date: 5/31/22	CNB Inspector Name:	CNB Permit #: X 2022-0749
Building Owner Name: VINCE PAGLIA	Owner's Mailing Address (if different from site): VINCEO PROTECHCONST	Owner's Telephone #: 714-231-6104	CNB Plan Check #: 11
Full Name of Structural Observer (SO): ASH ENGINEERING INC.	SO E-mail Address: AMIR@ASHEDS.COM	SO Telephone #: (89) 974-4533	SO License / Reg. #: C 23903

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	CONT. FTG AS PER PLAN OK.	5/31/22
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck	CONT. FTG BARS AS PER PLAN OK.	5/31/22
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood	PAD FTG'S AS PER PLAN OK.	5/31/22
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	PAD FTG. REBAR AS PER PLAN OK.	5/31/22

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES. (NO DEFICIENCIES)

OBSERVED DEFICIENCIES AND COMMENTS:

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.



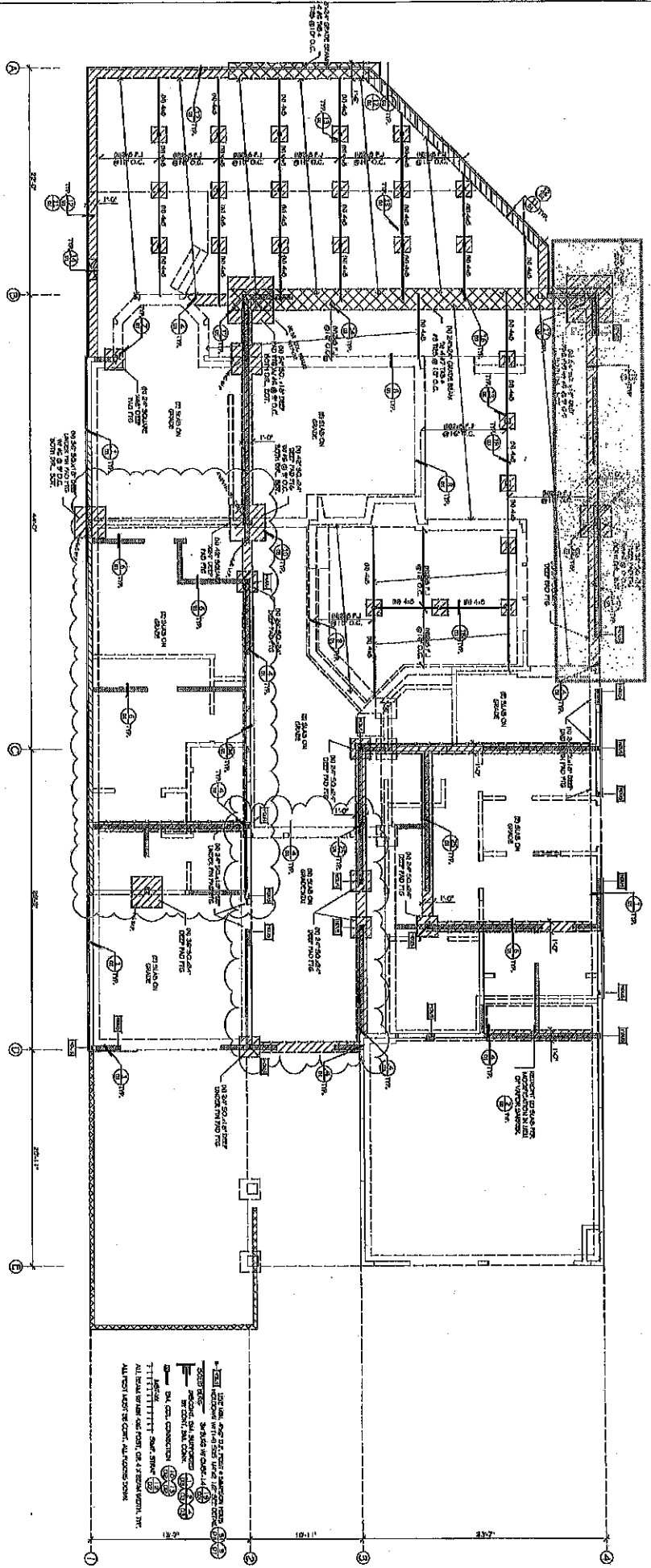
Charles Hefner 5/31/22  
 SIGNATURE OF STRUCTURAL OBSERVER OF RECORD DATE

STAMP OF STRUCTURAL OBSERVER

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

- REVISIONS**
1. ALL DIMENSIONS MUST BE VERIFIED BY THE FIELD ON THE DAY NEW TIE BARS ARE PLACED.
  2. ALL DIMENSIONS MUST BE VERIFIED BY THE FIELD ON THE DAY NEW TIE BARS ARE PLACED.
  3. ALL DIMENSIONS MUST BE VERIFIED BY THE FIELD ON THE DAY NEW TIE BARS ARE PLACED.
  4. ALL DIMENSIONS MUST BE VERIFIED BY THE FIELD ON THE DAY NEW TIE BARS ARE PLACED.
  5. ALL DIMENSIONS MUST BE VERIFIED BY THE FIELD ON THE DAY NEW TIE BARS ARE PLACED.
  6. ALL DIMENSIONS MUST BE VERIFIED BY THE FIELD ON THE DAY NEW TIE BARS ARE PLACED.
  7. ALL DIMENSIONS MUST BE VERIFIED BY THE FIELD ON THE DAY NEW TIE BARS ARE PLACED.
  8. ALL DIMENSIONS MUST BE VERIFIED BY THE FIELD ON THE DAY NEW TIE BARS ARE PLACED.
  9. ALL DIMENSIONS MUST BE VERIFIED BY THE FIELD ON THE DAY NEW TIE BARS ARE PLACED.
  10. ALL DIMENSIONS MUST BE VERIFIED BY THE FIELD ON THE DAY NEW TIE BARS ARE PLACED.
  11. ALL DIMENSIONS MUST BE VERIFIED BY THE FIELD ON THE DAY NEW TIE BARS ARE PLACED.

- NOTES**
1. Foundation construction shall be in accordance with approved plans, specifications and conditions and the approved permit for the project. (See attached permit for details.)
  2. Foundation construction shall be in accordance with approved plans, specifications and conditions and the approved permit for the project. (See attached permit for details.)
  3. All foundation construction shall be in accordance with approved plans, specifications and conditions and the approved permit for the project. (See attached permit for details.)
  4. All foundation construction shall be in accordance with approved plans, specifications and conditions and the approved permit for the project. (See attached permit for details.)
  5. All foundation construction shall be in accordance with approved plans, specifications and conditions and the approved permit for the project. (See attached permit for details.)
  6. All foundation construction shall be in accordance with approved plans, specifications and conditions and the approved permit for the project. (See attached permit for details.)
  7. All foundation construction shall be in accordance with approved plans, specifications and conditions and the approved permit for the project. (See attached permit for details.)
  8. All foundation construction shall be in accordance with approved plans, specifications and conditions and the approved permit for the project. (See attached permit for details.)
  9. All foundation construction shall be in accordance with approved plans, specifications and conditions and the approved permit for the project. (See attached permit for details.)
  10. All foundation construction shall be in accordance with approved plans, specifications and conditions and the approved permit for the project. (See attached permit for details.)
  11. All foundation construction shall be in accordance with approved plans, specifications and conditions and the approved permit for the project. (See attached permit for details.)



**FOUNDATION PLAN**  
Scale: 1/4" = 1'-0"

\* FOUNDATION SHALL BE CONSTRUCTED BY A LICENSED CONTRACTOR. \* FOUNDATION SHALL BE CONSTRUCTED BY A LICENSED CONTRACTOR. \* FOUNDATION SHALL BE CONSTRUCTED BY A LICENSED CONTRACTOR.

SYMBOL	DESCRIPTION
(Symbol)	NEW FOUNDATION
(Symbol)	EXISTING FTG.
(Symbol)	WALL ABOVE
(Symbol)	NEW WALL
(Symbol)	EXISTING WALL
(Symbol)	REMOVED WALL

**ASA Engineering Design Services**  
Architectural and Structural Engineering Services

6820 VAN NUYS BLVD.  
VAN NUYS, CA. 91401.  
TELE: (818) 997-1030  
FAX: (818) 997-1033

**PROJECT:**  
ADDITION AND MAJOR REMODEL  
ADDRESS:  
21 CHERBOURG  
NEWPORT BRANCH, CA 92660

**REVISIONS**

NO.	DATE	DESCRIPTION
1		

**DATE:** 11/15/2011  
**BY:** [Signature]  
**CHECKED:** [Signature]  
**APP.:** [Signature]

**PROJECT:** S-2  
**SHEET:** OF SHEETS

22

REVISIONS

NO.	DATE	DESCRIPTION
1		

# **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
<b>10/04/2023</b>					
	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
<b>08/31/2023</b>					
		EXPIRED - CODE ENFORCEMENT		Ok to renew	David Reed
<b>09/12/2023</b>					
	Generic Activity		ACT-001995-2023	After leaving another message with new GC ( Hootan) I brought the 3 year application to an inspection today at 27 Montpelier. 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	David Reed
<b>09/26/2024</b>					
	Generic Activity	HEARING SCHEDULED FOR 11/21/2024 @ 9 A.M.	ACT-003769-2024		Tonee Thai
	Generic Activity	HEARING APPLICATION SUBMITTED	ACT-003768-2024	HEARING APPLICATION ROUTED TO CITY CLERK AND FINANCE.	Tonee Thai
<b>09/07/2023</b>					



# 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 on 9-5-23 . 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	<p>(Previous communications under Activities on XR2023-2450)</p> <p>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.</p> <p>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.</p> <p>Here's the link for the application get it back to me ASAP please:  <a href="https://www.newportbeach.ca.gov/home/showpublisheddocument/71737/638570031999600000">https://www.newportbeach.ca.gov/home/showpublisheddocument/71737/638570031999600000</a>"</p>	Rick La Bare
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## PERMIT ACTIVITY REPORT (XR2023-2450) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
<b>10/04/2023</b>					
	Generic Activity	Building Official Extension Approved	ACT-002237-2023	SEE PERMIT X2020-1573	Tonee Thai
<b>11/02/2023</b>					
	Generic Activity	3-YEAR DEADLINE EXTENSIONr	ACT-002569-2023	MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER	Debi Schank
<b>04/04/2024</b>					
	Generic Activity	email to GC	ACT-001432-2024	email to gc informing gc of hearing application required 07/14/2024	Rick La Bare
<b>07/25/2024</b>					
	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
<b>08/05/2024</b>					
	Email	TO Hootan and Armando	ACT-003012-2024	<p>Email to owners: "So while I was figuring out what needed to be done on this I found out it cant be reissued twice.</p> <p>I need to talk with Steve about an extension in the morning.</p> <p>Problem is this pool is going to be 3 years only on January 19, 2025; reissuing the permit would extend beyond this date.</p> <p>What is the status on 21 Cherbourg's extension request.</p> <p>Permit extension requests are required 45 days in advance, and we're less than 30 days from a STOP WORK notice?</p> <p>Please don't wait on this. Thanks,"</p>	Rick La Bare
<b>09/20/2024</b>					
	Generic Activity	emails	ACT-003644-2024	see previous communication documented under the activities tab	Rick La Bare
	Generic Activity	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

# **Attachment No. 3**

Building Official Extension



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

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

RECEIVED BY  
 COMMUNITY  
 DEVELOPMENT

SEP 14 2023

CITY OF  
 NEWPORT BEACH

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

Project Address: 21 Cherbourg X 2020-1573		Receipt No.: 15483-0001	
Permit No.: XR 2023-2450	Original Permit Issued Date: 9-15-20	Extension Fee: \$214	Date Fee Paid: 9/11/23
<b>PETITIONER/PROPERTY OWNER INFORMATION</b>			
Name (Must be payor of fees): Hootan Ataian		Company Name: Pacific Stone Construction	
Street Address: 1559 W Embassy street	City: Anaheim	State: CA	Zip Code: 92802
Email: hootan@pacificstoneconstruction.com		Phone: (310) 529-6009	
<b>PROJECT INFORMATION</b>			
Length of extension requested: 2 years			
New end date if request is approved: 9/1/2025			
Previous Extension(s) Granted? (Y/N): No		If Yes, How Many?:	
Description of Work Under Permit:	MFR Interior Remodel 21665 sq ft + Addition 634 sq ft		
Reason for Extension Request	(Attach Supporting Documents as Needed) Renewed expired permit (x 2022-0743) Wencel <sup>more</sup> <del>more</del> time to complete the <del>project</del> project (Permit # XR 2023-2450)		
<b>I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.</b>			
Petitioner's Signature: Hootan Ataian		Relationship to Property Owner: (OWNER)	Date: 9/14/23
<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 UNTIL 09-14-2024. ALL PERMITS SHALL EXPIRE ON 9/14/2024 UNLESS ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICIAL.		
Building Inspector Reviewed:	Name: DAVID REED	Signature: David Reed	Date: 10/13/23
Building Official Approval:	Name: TONEE THAI	Signature: [Signature]	Date: 10/04/23



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

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

RECEIVED BY  
 COMMUNITY  
 DEVELOPMENT

SEP 01 2023

CITY OF  
 NEWPORT BEACH

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

Project Address: 21 CHERBOURG		2020-1573		Receipt No.: 15483-0001	
Permit No.: XR2023-2450	Original Permit Issued Date: 9-15-20	Extension Fee: \$214	Date Fee Paid: 9/1/23		
<b>PETITIONER/PROPERTY OWNER INFORMATION</b>					
Name (Must be payor of fees): HOOTAN AHAJAW		Company Name: Pacific Stone Construction			
Street Address: ISSAWEMBASSYST		City: Anaheim	State: ca	Zip Code: 92802	
Email: HOOTAN@PacificStoneConstruction.com			Phone: 3105296009		
<b>PROJECT INFORMATION</b>					
Length of extension requested:					
New end date if request is approved: 9/1/23 I just payed and we got approved					
Previous Extension(s) Granted? (Y/N):			If Yes, How Many?:		
Description of Work Under Permit:	As of Today Date 9/1/23 we payed and we would like to START				
Reason for Extension Request	(Attach Supporting Documents as Needed) As of permit XR2023-2450 as of Today approved and we need more time to finish the project.				
<b>I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.</b>					
Petitioner's Signature:		Relationship to Property Owner:		Date: 9/1/23	
<b>FOR STAFF USE ONLY</b>					
Department Action: <input type="checkbox"/> Approved <input type="checkbox"/> Denied					
Conditions of Approval or Comments:	It is approved as of Today and I payed \$1000 To start the job.				
Building Inspector Reviewed:	Name:	Signature:	Date: / /		
Building Official Approval:	Name:	Signature:	Date: / /		

# 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,



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,

A handwritten signature in cursive script that reads 'Hootan Ataian'.

Hootan Ataian





BA20230697525



**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

**-FILED-**

File No.: BA20230697525

Date Filed: 4/27/2023

B1710-0584 04/27/2023 12:45 PM Received by California Secretary of State

<b>Entity Details</b>	
Limited Liability Company Name	21 CHERBOURG LLC
Entity No.	202356810137
Formed In	CALIFORNIA
<b>Street Address of Principal Office of LLC</b>	
Principal Address	15541 MOSHER AVE TUSTIN, CA 92780
<b>Mailing Address of LLC</b>	
Mailing Address	15541 MOSHER AVE TUSTIN, CA 92780
Attention	
<b>Street Address of California Office of LLC</b>	
Street Address of California Office	15541 MOSHER AVE TUSTIN, CA 92780
<b>Manager(s) or Member(s)</b>	
<b>Manager or Member Name</b>	<b>Manager or Member Address</b>
+ REZA JOZI	15541 MOSHER AVE TUSTIN, CA 92780
+ MEHRAN SADRI	15541 MOSHER AVE TUSTIN, CA 92780
+ HOOTAN ATAIAN	15541 MOSHER AVE TUSTIN, CA 92780
<b>Agent for Service of Process</b>	
Agent Name	REZA JOZI
Agent Address	15541 MOSHER AVE TUSTIN, CA 92780
<b>Type of Business</b>	
Type of Business	PROPERTY INVESTMENT
<b>Email Notifications</b>	
Opt-in Email Notifications	Yes, I opt-in to receive entity notifications via email.
<b>Chief Executive Officer (CEO)</b>	
<b>CEO Name</b>	<b>CEO Address</b>
+ REZA JOZI	15541 MOSHER AVE TUSTIN, CA 92780
<b>Labor Judgment</b>	
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.	