



CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

August 20, 2026
Agenda Item No. 1

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

PERMITS: XR2023-0440, XR2023-1755, XR2023-3252, XR2024-7014

SITE LOCATION: 1421 Kings Road

APPLICANT: Peter H de Best

PROPERTY OWNER: KR1421 LLC

BUILDING INSPECTOR: William Tuman, Building Inspector II

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

PROJECT SUMMARY

ADDITION OF 1,533 SQ. FT. AND GARAGE CONVERSION. ADD 518 SQ. FT. AT GARAGE.

ADDITIONAL SCOPE TO ADD 172 SQ. FT. AND CHANGE WINDOWS; ADD FLAT ROOF RAISED DORMERS

FIRST HEARING WAS CONDUCTED ON MARCH 05, 2026.

BUILDING PERMIT HISTORY

This project first started with Permit X2020-1376 issued on February 09, 2022, 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 February 09, 2025.

Permit XR2024-7014 is a supplement permit for additional scope of work for additional alterations.

Permit XR2023-3252 is a supplement permit for additional scope of work for retaining wall.

Permit XR2023-1755 is a supplement permit for additional scope of work for bio-retention and outdoor kitchen.

Permit XR2023-0440 replaces expired permit X2020-1376.

The first inspection was on March 24, 2022, for Sewer inspection under replaced permit X2022-0471.

Please refer to the staff report of the first hearing conducted on March 05, 2026, for permit inspection history prior to February 09, 2026 (Attachment 3).

The last inspection, as of the date of the staff report, was for Shower Lath and Other Plumbing inspections on July 17, 2026. Please refer to Attachment 1 for detailed permit history.

BUILDING OFFICIAL EXTENSION

The Chief Building Official granted an extension for a three-year construction time limit on March 06, 2025, with expiration date of February 09, 2026. (Attachment 3, Part of 1st Hearing staff report)

Hearing officer granted maximum 180 days extension with expiration date of August 8, 2026, based on public hearing conducted on March 5, 2026. (Attachment 2)

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 after February 09, 2026

Attachment No. 2 – 1st Public Hearing Order

Attachment No. 3 – 1st Public Hearing Staff Report

Attachment No. 1

Building Permit History after February 09, 2026

LINKED PERMIT INSPECTION HISTORY REPORT (1060-2020)

Permit Type:	Plan Check	Application Date:	06/12/2020	Owner:	1421 KINGS ROAD LLC, michael collier
Work Class:	Addition/Alteration	Issue Date:	02/09/2022	Parcel	049 222 20
Status:	Approved	Expiration Date:	06/13/2022	Address:	1421 KINGS RD NEWPORT BEACH, CA
IVR Number:	123560				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	11/01/2024	Sewer	iBLD-042379-2024	Not Ready for Inspection	Bill Tuman	Yes	Complete
11/12/2024	11/12/2024	Gas Pipe Rough	iBLD-044563-2024	Approved	Bill Tuman	No	Complete
			Reinspection of iBLD-042376-2024				
	11/12/2024	Rough Plumbing & Pan Test	iBLD-044039-2024	Approved	Bill Tuman	No	Complete
			Reinspection of iBLD-042377-2024				
11/27/2024	11/27/2024	Complete Framing	iBLD-046444-2024	Not Ready for Inspection	Bill Tuman	Yes	Complete
			Reinspection of iBLD-042374-2024				
	11/27/2024	Rough HVAC/Mech/Fireplace	iBLD-046443-2024	Correction	Bill Tuman	Yes	Complete
			Reinspection of iBLD-042375-2024				
12/09/2024	12/09/2024	Complete Framing	iBLD-047896-2024	Correction	Jaime Molina	Yes	Complete
			Reinspection of iBLD-046444-2024				
	12/09/2024	Rough HVAC/Mech/Fireplace	iBLD-047895-2024	Approved	Jaime Molina	No	Complete
			Reinspection of iBLD-046443-2024				
12/23/2024	12/23/2024	Insulation/Densglass	iBLD-049974-2024	Not Ready for Inspection	Bill Tuman	Yes	Complete
01/02/2025	01/02/2025	Complete Framing	iBLD-000150-2025	Approved	Bill Tuman	No	Complete
			Reinspection of iBLD-047896-2024				
	01/02/2025	Insulation/Densglass	iBLD-050399-2024	Correction	Bill Tuman	Yes	Complete
			Reinspection of iBLD-049974-2024				
01/07/2025	01/07/2025	Insulation/Densglass	iBLD-000483-2025	Approved	John Joseph	No	Complete
			Reinspection of iBLD-050399-2024				
01/14/2025	01/14/2025	Drywall Fire Caulk	iBLD-001499-2025	Approved	Bill Tuman	No	Complete
01/27/2025	01/27/2025	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-002898-2025	Partial Pass	Bill Tuman	Yes	Incomplete
06/20/2025	06/20/2025	Setbacks/ Line & Grade	iBLD-024022-2025	Cancelled	Jason Rudenick	Yes	Complete
			Reinspection of iBLD-003265-2022				
09/08/2025	09/08/2025	Shower Lath	iBLD-036476-2025	Partial Pass	Bill Tuman	Yes	Incomplete
04/09/2026	04/09/2026	Area Drains	iBLD-015986-2026	Approved	Jordan Wiley	No	Complete
	04/09/2026	Gas Pipe Underground	iBLD-015989-2026	Approved	Jordan Wiley	No	Complete
	04/09/2026	Water Pipe Underground	iBLD-015987-2026	Approved	Jordan Wiley	No	Complete
07/14/2026	07/14/2026	Other - Plumbing	iBLD-030675-2026	Partial Pass	David Reed	Yes	Incomplete
07/17/2026	07/17/2026	Other - Plumbing	iBLD-031497-2026	Approved	David Reed	No	Complete
			Reinspection of iBLD-030675-2026				
	07/17/2026	Shower Lath	iBLD-031283-2026	Approved	David Reed	No	Complete
			Reinspection of iBLD-036476-2025				



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

Gen Contr: RDM
Sub-Contr: RDM

SPECIAL INSPECTION REPORT

Project Address: Collier Residence @ 1421 Kings Rd
Permit Number: ✓ 2023-3252
Inspection Type (s): RC - Chemical Anchors
Inspection Date (s): 2/4/26 () Periodic (✓) Continuous

Describe Inspection, Including Location(s):

Observed the placement + consolidation of vertical #4 rebar dowels w/ 7" embedment added to north elevator CMU property line wall per engineers request added 16" on center.

List Tests Made:

Set 3622 N1000558143 exp 8/6/27

Total Inspection Time Each Day:

Date: 2/4/26
Hours: PM

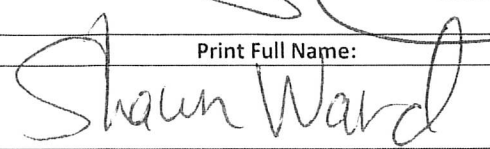
List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

No exceptions taken

Comments:

Embedments reached
Holes wire brushed + blown clean x's (4) cycles
No exceptions

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:
	<u>2/4/26</u>
Print Full Name:	Newport Beach Registration No.:
<u>Shawn Ward</u>	<u>NB00523 / NB2025-0040</u>

Attachment No. 2

1st Public Hearing Order

1 ALESHIRE & WYNDER, LLP
2 PAUL J EARLY
3 3880 Lemon Street, Suite 520
4 Riverside, California 92501
5 Telephone: (951) 241-7338
6 Facsimile: (949) 223-1180
7 Administrative Hearing Officer

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BEFORE THE ADMINISTRATIVE HEARING OFFICER

FOR

THE CITY OF NEWPORT BEACH

IN RE

1421 Kings Road

APPLICATION FOR PERMIT EXTENSION
NBMC. SECTION 15.02.095

**FINDINGS OF FACT AND STATEMENT
OF DECISION OF THE
ADMINISTRATIVE HEARING OFFICER**

Hearing Officer: Paul Early
Date: March 5, 2026
Time: 9:30 a.m.

INTRODUCTION

1. This matter involves an extension of time to complete construction for work under a building permit issued for the above-captioned ("Subject Property") in the City of Newport Beach under Section 105.3.4 of the Newport Beach Administrative Code ("NBAC," a locally amended version of the California Building Code) as codified at Newport Beach Municipal Code ("NBMC") Section 15.02.095. Paul Early ("Hearing Officer"), sitting as the Hearing Officer under NBAC Section 105.3.4 heard this matter on the above-captioned date and time (the "Hearing"). The Hearing Officer is a licensed attorney in the State of California and serves as Hearing Officer under contract with the City of Newport Beach ("City"). Pursuant to NBAC Section 105.3.4, the Hearing Officer shall hear and decide whether this application for extension should be granted, conditionally granted, or denied.

2. City is a charter city and municipal corporation existing under the laws of the State of California. The City was represented at the Hearing by Tonee Thai, Chief Building Official ("City Representative").

1 3. The applicant was represented at the hearing by the former property owner (“Applicant”),
2 in support of the application for an extension of time.

3 4. There was no public comment on the property.

4 5. The following Findings of Fact, Conclusions of Law, and Decision and Order are based on
5 the evidence presented during the Hearing.

6 6. The Hearing Officer considered the testimony of all witnesses at the Hearing and all
7 documents made part of the administrative record. The mere fact that a witness’s testimony or
8 document may not be specifically referred to below does not and shall not be construed to mean that
9 said testimony or document was not considered.

10 7. Pursuant to the Administrative Hearing Rules and Procedures of the City of Newport Beach,
11 the Hearing was digitally recorded.

12 8. The documents presented to the Hearing Officer during the hearing are attached hereto as
13 Exhibit A and form the administrative record of the hearing.

14 **ISSUES**

15 9. Pursuant to Section 105.3.4 of the NBAC, the issue to be determined by the Hearing Officer
16 is whether to grant, or conditionally grant, up to a one hundred and eighty (180) calendar day
17 extension, based on a finding that either (i) special circumstances warrant an extension of time or
18 (ii) the failure to meet the time limit was caused by circumstances beyond the Applicant’s control.

19 **FINDINGS OF FACT AND CONCLUSIONS OF LAW**

20 10. This matter is before the Hearing Officer consistent with Section 105.3.4 of the NBAC.

21 11. The City of Newport Beach adopted the 2019 California Building Code by reference under
22 Ordinance No. 2019-17 as the Newport Beach Administrative Code, codified at Newport Beach
23 Municipal Code Section 15.02.010, which reads in part, “The City Council adopts and incorporates
24 by reference, as though set forth in full in this section, Chapter 1, Division II of the 2019 Edition of
25 the California Building Code as published by the International Code Council.”

26 12. The City of Newport Beach adopted certain additions, amendments, and deletions to the
27 2019 California Building Code, pursuant to its authority under California Health and Safety Code
28 Section 17958.5.

13. One such addition is the addition of Sections 105.3.3, 105.3.4, and 105.3.5 to the Newport Beach Administrative Code, codified at Newport Beach Municipal Code Section 15.02.095. Section 105.3.3 reads:

“For any one-unit or two-unit dwelling for which a tentative and final tract map is not required, the maximum allowable time to complete construction for any work that requires a building permit including, but not limited to, any construction, reconstruction, rehabilitation, renovation, addition(s), modification(s), improvement(s), or alteration(s), shall be limited to three (3) years, unless an extension is granted in accordance with Section 105.3.4.

For building permits issued on or after June 1, 2019, the time limit to complete construction shall begin on the date of issuance of the first or original building permit. For building permits issued prior to June 1, 2019, the time limit to complete construction shall be three (3) years from June 1, 2019.

Final inspection and approval of the construction work by the City shall mark the date of construction completion for purposes of Section 15.02.095. Time limits set forth herein shall not be extended by issuance of a subsequent building permit(s) for the same project.”

14. This project first started with Permit X2020-1376 issued on February 9, 2022 with initial an three year construction limit expiration date of February 9, 2025.

15. Permits may be extended up to one year beyond the initial three-year deadline by application to the City Building Official. (NBAC 105.3.4(1)).

16. An initial extension was granted by the Building Official. As a result of the Building Official’s actions, the Permit is set to expire on February 9, 2026.

17. Section 105.3.4 provides that if a project is not completed within the timeframe authorized by the Building Official, the property owner or their authorized agent may seek further extension from the City’s Hearing Officer. The property owner or applicant may seek two extensions from the Hearing Officer which shall not exceed 180 days each. To grant the extension, the Hearing Officer must find that either (i) special circumstances warrant an extension of time or (ii) the failure to meet

1 the time limit was caused by circumstances beyond the property owner's, applicant's, or their
2 contractor's control. Any approval of an extension should include conditions to ensure timely
3 completion of the project in a manner that limits impacts on surrounding property owners. Applicant
4 filed a request for an extension with the City Hearing Officer seeking an extension for the full 180
5 days possible under the code.

6 18. The Applicant filed this request for an extension by the hearing for an additional 180 days.

7 19. The City Representative presented uncontroverted evidence that there have been periodic
8 periods of long intervals without any work progressing or inspections conducted. There was no
9 objection from the City Representatives to the Hearing Officer granting an extension.

10 20. Applicant provided uncontroverted evidence that since the property has been sold, the new
11 owners have hired a new contractor who has been diligently pursuing completion. Mostly finish
12 work remaining and they are on schedule for an August completion with delays mostly in obtaining
13 cabinets.

14 21. Credibility determinations were made in favor of the Applicant and the City. The Applicant
15 presented credible evidence that the delays were due to circumstances partially beyond their control
16 resulting from ownership changes and property transfers.

17 **DECISION AND ORDER**

18 22. The Applicant has presented sufficient evidence to establish that "the failure to meet the time
19 limit was caused primarily by circumstances beyond the property owner's, applicant's, or their
20 contractor's control." The Applicant could not have foreseen the significant delays caused by ground
21 conditions and other agency requirements. The owner, applicant, and/or contractor were not the
22 cause of those delays, nor could they have been avoided with reasonable diligence.

23 23. The Hearing Officer hereby grants an extension to **5:00pm on August 8, 2026**, in order to
24 ensure the timely completion of the project conditioned on Applicant calling for and passing
25 inspections on the open building permit before April 1, 2026.

26 24. Under NBAC 105.3.4 this decision is the first extension available on such permit and is not
27 appealable to any City body.

1 25. Any person aggrieved by an administrative decision of a Hearing Officer may obtain review
2 of the administrative decision by filing a petition for review with the Orange County Superior Court
3 in accordance with the timelines and provisions as set forth in California Government Code Section
4 53069.4. There may be other time limits which also affect the ability to seek judicial review.
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6 Dated: March 6, 2026



7 Paul Early
8 Administrative Hearing Officer
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Attachment No. 3

1st Public Hearing Staff Report



CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

March 5, 2026
Agenda Item No. 2

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

PERMITS: XR2023-0440, XR2023-1755, XR2023-3252, XR2024-7014

SITE LOCATION: 1421 Kings Road

APPLICANT: Peter H de Best

PROPERTY OWNER: KR1421 LLC

BUILDING INSPECTOR: William Tuman, Building Inspector II

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

PROJECT SUMMARY

ADDITION OF 1,533 SQ. FT. AND GARAGE CONVERSION. ADD 518 SQ. FT. AT GARAGE.

ADDITIONAL SCOPE TO ADD 172 SQ. FT. AND CHANGE WINDOWS; ADD FLAT ROOF RAISED DORMERS

BUILDING PERMIT HISTORY

- This project first started with Permit X2020-1376 issued on February 09, 2022, 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 February 09, 2025.
- Permit XR2024-7014 is a supplement permit for additional scope of work for additional alterations.
- Permit XR2023-3252 is a supplement permit for additional scope of work for retaining wall.

- Permit XR2023-1755 is a supplement permit for additional scope of work for bio-retention and outdoor kitchen.
- Permit XR2023-0440 replaces expired permit X2020-1376.
- The first inspection was on March 24, 2022, for Sewer inspection under replaced permit X2022-0471.
- The last inspection was on February 09/2026, for Masonry Pre-Gout/Wall Steel under permit XR2023-3252.
- Please refer to Attachment 1 for detailed permit history.
- Notice of pending Three-Year Construction Limit expiration was sent on November 01, 2024.
- 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 March 06, 2025, with expiration date of February 09, 2026. (Attachment 3).

RECOMMENDATION

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

PUBLIC NOTICE

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

ATTACHMENTS

Attachment No. 1 – Building Permit History

Attachment No. 2 – Three-Year Construction Limit Notice Activities

Attachment No. 3 – Building Official Extension

Attachment No. 1

Building Inspection History



LINKED PERMIT INSPECTION HISTORY REPORT (1060-2020) FOR CITY OF NEWPORT BEACH

Permit Type:	Plan Check	Application Date:	06/12/2020	Owner:	1421 KINGS ROAD LLC, michael collier
Work Class:	Addition/Alteration	Issue Date:	02/09/2022	Parcel	049 222 20
Status:	Approved	Expiration Date:	06/13/2022	Address:	1421 KINGS RD NEWPORT BEACH, CA
IVR Number:	123560				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Inspection Location: 1421 KINGS RD							
Permit: E2023-0832							
03/15/2024	03/15/2024	Final Building	iBLD-010063-2024	Approved	Jaime Molina	No	Complete
	03/15/2024	Temporary Power Pole	iBLD-009915-2024	Approved	Jaime Molina	No	Complete
Permit: F2023-0183							
09/18/2023	09/18/2023	Sprinkler Hydro Test - SF / Duplex	iBLD-035541-2023	Correction	Jaime Molina	Yes	Complete
	09/18/2023	Sprinkler Rough Pipe - SF / Duplex	iBLD-035542-2023	Correction	Jaime Molina	Yes	Complete
10/02/2023	10/02/2023	Sprinkler Hydro Test - SF / Duplex	iBLD-037925-2023	Approved	Jaime Molina	No	Complete
		Reinspection of iBLD-035541-2023					
	10/02/2023	Sprinkler Rough Pipe - SF / Duplex	iBLD-037926-2023	Approved	Jaime Molina	No	Complete
		Reinspection of iBLD-035542-2023					
09/08/2025	09/08/2025	Sprinkler Flow Test - SF / Duplex	iBLD-036526-2025	Not Ready for Inspection	Bill Tuman	Yes	Complete
Permit: H2024-0739							
09/08/2025	09/08/2025	Hood	iBLD-036480-2025	Not Ready for Inspection	Bill Tuman	Yes	Complete
Permit: S2024-0175							
11/26/2024	11/26/2024	Pre-Gunite	iBLD-045206-2024	Partial Pass	Bill Tuman	Yes	Incomplete
11/27/2024	11/27/2024	Pre-Gunite	iBLD-046713-2024	Approved	Bill Tuman	No	Complete
		Reinspection of iBLD-045206-2024					
12/02/2024	12/02/2024	Pre-Deck	iBLD-046993-2024	Correction	Bill Tuman	Yes	Complete
09/08/2025	09/08/2025	Pre-Plaster	iBLD-036485-2025	Not Ready for Inspection	Bill Tuman	Yes	Complete
Permit: X2020-1376							
09/06/2022	09/06/2022	Other Building	iBLD-007577-2022	Approved	Chad Shelton	No	Complete
02/14/2023	02/14/2023	WQ-Best Management Practices	iBLD-005642-2023	Cancelled	Chad Shelton	Yes	Complete
Permit: X2022-0471							
03/24/2022	03/24/2022	Sewer	X2022-0471-A0029 62247	Approved		No	Complete
04/12/2022	04/12/2022	Footings and Foundation	X2022-0471-A0029 70749	Correction		No	Complete
	04/12/2022	Soil Pipe	X2022-0471-A0029 70745	Correction		No	Complete

LINKED PERMIT INSPECTION HISTORY REPORT (1060-2020)

Permit Type:	Plan Check	Application Date:	06/12/2020	Owner:	1421 KINGS ROAD LLC, michael collier
Work Class:	Addition/Alteration	Issue Date:	02/09/2022	Parcel	049 222 20
Status:	Approved	Expiration Date:	06/13/2022	Address:	1421 KINGS RD NEWPORT BEACH, CA
IVR Number:	123560				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	04/12/2022	WQ-Best Management Practices	X2022-0471-A0029 70748	Correction		No	Complete
04/25/2022	04/25/2022	Footings and Foundation	X2022-0471-A0029 76000	Correction		No	Complete
	04/25/2022	Footings and Foundation	X2022-0471-A0029 76377	Cancelled		No	Complete
	04/25/2022	WQ-Best Management Practices	X2022-0471-A0029 76001	Correction		No	Complete
05/16/2022	05/16/2022	Footings and Foundation	X2022-0471-A0029 85233	Correction		No	Complete
05/17/2022	05/17/2022	Footings and Foundation	X2022-0471-A0029 85888	Partial Pass		No	Incomplete
06/28/2022	06/28/2022	Footings and Foundation	X2022-0471-A0030 03580	Correction		No	Complete
06/30/2022	06/30/2022	Footings and Foundation	X2022-0471-A0030 04718	Correction		No	Complete
	06/30/2022	Footings and Foundation	X2022-0471-A0030 05146	Partial Pass		No	Incomplete
	06/30/2022	WQ-Best Management Practices	X2022-0471-A0030 04615	Correction		No	Complete
07/26/2022	07/26/2022	Slab On Grade	iBLD-002168-2022	Correction	Chad Shelton	Yes	Complete
08/03/2022	08/03/2022	Setbacks/ Line & Grade	iBLD-003265-2022	Partial Pass	Chad Shelton	Yes	Incomplete
	08/03/2022	Slab On Grade	iBLD-003230-2022	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBLD-002168-2022				
02/14/2023	02/14/2023	WQ-Best Management Practices	iBLD-005640-2023	Cancelled	Chad Shelton	Yes	Complete
07/18/2023	07/18/2023	Floor Framing & Sheathing	iBLD-027033-2023	Approved	Jaime Molina	No	Complete
	07/18/2023	Footings and Foundation	iBLD-027034-2023	Approved	Jaime Molina	No	Complete
	07/18/2023	Roof Framing, Sheathing & Bldg Height	iBLD-027040-2023	Approved	Jaime Molina	No	Complete
	07/18/2023	Shear and Hold Downs	iBLD-027032-2023	Approved	Jaime Molina	No	Complete

Permit: XR2022-2537

02/14/2023	02/14/2023	WQ-Best Management Practices	iBLD-005643-2023	Cancelled	Chad Shelton	Yes	Complete
03/30/2023	03/30/2023	Area Drains	iBLD-011158-2023	Partial Pass	Jaime Molina	Yes	Incomplete

LINKED PERMIT INSPECTION HISTORY REPORT (1060-2020)

Permit Type:	Plan Check	Application Date:	06/12/2020	Owner:	1421 KINGS ROAD LLC, michael collier
Work Class:	Addition/Alteration	Issue Date:	02/09/2022	Parcel	049 222 20
Status:	Approved	Expiration Date:	06/13/2022	Address:	1421 KINGS RD NEWPORT BEACH, CA
IVR Number:	123560				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	03/30/2023	Roof Framing, Sheathing & Bldg Height	iBLD-011157-2023	Correction	Jaime Molina	Yes	Complete
04/06/2023	04/06/2023	Footings and Foundation	iBLD-012256-2023	Correction	Jaime Molina	Yes	Complete
05/25/2023	05/25/2023	Roof Framing, Sheathing & Bldg Height	iBLD-019467-2023	Correction	Jaime Molina	Yes	Complete
Reinspection of iBLD-011157-2023							
	05/25/2023	Shear and Hold Downs	iBLD-019468-2023	Correction	Jaime Molina	Yes	Complete
06/09/2023	06/09/2023	Slab On Grade	iBLD-021566-2023	Partial Pass	Jaime Molina	Yes	Incomplete
06/30/2023	06/30/2023	Footings and Foundation	iBLD-024792-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
Reinspection of iBLD-012256-2023							
07/18/2023	07/18/2023	Footings and Foundation	iBLD-026963-2023	Partial Pass	Jaime Molina	Yes	Incomplete
Reinspection of iBLD-024792-2023							
09/08/2025	09/08/2025	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-036481-2025	Not Ready for Inspection	Bill Tuman	Yes	Complete
Permit: XR2023-0107							
02/14/2023	02/14/2023	WQ-Best Management Practices	iBLD-005639-2023	Cancelled	Chad Shelton	Yes	Complete
Permit: XR2023-0440							
11/03/2023	11/03/2023	Other Building	iBLD-042872-2023	Correction	Bill Tuman	Yes	Complete
11/08/2023	11/08/2023	Other Building	iBLD-043512-2023	Approved	Bill Tuman	No	Complete
Reinspection of iBLD-042872-2023							
04/25/2024	04/25/2024	Complete Framing	iBLD-015702-2024	Not Ready for Inspection	Bill Tuman	Yes	Complete
	04/25/2024	Rough Electric Residential	iBLD-015701-2024	Correction	Bill Tuman	Yes	Complete
05/16/2024	05/16/2024	Rough Electric Residential	iBLD-018980-2024	Approved	Chris Sanchez	No	Complete
11/01/2024	11/01/2024	Complete Framing	iBLD-042374-2024	Not Ready for Inspection	Bill Tuman	Yes	Complete
Reinspection of iBLD-015702-2024							
	11/01/2024	Final Gas Pressure Test	iBLD-042378-2024	Not Ready for Inspection	Bill Tuman	Yes	Complete
	11/01/2024	Gas Pipe Rough	iBLD-042376-2024	Correction	Bill Tuman	Yes	Complete
	11/01/2024	Rough HVAC/Mech/Fireplace	iBLD-042375-2024	Not Ready for Inspection	Bill Tuman	Yes	Complete
	11/01/2024	Rough Plumbing & Pan Test	iBLD-042377-2024	Correction	Bill Tuman	Yes	Complete

LINKED PERMIT INSPECTION HISTORY REPORT (1060-2020)

Permit Type:	Plan Check	Application Date:	06/12/2020	Owner:	1421 KINGS ROAD LLC, michael collier
Work Class:	Addition/Alteration	Issue Date:	02/09/2022	Parcel	049 222 20
Status:	Approved	Expiration Date:	06/13/2022	Address:	1421 KINGS RD NEWPORT BEACH, CA
IVR Number:	123560				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	11/01/2024	Sewer	iBLD-042379-2024	Not Ready for Inspection	Bill Tuman	Yes	Complete
11/12/2024	11/12/2024	Gas Pipe Rough	iBLD-044563-2024	Approved	Bill Tuman	No	Complete
	11/12/2024	Rough Plumbing & Pan Test	iBLD-044039-2024	Approved	Bill Tuman	No	Complete
11/27/2024	11/27/2024	Complete Framing	iBLD-046444-2024	Not Ready for Inspection	Bill Tuman	Yes	Complete
	11/27/2024	Rough HVAC/Mech/Fireplace	iBLD-046443-2024	Correction	Bill Tuman	Yes	Complete
12/09/2024	12/09/2024	Complete Framing	iBLD-047896-2024	Correction	Jaime Molina	Yes	Complete
	12/09/2024	Rough HVAC/Mech/Fireplace	iBLD-047895-2024	Approved	Jaime Molina	No	Complete
12/23/2024	12/23/2024	Insulation/Densglass	iBLD-049974-2024	Not Ready for Inspection	Bill Tuman	Yes	Complete
01/02/2025	01/02/2025	Complete Framing	iBLD-000150-2025	Approved	Bill Tuman	No	Complete
	01/02/2025	Insulation/Densglass	iBLD-050399-2024	Correction	Bill Tuman	Yes	Complete
01/07/2025	01/07/2025	Insulation/Densglass	iBLD-000483-2025	Approved	John Joseph	No	Complete
01/14/2025	01/14/2025	Drywall Fire Caulk	iBLD-001499-2025	Approved	Bill Tuman	No	Complete
01/27/2025	01/27/2025	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-002898-2025	Partial Pass	Bill Tuman	Yes	Incomplete
06/20/2025	06/20/2025	Setbacks/ Line & Grade	iBLD-024022-2025	Cancelled	Jason Rudenick	Yes	Complete
09/08/2025	09/08/2025	Shower Lath	iBLD-036476-2025	Partial Pass	Bill Tuman	Yes	Incomplete
Permit: XR2023-1755							
04/09/2025	04/09/2025	Footings and Foundation	iBLD-013301-2025	Cancelled	Bill Tuman	Yes	Complete
09/08/2025	09/08/2025	Rough Electrical Service	iBLD-036479-2025	Not Ready for Inspection	Bill Tuman	Yes	Complete
Permit: XR2023-3252							
12/19/2023	12/19/2023	Footings and Foundation	iBLD-049238-2023	Correction	Chris Sanchez	Yes	Complete
01/16/2024	01/16/2024	Water Quality BMP's	iWQ-002903-2024	Approved	Monique Navarrete	No	Complete
05/16/2024	06/11/2024	Rough Electric Residential	iBLD-018716-2024	Cancelled	Chris Sanchez	Yes	Complete

LINKED PERMIT INSPECTION HISTORY REPORT (1060-2020)

Permit Type:	Plan Check	Application Date:	06/12/2020	Owner:	1421 KINGS ROAD LLC, michael collier
Work Class:	Addition/Alteration	Issue Date:	02/09/2022	Parcel	049 222 20
Status:	Approved	Expiration Date:	06/13/2022	Address:	1421 KINGS RD NEWPORT BEACH, CA
IVR Number:	123560				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
04/09/2025	04/09/2025	Footings and Foundation	iBLD-013473-2025	Correction	Bill Tuman	Yes	Complete
Reinspection of iBLD-049238-2023							
06/20/2025	06/20/2025	Footings and Foundation	iBLD-024810-2025	Approved	Jason Rudenick	No	Complete
Reinspection of iBLD-013473-2025							
12/18/2025	12/18/2025	Other Building	iBLD-003154-2025	Correction	Bill Tuman	Yes	Complete
12/23/2025	12/23/2025	Other Building	iBLD-003636-2025	Approved	Bill Tuman	No	Complete
Reinspection of iBLD-003154-2025							
01/05/2026	01/05/2026	Masonry Pre-Grout/Wall Steel	iBLD-004025-2025	Correction	Bill Tuman	Yes	Complete
01/14/2026	01/14/2026	Masonry Pre-Grout/Wall Steel	iBLD-001616-2026	Correction	Bill Tuman	Yes	Complete
Reinspection of iBLD-004025-2025							
02/09/2026	02/09/2026	Masonry Pre-Grout/Wall Steel	iBLD-005248-2026	Approved	Luis Gardea	No	Complete
Reinspection of iBLD-001616-2026							
Permit: XR2024-7014							
09/08/2025	09/08/2025	Area Drains	iBLD-036490-2025	Not Ready for Inspection	Bill Tuman	Yes	Complete



City of Newport Beach

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



COMB Permit : XR2023-0440

Plan Check No :
Issued Date : 02/16/2022
Final Date:
Permit Status: Issued
Inspection Area : 8

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 : 1421 KINGS RD

Legal Desc : N TR 1219 BLK E LOT 39

Description : SFR ADD ADD 1533 SF, GARAGE CONVERSION, ADD 518 SF AT GARAGE. (RENEW EXPIRED PERMIT)

Owner : 1421 KINGS ROAD LLC
Address : 1024 BAYSIDE DR #383
NEWPORT BEACH, CA 92660
Phone : (812) 320-2955

Contractor : RDMS GENERAL CONTRACTORS
Address : 250 E BAKER ST, STE 300
COSTA MESA, CA 92626
Phone : (714) 546-1130
Con State Lic : 815872
Lic Expire : 12/31/2026
Bus Lic : BT30008726
Bus Lic Expire : 01/31/2026

Architect : CHRISTIAN R LIGHT
Address : 1401 QUAIL ST #120 NEWPORT BEACH,
CA 92660
Phone : (949) 851-8345
State Lic : C022334

Applicant : MEEGAN COLLIER
Address : 910 KINGS RD
NEWPORT BEACH, CA 92663
Phone : (812) 592-1232

Workers' Compensation Insurance
Carrier : EVEREST PREMIERE INSURANCE CO.
Policy No : 7600024153251
W. C. Expire : 9/1/2026

Engineer : QIANG XIAO
Address : 1520 BROOKHOLLOW DR, 45
SANTA ANA, CA 92705
Phone : (714) 662-0510

Owner/Builder :
Address :
Phone :

Designer :
Address :
Phone :

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

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

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 : Front: 10, Side: 4, Side: 4, Rear: 10
Flood Zone : X
Use Zone : R-1 - Single-Unit Residential

PROCESSED BY : _____

SPECIAL CONDITIONS: 03/12/2025: Change of Contractor



City of Newport Beach - Building Division

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

X2020~1376

COMB Permit : X2020-1376

Project No : 1060-2020

Issued Date : 02/09/2022

Inspection Area : 2 ³

PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION. PROJECTS MUST BE COMPLETED BY 02/09/2025 OR PERMIT WILL BE INVALID
Construction Hours: Monday - Friday 7:00 a.m. to 6:30 p.m. and Saturday from 8:00 a.m. to 6:00 p.m. No work on Sundays or Holidays

Job Address: 1421 KINGS RD NB
Description: SFR ADD ADD 1533 SF, GARAGE CONVERSION. ADD 518 SF AT GARAGE.
Legal Desc.: N TR 1219 BLK E LOT 39

Owner: COLLIER MICHAEL
Address: 1421 KINGS RD
NEWPORT BEACH, CA 92663
Phone:

Contractor: OWNER/BLDR
Address: 612-320,2455
Phone:

Architect: LIGHT CHRISTIAN R
Address: 1401 QUAIL ST #120
NEWPORT BEACH CA 92660
Phone: 949-851-8345 State Lic:C022334

Applicant: LIGHT CHRISTIAN R
Address: 1401 QUAIL ST #120
NEWPORT BEACH CA 92660
Phone: 949-851-8345

Engineer: XIAO QIANG
Address: 1520 BROOKHOLLOW DR #45
SANTA ANA CA 92705
Phone: 714-662-0510 State Lic:S-005289

Code Edit : 2019
Type of Construction: V-B-SPR
Occupancy Group: R3/U
Added /New sq.ft. Bldg: 1533
Added /New sq. ft. Garage: 518
No of Stories: 2
No of Units : 1
Bldg Height: 0
Bldg Sprinklers: Y
Flood Zone: X

Worker's Compensation Insurance
Carrier:
Policy No:
Expire:

Building Setbacks
Rear: 10
Front: 10
Left: 4
Right: 4

Con State Lic: O/B
Lic Expire:
Bus Lic:
Lic Exp Date:

Special Conditions: LANDSLIDE AREA
CR&R TO HAUL DEBRIS
INSPECTOR

Fire Hazard Zone : N

Use Zone: 0
Parking Spaces: 0

Construction Valuation: \$300,000.00

Building Permit Fee: \$4,574.00
Plan Check Fee: \$3,620.19
Overnight Plan Ck: \$0.00
Investigation Fee: \$4,574.00
Record Management : \$86.00
Energy Compliance: \$0.00
CA Seismic Safety : \$0.00
Disabled Access : \$0.00
Hazardous Mat : \$0.00
Building Green Fee : \$12.00

Excise Tax: \$0.00
Additional Fee : \$134.00
Grading Bonds Fee: \$0.00
Grading PC Consultant : \$1,234.10
Grading Permit Fee: \$237.00
Grading PC Fee: \$270.90
WQ Insp. Fee : \$0.00
Electrical %: \$320.18
Mechanical %: \$182.96
Plumbing %: \$411.56

Planning Department -
Plan check Fee : \$208.00
Fair Share : \$0.00
SJH Trans : \$0.00
In-lieu Housing Fee : \$0.00
Public Works Department -
Park Dedication : \$0.00
P/W Plan Check : \$253.75
San Dist : \$0.00
NMUSD Fee: \$2,820.72

Fire Department
Fire Inspection: \$0.00
Fire Plan Rev : \$0.00
Demolition Fee : \$27.00
Building Dept Adm : \$265.00
General Service : \$564.00
Refund Deposit : \$0.00
Grading Bond: \$0.00
\$0.00
\$0.00

TOTAL FEE : \$19,795.46

Plan Check Fee : \$4,275.09

Fee Due at Permit Issuance : \$15,520.37

PROCESSED BY: AC

ZONING APPROVAL: LAW

GRADING APPROVAL: SPK

PUBLIC WORKS APPROVAL: AC

PLAN CHECK BY: MKC

APPROVAL TO ISSUE:

OWNER-BUILDER DECLARATION

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

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

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

☒ I am exempt from licensure under the Contractors' State License Law for the following reason: By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>. Date 2-9-22

Signature of Property Owner or Authorized Agent [Signature]

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 Contractor Signature Date 2-9-22

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 Phone #

Name of Agent 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. Date 2-9-22

Signature of Applicant [Signature]

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 Address

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

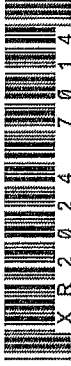
I am the property owner or authorized to act on the property owner's behalf.
I have read this application and the information I have provided is correct.
I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
I authorize representatives of this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

Signature of Property Owner or Authorized Agent [Signature] Print Property Owner's or Authorized Agent's Name MICHAEL COLLIER 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			☐ I SUBMITTED ASBESTOS NOTIFICATION TO <u> </u>	
PERMIT CANCELLED			☐ EPA	
PERMIT EXTENDED			☐ AQMD	
PERMIT FINAL CERTIFICATE OF OCCUPANCY ISSUED			☐ ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMO SIGNATURE: <u>MICHAEL COLLIER</u>	



City of Newport Beach
Community Development Department - Building Division
100 Civic Center Drive, Newport Beach, CA 92660
Permit Counter Phone: (949) 718-1888
newportbeachca.gov/civic
Combination Type - SFP ELEC MECH PLUM
Work Class - ADDITIONAL/ALTERATION



XR20247014

COMB Permit : XR2024-7014
Plan Check No : 1060-2020
Issued Date : 12/03/2024
Final Date:
Permit Status: Issued
Inspection Area : 8

RECEIVED
11/6/24
Change of Contractor
RLC

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 : 1421 KINGS RD
Description : SFR - (N) RECESSED LIGHTING @ THE ENTERTAINMENT ROOM AND BATH (4), (N) TANKLESS WATER HEATER (XR2023-0440)
Legal Desc : N TR 1219 BLK E LOT 39
Owner : 1421 KINGS ROAD LLC
Address : 1024 BAYSIDE DR #383
NEWPORT BEACH, CA 92660
Phone : (812) 320-2955
Applicant : CHRISTIAN R LIGHT
Address : 1401 QUAIL ST #120
NEWPORT BEACH, CA 92660
Phone : (949) 851-8345
Owner/Builder :
Address :
Phone :
Contractor : RDMS GENERAL CONTRACTORS
Address : 250 E BAKER ST, STE 300
COSTA MESA, CA 92626
Phone : (714) 546-1130
Con State Lic : 815872
Lic Expire : 12/31/2026
Bus Lic : BT30008726
Bus Lic Expire : 01/31/2026
Workers' Compensation Insurance
Carrier : EVEREST PREMIERE INSURANCE CO.
Policy No : 7600024153251
W. C. Expire : 9/1/2026
Architect : CHRISTIAN R LIGHT
Address : 1401 QUAIL ST #120 NEWPORT BEACH,
CA 92660
Phone : (949) 851-8345
State Lic : C022334
Engineer : QIANG XIAO
Address : 1520 BROOKHOLLOW DR, 45
SANTA ANA, CA 92705
Phone : (714) 662-0510
Designer :
Address :
Phone :
Code Edition : 2022
Type of Construction : V-B
Occupancy Groups : U,R-3
Bldg Height :
Building Setbacks : Front: 10, Side: 4, Rear: 10
Flood Zone : X
Use Zone : R-1 - Single-Unit Residential

Construction Valuation : \$1,500.00
Added/New/TT sq. ft. Bldg : 0
Alteration sq. ft. Bldg : 0
Add/New sq. ft. Garage : 0
TOTAL sq. ft. : 0

Fire Sprinklers : NO
Fire Hazard Zone : NO
Fire Alarms : NO
No of Units : 1
No of Stories : 2
No of Basement : 0

PROCESSED BY :

RLC

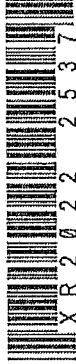
SPECIAL CONDITIONS: REV2024-2469

INSPECTOR



City of Newport Beach

Community Development Department - Building Division
100 Civic Center Drive, Newport Beach, CA 92660
Permit Counter Phone: (949) 844-3288
Inspection Requests Phone: (949) 844-3255
newportbeachca.gov/inspections
Combination Type - SFP
Work Class - Addition



X R 2 0 2 2 2 5 3 7

COMB Permit : XR2022-2537

Plan Check No : 1060-2020

Issued Date : 03/28/2023

Inspection Area : 3

PERMITS EXPIRE 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION, BUT NO LATER THAN 3 YEARS FROM ORIGINAL ISSUANCE DATE
NO CONSTRUCTION RELATED NOISE ON SATURDAY OR SUNDAY IN HIGH DENSITY AREAS AND NO WORK ON SUNDAY AND HOLIDAYS IN ALL AREAS

Job Address : 1421 KINGS RD
Description : DELTA 4 ADDED SCOPE AND 172 SF; CHANGE WINDOWS; ADD FLAT ROOF RAISED DORMERS
Legal Desc : N TR 1219 BLK E LOT 39

Owner : Michael Collier
Address : 1421 KINGS RD
NEWPORT BEACH, CA
Phone : (812) 320-2955

Applicant : Brian Wood
Address : 1401 Quail St., 120
Newport Beach, CA 92660
Phone : (949) 851-8345

Owner/Builder : Michael Collier
Address : 1421 KINGS RD
NEWPORT BEACH, CA
Phone : (812) 320-2955

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

Building Setbacks : Front: 10, Side: 4, Rear: 10
Flood Zone : X
Use Zone : R-1 - Single-Unit Residential

PROCESSED BY :

SPECIAL CONDITIONS:

27

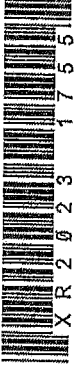
Contractor :	Architect :
Address :	Address :
Phone :	Phone :
Con State Lic :	State Lic :
Lic Expire :	Engineer :
Bus Lic :	Address :
Bus Lic Expire :	Phone :
Workers' Compensation Insurance	Designer :
Carrier :	Address :
Policy No :	Phone :
W. C. Expire :	Construction Valuation :
Fire Sprinklers :	Added/New/TI sq. ft. Bldg :
Fire Hazard Zone :	Alteration sq. ft. Bldg :
No of Units :	Added/New sq. ft. Garage :
No of Stories :	TOTAL sq. ft. :

INSPECTOR



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 - ELEC PLUM
Work Class - Other



XR2023-1755

COMB Permit : XR2023-1755

Plan Check No : 1060-2020

Issued Date : 06/28/2023

Inspection Area : 8

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 : 1421 KINGS RD
Description : DELTA 8 REVISION FOR BIO-RETENTION CMU WALLS 50' LONG BY 3' HIGH MAX. (REV2023-1227) PLMG/ELEC FOR OUTDOOR KITCHEN
Legal Desc: N TR-1219 BLK E LOT 39

Owner : 1421 KINGS ROAD LLC
Address : 1024 BAYSIDE DR #383
NEWPORT BEACH, CA 92660
Phone : (812) 320-2955

Contractor : A24 CONSTRUCTION
Address : 19 Saraceno
Newport Coast, CA 92657
Phone : (949) 433-0444
Con State Lic : 1059168
Lic Expire : 10/31/2023
Bus Lic : BT30073060
Bus Lic Expire : 09/30/2023

Architect : LIGHT CHRISTIAN R
Address : 1401 QUAIL ST #120 NEWPORT BEACH,
CA 92660
Phone : (949) 851-8345
State Lic :

Applicant : A24 CONSTRUCTION
Address : 19 Saraceno
Newport Coast, CA 92657
Phone : (949) 433-0444

Engineer : XIAO QIANG
Address : 1520 BROOKHOLLOW DR #45
SANTA ANA, CA 92705
Phone : (714) 662-0510

Owner/Builder :
Address :
Phone :

Designer :
Address :
Phone :

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

Fire Sprinklers : NO
Fire Hazard Zone : NO
No of Units : 1
No of Stories : 0

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

Building Setbacks : Front: 10, Side: 4, Rear: 10
Flood Zone : X
Use Zone : R-1 - Single-Unit Residential

Construction Valuation : \$10,000.00
Added/New/TI sq. ft. Bldg : 0
Alteration sq. ft. Bldg : 250
Added/New sq. ft. Garage : 0
TOTAL sq. ft. : 0

PROCESSED BY : 2

SPECIAL CONDITIONS: REV2023-1227

15
28



City of Newport Beach

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



F 2 0 2 3 - 0 1 8 3

INSPECTOR

COMB Permit : F2023-0183

Plan Check No : PC2023-0964

Issued Date : 06/20/2023

Inspection Area : 8

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 : 1421 KINGS RD
Description : SFR - INSTALL (13) FIRE SPRINKLER HEADS (XR2023-0440)
Legal Desc : N TR 1219 BLK E LOT 39

Owner : 1421 KINGS ROAD LLC
Address : 1024 BAYSIDE DR #383
NEWPORT BEACH, CA 92660
Phone : (812) 592-1232

Contractor : IE FIRE PROTECTION INC
Address : 18050 SEQUOIA AV
HESPERIA, CA 92345
Phone : (909) 205-9821
Con State Lic : 1030049
Lic Expire : 08/31/2023
Bus Lic : BT30078857
Bus Lic Expire : 06/30/2024

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

Applicant : IE FIRE PROTECTION INC
Address : 18050 SEQUOIA AV
HESPERIA, CA 92345
Phone : (909) 205-9821

Workers' Compensation Insurance
Carrier : EXEMPT - NO EMPLOYEES
Policy No : EXEMPT
W. C. Expire :

Designer : IE FIRE PROTECTION INC
Address : 18050 SEQUOIA AV
HESPERIA, CA 92345
Phone : (909) 205-9821

Owner/Builder :
Address :

Phone :

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

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

Construction Valuation : \$16,500.00
Added/New/T1 sq. ft. Bldg : 0
Alteration sq. ft. Bldg : 0
Added/New sq. ft. Garage : 0
TOTAL sq. ft. :

Building Setbacks : Front: 10, Side: 4, Side: 4, Rear: 10
Flood Zone : X
Use Zone : R-1 - Single-Unit Residential

PROCESSED BY :

BS

SPECIAL CONDITIONS:

29

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 September 20, 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 3700 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 _____

Name of Agent _____ Expiration Date _____ 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. Date 6/20/23

Signature of Applicant Rafaelo Vera Jr. Date 6/20/23

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.

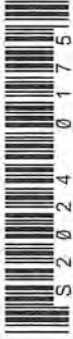
I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Signature of Property Owner or Authorized Agent Rafaelo Vera Jr. Print Property Owner's or Authorized Agent's Name Rafaelo Vera Jr. Date 6/20/23

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			☐ I SUBMITTED ASBESTOS NOTIFICATION TO ☐ EPA ☐ AQMD	
PERMIT CANCELLED				
PERMIT EXTENDED				
PERMIT FINAL			☐ 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 -
Work Class - Other



S 2 0 2 4 0 1 7 5

Pool Permit : S2024-0175
Plan Check No : PC2024-1548
Issued Date : 10/25/2024
Final Date:
Permit Status: Issued
Inspection Area : 8

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 : 1421 KINGS RD
Description : SFR REMODEL POOL AND NEW SPA

Owner : 1421 KINGS ROAD LLC
Address : 1024 BAYSIDE DR #383
NEWPORT BEACH, CA 92660
Phone : (812) 592-1232

Applicant : VICTORY POOLS INC
Address : 850 E CHAPMAN AVE., SUITE C
ORANGE, CA 92866
Phone : (714) 469-0756

Owner/Builder :
Address :
Phone :

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

Building Setbacks : Front: 10, Side: 4, Rear: 10
Flood Zone : X
Use Zone : R-1 - Single-Unit Residential

PROCESSED BY :

SPECIAL CONDITIONS:

Legal Desc : N TR 1219 BLK E LOT 39

Contractor : VICTORY POOLS
Address : 1164 N SACRAMENTO ST
ORANGE, CA 92867
Phone : (714) 469-2702
Con State Lic : 976169
Lic Expire : 05/31/2025
Bus Lic : BT30061313
Bus Lic Expire : 11/30/2024

Workers' Compensation Insurance
Carrier : WESCO INSURANCE COMPANY
Policy No : WWC3584728
W. C. Expire : 5/2/2025

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

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

Designer : VICTORY POOLS
Address : 1164 N SACRAMENTO ST
ORANGE, CA 92867
Phone : (714) 469-2702

Construction Valuation : \$40,000.00
Added/New/TI sq. ft. Bldg : 0
Alteration sq. ft. Bldg : 0
Added/New sq. ft. Garage : 0



City of Newport Beach

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



XR2023-3252

COMB Permit : XR2023-3252

Plan Check No : 1060-2020
Issued Date : 11/16/2023
Final Date :
Permit Status: Issued
Inspection Area : 8

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 : 1421 KINGS RD	Legal Desc : N TR 1219 BLK E LOT 39
Description : SFR - (N) BLOCK WALL 60 LF X 3' HEIGHT, INSIDE P/L	
Owner : 1421 KINGS ROAD LLC	Contractor : S T I GENERAL & ELECTRIC
Address : 1024 BAYSIDE DR #383	Address : 106 E AVENIDA SAN JUAN
Phone : (812) 320-2955	Phone : (951) 852-5122
	State Lic :
Applicant : S T I GENERAL & ELECTRIC	Engineer : XIAO QIANG
Address : 106 E AVENIDA SAN JUAN	Address : 1520 BROOKHOLLOW DR #45
Phone : (951) 852-5122	Phone : (714) 662-0510
	Address : SANTA ANA, CA 92705
Owner/Builder :	Designer :
Address :	Address :
Phone :	Phone :
Code Edition : 2022	Construction Valuation : \$10,000.00
Type of Construction : V-B	Added/New/TI sq. ft. Bldg : 0
Occupancy Groups : U	Alteration sq. ft. Bldg : 0
Bldg Height :	Add/New sq. ft. Garage : 0
	TOTAL sq. ft. : 0
Building Setbacks : Front: 10, Side: 4, Rear: 10	
Flood Zone : X	
Use Zone : R-1 - Single-Unit Residential	

PROCESSED BY :

SPECIAL CONDITIONS:

1532



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

AGREEMENT TO BUILD A FENCE/WALL CENTERED OVER THE PROPERTY LINE

THIS AGREEMENT has been entered into by the following property owners for the construction of a common property line fence where 50% of the wall thickness and foundation will be built over the adjacent property.

This is a sample form intended to assist both parties through the permitting process, it is not intended to address any property rights or legal issues. Any other forms of agreements may be used as long as it contains the basic information herein.

SUBJECT PROPERTY ADDRESS: 1421 KINGS ROAD

MICHAEL COLLIER [Signature] 8-24-23
PRINT NAME SIGNATURE OF PROPERTY OWNER DATE

ADDRESS OF ADJOINING PROPERTY 1 (See key plan): N/A

PRINT NAME SIGNATURE OF PROPERTY OWNER DATE

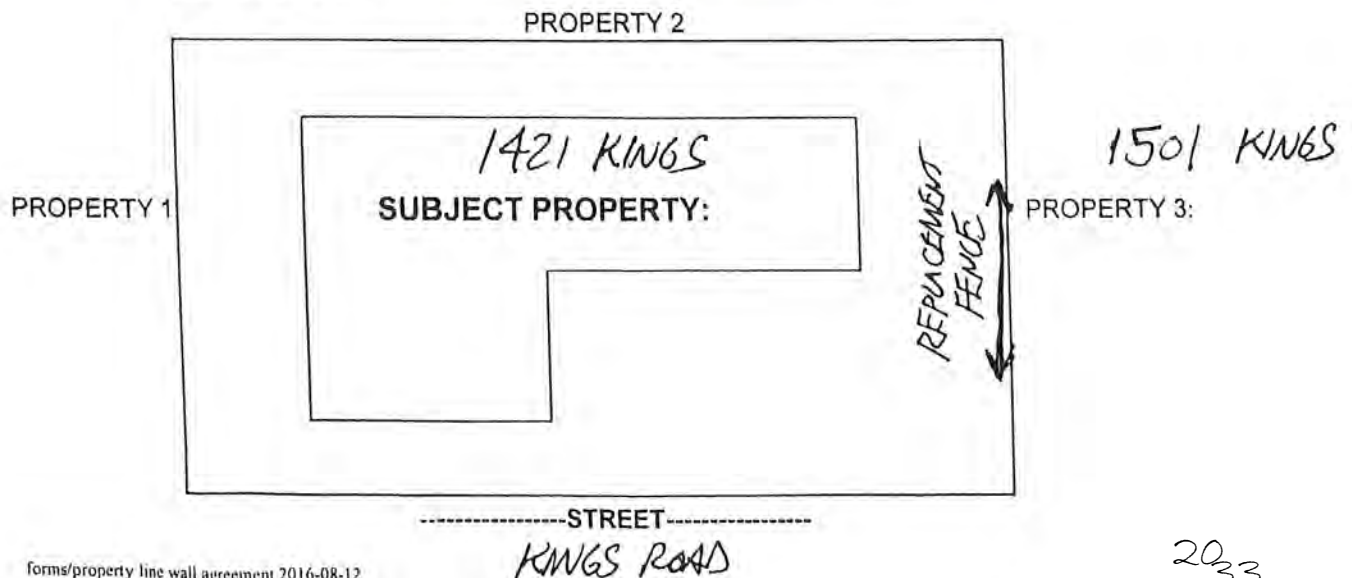
ADDRESS OF ADJOINING PROPERTY 2 (See key plan): N/A

PRINT NAME SIGNATURE OF PROPERTY OWNER DATE

ADDRESS OF ADJOINING PROPERTY 3 (See key plan): 1501 KINGS ROAD

Jon Fosheim [Signature] 9-11-23
PRINT NAME SIGNATURE OF PROPERTY OWNER DATE

KEY PLAN





CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 926588916

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

SETBACKS AND TOP OF SLAB/FLOOR ELEVATION CERTIFICATE

WALL CERTIFICATION

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

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

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

Engineer/Surveyor's Name RON MIEDEMA License # LS 4653

Engineer/Surveyor's Address 23016 LAKE FOREST DR. #409, LAGUNA HILLS

Job Address 1421 KINGS ROAD

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

* Top of slab/floor elevation: _____

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

I certify that the setbacks are ☒, are not ☐, per City approved plans. Describe any deviations from plans: WALL IS CENTERED ON THE PROPERTY LINE

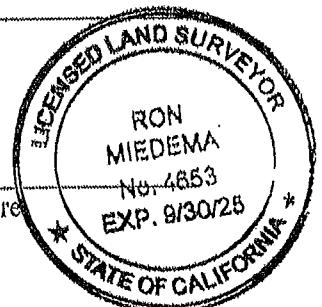
I certify that top of slab/floor elevation(s) is ☐, is not ☐, per City approved drawings. Describe any deviations from plans: N/A

Date

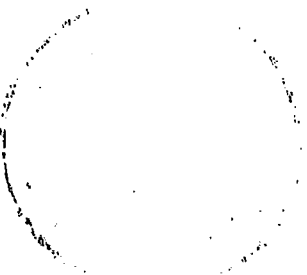
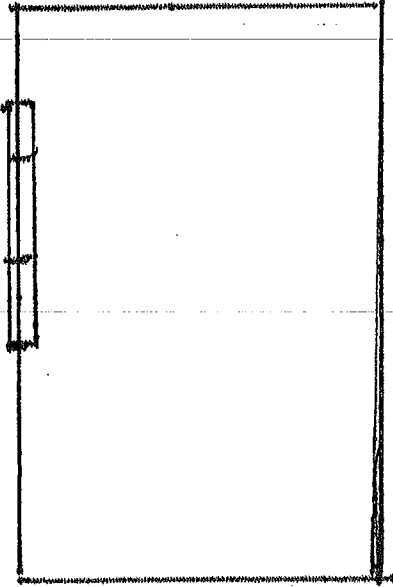
6-1-25

Engineer/Surveyor's stamp and signature

Ron Miedema



KINGS RD.





CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 926588915
www.newportbeachca.gov | (949) 644-3200

SETBACKS AND TOP OF SLAB/FLOOR
ELEVATION CERTIFICATE

GRKDE BEAM SOUTHERLY S-DE

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

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

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

Engineer/Surveyor's Name RON MIEDEMA License # LS 4653

Engineer/Surveyor's Address 23016 LEE FOREST DR. #409, LAGUNA HILLS

Job Address 1421 KINGS ROAD

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

* Top of slab/floor elevation: _____

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

I certify that the setbacks are ☒, are not ☐, per City approved plans. Describe any deviations from plans: _____

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

4-7-23
Date

Ron Miedema
Engineer/Surveyor's stamp and signature



KINGS RD.

1" 7"
"GARAGE" 4'2"

EXIST
BUILDING

4'2"

SET
NAIL
4 FEET
FROM PL

GRADE
BEAM

SET SPIKE
4 FEET
FROM PL

24
37



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 926588915
www.newportbeachca.gov | (949) 644-3200

SETBACKS AND TOP OF SLAB/FLOOR
ELEVATION CERTIFICATE

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

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

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

Engineer/Surveyor's Name RON MIEDEMA License # CS 4653

Engineer/Surveyor's Address 23016 LAKE FOREST DR. #409, LAGUNA HILLS

Job Address 1421 KINGS ROAD

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

* Top of slab/floor elevation: 100.55 AND 90.50

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

I certify that the setbacks are ☒, are not ☐, per City approved plans. Describe any deviations from plans: _____

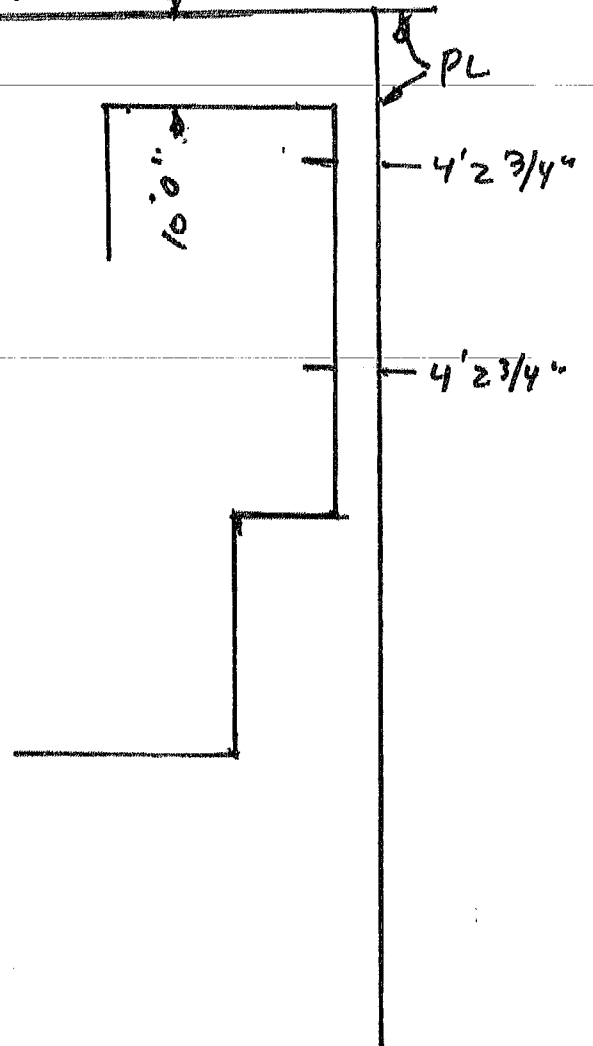
I certify that top of slab/floor elevation(s) is ☒, is not ☐, per City approved drawings. Describe any deviations from plans: _____

6-21-22
Date

Ron Medina
Engineer/Surveyor's stamp and signature



FORD FORD





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

BUILDING HEIGHT CERTIFICATION

Project Street Address: 1421 KINGS ROAD N.P.

Building Permit Number(s): _____

As the surveyor of record for the project at the above address, I hereby certify that I have reviewed the City of Newport Beach approved plan and original topographic survey and based the elevations listed below on those plans.

Elevations shall include an allowance for roofing material thickness if not yet installed. Provide each critical ridge and flat roof, or roof deck railing elevations indicated on the approved plans. Use the format below on the back of this form if additional space is necessary or further explanation is needed. Provide original copy to the Inspector before roof framing inspection.

All elevation points are based on: ☐ NAVD88 ☐ NGVD29 ☒ Assumed

Please provide the following elevation information for the highest roof ridges, flat roofs, or parapets/guardrails. Additional elevation points may be requested by the Building Inspector.

RIDGES (3:12 slope or greater)

1. Approved elevation point of ridge is 114.09 and actual elevation point is 117.66.
2. Approved elevation point of ridge is _____ and actual elevation point is _____.
3. Approved elevation point of ridge is _____ and actual elevation point is _____.

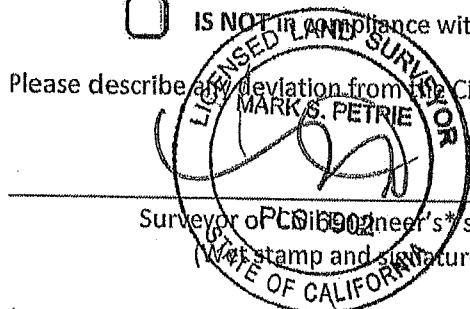
FLAT ROOFS, PARAPETS AND GUARDRAILS

1. Approved elevation point of flat roof or parapet is _____ and actual elevation point is _____.
2. Approved elevation point of flat roof or parapet is _____ and actual elevation point is _____.
3. Approved elevation point of flat roof or parapet is _____ and actual elevation point is _____.

I certify that the above height measurements are correct and the above project:

- ☒ IS in compliance with the City-approved plans.
- ☐ IS NOT in compliance with the City-approved plans (Provide explanation).

Please describe any deviation from the City-approved plans on the back of this form.



Surveyor or Engineer's signature and seal
(Not stamp and signature required)

5/26/23
Date

* License number of 33965 or lower



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

SETBACKS AND TOP OF SLAB/FLOOR
ELEVATION CERTIFICATE

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

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

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

Engineer/Surveyor's Name RON MIEDEMA License # LS 4653

Engineer/Surveyor's Address 23016 CATE FOREST DR. #409, LAGUNA HILLS

Job Address 1421 KINGS ROAD

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

* Top of slab/floor elevation: SAME AS EXISTING

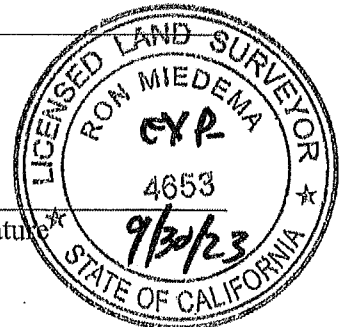
* If slab/floor elevation varies, sketch a plan or section through slab on the back page and specify the elevations. Use same datum used in the survey of record.

I certify that the setbacks are ☒, are not ☐, per City approved plans. Describe any deviations from plans: _____

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

5-2-22
Date

Ron Miedema
Engineer/Surveyor's stamp and signature



RINGS / ROAD

100"

4' 4" 0"

Building 6
SQUARED



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

BUILDING HEIGHT CERTIFICATION

Project Street Address: 1421 KINGS ROAD N.P.

Building Permit Number(s): _____

As the surveyor of record for the project at the above address, I hereby certify that I have reviewed the City of Newport Beach approved plan and original topographic survey and based the elevations listed below on those plans.

Elevations shall include an allowance for roofing material thickness if not yet installed. Provide each critical ridge and flat roof, or roof deck railing elevations indicated on the approved plans. Use the format below on the back of this form if additional space is necessary or further explanation is needed. Provide original copy to the inspector before roof framing inspection.

All elevation points are based on: ☐ NAVD88 ☐ NGVD29 ☒ Assumed

Please provide the following elevation information for the highest roof ridges, flat roofs, or parapets/guardrails. Additional elevation points may be requested by the Building Inspector.

RIDGES (3:12 slope or greater)

1. Approved elevation point of ridge is 114.09 and actual elevation point is 117.66.
2. Approved elevation point of ridge is _____ and actual elevation point is _____.
3. Approved elevation point of ridge is _____ and actual elevation point is _____.

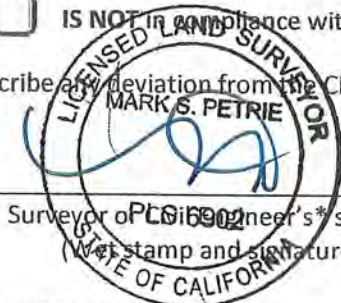
FLAT ROOFS, PARAPETS AND GUARDRAILS

1. Approved elevation point of flat roof or parapet is _____ and actual elevation point is _____.
2. Approved elevation point of flat roof or parapet is _____ and actual elevation point is _____.
3. Approved elevation point of flat roof or parapet is _____ and actual elevation point is _____.

I certify that the above height measurements are correct and the above project:

- ☒ IS in compliance with the City-approved plans.
- ☐ IS NOT in compliance with the City-approved plans (Provide explanation).

Please describe any deviation from the City-approved plans on the back of this form.



Surveyor or Professional Engineer's signature and seal
(Not stamp and signature required)

5/26/23
Date

* License number of 33965 or lower



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: 1421 Kings Road	Report Date: 11/23/24	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Michael Collier	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Qiang Xiao	SO E-mail Address: chung@aqxeng.com	SO Telephone #: (714) 662-0510	SO License / Reg. #: 5.5289

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	☐ Concrete	Final framing check for entire building	11/23/24
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☒ Wood or Manuf. Shear Panels	☐ Masonry	☒ Wood		
☐ Other:	☐ Other:	☒ Other: Wood	☐ Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT 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.

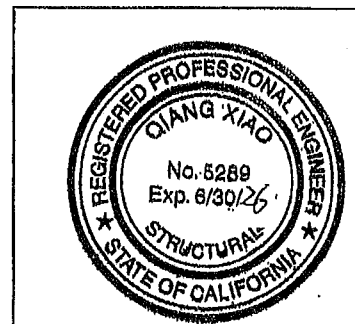
I declare that the following statements are true to the best of my knowledge:

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

DATE

11/23/24



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Structural Observation Report

Project Address: <i>1421 Kings Road</i>	Report Date: <i>5/23/23</i>	CNB Inspector Name:	CNB Permit #:
Building Owner Name: <i>Michael Collier</i>	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): <i>Qiang Xiao</i>	SO E-mail Address: <i>chung@aqxeng.com</i>	SO Telephone #: <i>(714) 662-0510</i>	SO License / Reg. #: <i>5.5289</i>

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	☐ Concrete	<i>Final framing check for entire building</i>	<i>5/23/23</i>
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☒ Wood or Manuf. Shear Panels	☐ Masonry	☒ Wood		
☐ Other:	☐ Other:	☒ Other: <i>Wood</i>	☐ Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT 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.

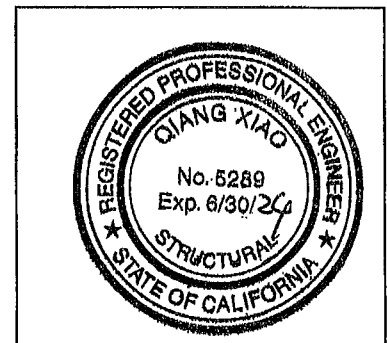
I declare that the following statements are true to the best of my knowledge:

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

DATE

5/23/23



STAMP OF STRUCTURAL OBSERVER

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CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address: <i>1421 Kings Road</i>	Report Date: <i>8/1/22</i>	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing Address (if different from site): <i>chung @ agseng.com</i>	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): <i>Qiang Xiao</i>	SO E-mail Address:	SO Telephone #:	SO License / Reg. #:

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	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☒ Steel Deck	<i>@ Garage slab</i>	
☐ Calissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:	<i>rebars and wire mesh</i>	

☐ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

OK to pour concrete

(Note: fiberglass will be added into concrete per contractor)

☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ FINAL STRUCTURAL OBSERVATION REPORT:

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

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

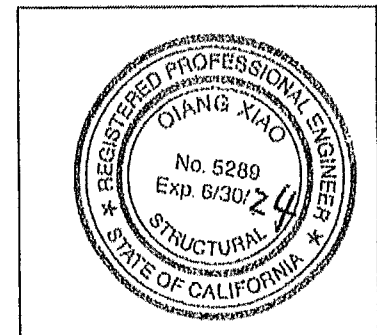
1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
2. I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction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

[Signature]

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

8/1/22



STAMP OF STRUCTURAL OBSERVER

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CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Structural Observation Report

Project Address: <i>1421 Kings Road</i>	Report Date: <i>6/28/22</i>	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): <i>Qiang Xiao</i>	SO E-mail Address: <i>chung@agxeng.com</i>	SO Telephone #:	SO License / Reg. #:

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 <i>shotcrete</i>	☐ Steel	☐ Concrete	<i>rebars / Anchor bolts</i>	
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck	<i>at footing & wall</i>	
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood	<i>at garage & gym</i>	
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☐ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

OK to pour

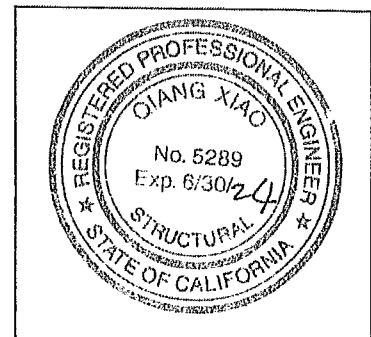
☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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



STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

6/28/22

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
 100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

Project Address: 1421 Kings Road	Report Date: 5/16/22	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Michael Collier	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Qiang Xiao	SO E-mail Address:	SO Telephone #:	SO License / Reg. #:

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	☐ Concrete	at front yard, on the side, on right on rebars, anchors	
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☒ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☐ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

OK to pour

☐ REPORT CONTINUED ON ATTACHED PAGES.

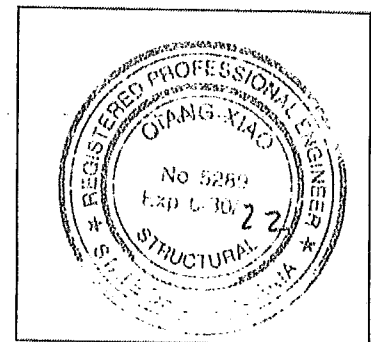
☐ FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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

5/16/22
DATE



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 1421 Kings Road Newport Beach CA.
Permit Number: X2020-1376
Inspection Type (s): Structural steel and welding
Inspection Date (s): 07-21-2022 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
Observe and inspect field welding of structural steel in conformance with the approved plans. All work by certified welders using FCAW process with NR 232 .072 semi auto wire feed . new garage at ground floor
16g Verco form lock decking with 1/2" puddle welds at every down flute OR 24" OC min. and at ledger to decking @ 12" OC SD1.1 (13) with 12" lap min .

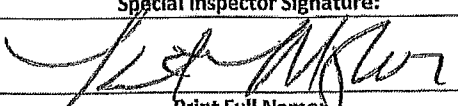
List Tests Made:
NDE visual inspection

Total Inspection Time Each Day:					
Date:				07-21-2022	
Hours:				8 - 3 pm	

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

Comments:
All work to 2019 CBC code and guidelines. and AWS D1.1 code and specs. and AWS D1.4 for light gage welding .verify locations, mill certs, WPS sheet and fit up
certified welder Giovanni Segovia P035722

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:
	07-21-2022
Print Full Name:	Newport Beach Registration No.:
Kirk Mosher (714) 719-8957 kmosh@ymail.com	NB-0421

3649



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: 1421 Kings Road Newport Beach CA.
Permit Number: X2020-1376
Inspection Type (s): Structural steel and welding
Inspection Date (s): 07-18-2022 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
Observe and inspect field welding of structural steel in conformance with the approved plans. All work by certified welders using FCAW process with NR 232 .072 semi auto wire feed . new garage at ground floor with W 10 x 30 (2) W 8 x 10 (4) beams with 1/4" fillet welds both sides at connection plates and MB Bolts at beam to beam connection 1/4" fillet welds all around at ledger plate to beam /connection plates .

List Tests Made:
NDE visual inspection

Total Inspection Time Each Day:					
Date:	07-18-2022				
Hours:	8-3pm				

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

Comments:
All work to 2019 CBC code and guidelines. and AWS D1.1 code and specs.
verify locations, mill certs, WPS sheet and fit up
certified welder Giovanni Segovia P035722

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: 07-18-2022
Print Full Name: Kirk Mosher (714) 719-8957 kmosh@ymail.com	Newport Beach Registration No.: NB-0421



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: 1421 Kings Road Newport Beach CA.
Permit Number: X2020-1376
Inspection Type (s): Structural steel and welding
Inspection Date (s): 06-21-2022 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
Observe and inspect field welding of structural steel in conformance with the approved plans. All work by certified welders using FCAW process with NR 232 .072 semi auto wire feed . new garage area with 3 x 3 x 1/4" L plate at interior perimeter with 1/4" wstiffener plates with 1/4" fillet welds both sides . and to 14 x 14 x embed plate with 3/4" A 325 bolts @ 16" OC as embed bolts and 3/16" fillet welds all around at plate to L plate connections .

List Tests Made:
NDE visual inspection

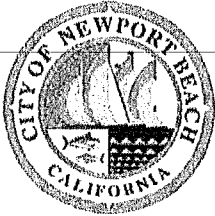
Total Inspection Time Each Day:					
Date:		06-21-2022			
Hours:		8-3pm			

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

Comments:
All work to 2019 CBC code and guidelines. and AWS D1.1 code and specs.
verify locations, mill certs, WPS sheet and fit up
certified welder Giovanni Segovia P035722

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:
	06-21-2022
Print Full Name:	Newport Beach Registration No.:
Kirk Mosher (714) 719-8957 kmosh@ymail.com	NB-0421



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: 1421 Kings Road Newport Beach CA.
Permit Number: X2020-1376
Inspection Type (s): Drilled in anchors (Epoxy)
Inspection Date (s): 06-20-2022 () Periodic (x) Continuous

Describe Inspection, Including Location(s):
Observe and inspect installation of drilled in anchors in conformance with the approved plans.
4 bars as dowels at new to existing footing in front of garage with 6" min embed @ 12" OC 10 total and at
corner with 1 # 5 bar and 4 # 4 bars vertical @ 12" with 6" min embed depth as noted on foundation plan
Simpson Set XP Epoxy to ICC ESR 2508 and LARR 25744 exp. date 09-21-2024 with the holes blown out
and brushed clean prior to install.

List Tests Made:
NDE visual inspection

Total Inspection Time Each Day:						
Date:	06-20-2022					
Hours:	10-2 pm					

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

Comments:
All work to 2019 CBC code and guidelines.

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:
	06-20-2022
Print Full Name:	Newport Beach Registration No.:
Kirk Mosher (714) 719-8957 kmosh@ymail.com	NB-0421



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: 1421 Kings Road Newport Beach CA.
Permit Number: X2020-1376
Inspection Type (s): Drilled in anchors (Epoxy)
Inspection Date (s): 04-19-2022 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
Observe and inspect installation of drilled in anchors in conformance with the approved plans.
4 bars as dowels 2 top 2 bottom at new to existing footings with 6" min embed depth (7) locations
and at 12" OC at new to existing slab and footings with 6" min embed depth as noted on foundation plan
Simpson Set XP Epoxy to ICC ESR 2508 and LARR 25744 exp.date 09-21-2024 with the holes blown out
and brushed clean prior to install.

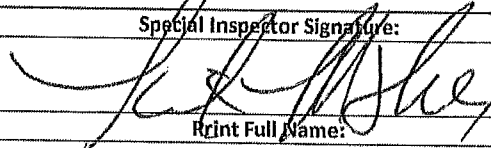
List Tests Made:
NDE visual inspection

Total Inspection Time Each Day:					
Date:		04-19-2022			
Hours:		12-2 pm			

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

Comments:
All work to 2019 CBC code and guidelines.

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:
	04-19-2022
Print Full Name:	Newport Beach Registration No.:
Kirk Mosher (714) 719-8957 kmosh@gmail.com	NB-0421

Job Name 1421 Kings Rd.	Job Location NPA 1421 Kings Rd. NPA3	Job No.	Page 1 of 1
General Contractor Mike Collins	Grading Contractor	Day of Week Sat	Date 4/22/2010
Grading Shift Hrs.	Contractor's Supt. or Foreman	Field Tech.	Hrs. on Site/Travel

[illegible]

Remarks	(Describe equipment used hauling, spreading, watering, condition and compacting; also report thickness if lifts, removal of poor soil, soil insufficiently compacted, and comment in unusual events.)
---------	---

Re requested on site doing inspection of Bottom of footing at Piles east
around C-sec. S-1 Foundation plans. All Bottom of footing are
firm and in side competent soil. and checked by walking thru prob.
All Bottom are firm.
It is ok from soil engineering point of view.
The Contractor can put metal Re Bar and pour concrete.
All passed inspection.

Further inspections ☒ is not ☐ is requested on _____

[illegible]

Company Policy: Four (4) hours of minimum charge on site plus travel time.
This field report represents a summary of observations made by LC Engineering Corp.
If there any questions, discrepancies regarding the informations,
please contact us immediately.
All rights reserved.

LC Engineering Corp. By:

4154

INSPECTOR'S DAILY REPORT OF COMPACTED FILL

[illegible]

Sketch

please see foundation plan page 5-1

LC ENGINEERING CORP.
2275 Huntington Dr., #315
San Marino, CA 91108 U.S.A.
Tel: 626-203-1879
Email: landcco98@aol.com

Company Policy: Four (4) hours of minimum charge on site plus travel time.
This field report represents a summary of observations made by LC Engineering Corp.
If there any questions, discrepancies regarding the informations,
please contact us immediately.
All rights reserved.

LC Engineering Corp. By: _____

LC Engineering Corp. By:

4255

INSPECTOR'S DAILY REPORT OF COMPACTED FILL

[illegible]

Remarks	(Describe equipment used hauling, spreading, watering, condition and compacting; also report thickness if lifts, removal of poor soil, soil insufficiently compacted, and comment in unusual events.)
---------	---

be requested on site during doing inspection of Bottom of footing.

- (1) Basement level the Bottom of footing are 18" min inside Bedrock.
- (2) at Garage level and front addition the Bottom of footing are inside competent soil. make up soil.

and North side Addition front Bottom of footing at North Soil competent soil. All Bottom of footing ok. Contractor con

Further Inspections ☐ Is not ☐ Is requested on

Sketch

Dust Meter and J. Der Controls for Engineering Point
of view. All Bore of footing etc
Refer S-1 maps for lay out

LC ENGINEERING CORP.
2275 Huntington Dr., #315
San Marino, CA 91108 U.S.A.
Tel: 626-203-1879
Email: landcco98@aol.com

Company Policy: Four (4) hours of minimum charge on site plus travel time.
This field report represents a summary of observations made by LC Engineering Corp.
If there are any questions, discrepancies regarding the information,
please contact us immediately.

LC Engineering Corp. By: _____

All rights reserved.

LC Engineering Corp. By:

43
56

Attachment No. 2

Three-Year Construction Limit Notice Activities



PERMIT ACTIVITY REPORT (X2020-1376) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
11/01/2024					
	Generic Activity	3 year	ACT-004286-2024	Provided owner with 3 year building official application early due to 3 year is 2/9/25	Bill Tuman
12/10/2025					
	Generic Activity	Post hearing officer application and expiration letter	ACT-000141-2025	Post hearing officer application and expiration letter Photo attached	Bill Tuman
12/05/2024					
	Generic Activity	3 year B/O application	ACT-004688-2024	Posted 3 year building official application on site to entry door.	Bill Tuman
03/04/2025					
	Generic Activity	3 yr. BO application	ACT-000907-2025	Received paid application and placed on SL desk.	Bill Tuman
03/06/2025					
	Generic Activity	Building Official Extension Approved	ACT-000950-2025	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 02/09/2026 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER.	Tonee Thai
	Generic Activity	APPLICATION SUBMITTE	ACT-000935-2025	Applicant submitted application prior to expiration date.	Tonee Thai
05/02/2025					
	Generic Activity	3-YEAR DEADLINE EXTENSION	ACT-001760-2025	MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER	Debi Schank
08/04/2023					
	EXPIRED - PERMIT REPLACED	Permit has been replaced multiple times		Permit was replaced twice, X2022-0471 & XR2023-0440 permit XR2023-0440 is most recent permit	Jaime Molina



PERMIT ACTIVITY REPORT (XR2023-0440) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
01/06/2026					
	Change of Contractor or Change of Owner-Builder		CoC-000023-2026		Robert Chavez
11/01/2024					
	Generic Activity	3 year application	ACT-004287-2024	Provided owner with 3 year building official application early due to 3 year is 2/9/25	Bill Tuman
03/12/2025					
	Change of Contractor or Change of Owner-Builder		CoC-001050-2025		Ronald Mejia
	LOCKSTEP PERMIT WORK IN PROGRESS			BO 3 yr extension approved until 2/9/26	Bill Tuman
03/06/2025					
	Generic Activity	Building Official Extension Approved	ACT-000946-2025	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 02/09/2026 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER. SEE PERMIT X2020-1376.	Tonee Thai
08/04/2023					
	Generic Activity	Permit has been replaced multiple times	ACT-001726-2023	Contractor has requested inspection on expired permit X2022-0471 that was replaced with this permit.	Jaime Molina

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

MAR 04 2025

Three Year Construction Time Limit Extension
Building Official Application

CITY OF
NEWPORT BEACH

Project Address:	1421 Kings Road, Newport Beach, CA 92663			Receipt No.:	INV-00038407
Permit No.:	X2020-1376	Original Permit Issued Date:	02-09-2022	Extension Fee:	\$221
				Date Fee Paid:	03/04/25
PETITIONER/PROPERTY OWNER INFORMATION					
Name (Must be payor of fees):		Company Name:			
Michael Collier		1421 Kings Road LLC			
Street Address:		City:	State:	Zip Code:	
1024 Bayside Drive #383		Newport Beach	CA	92660	
Email:			Phone:		
Mcollier@hotelcapital.com			(812)320.2955		
PROJECT INFORMATION					
Length of extension requested: 1 year					
New end date if request is approved: February 12, 2026					
Previous Extension(s) Granted? (Y/N): If Yes, How Many?:					
Description of Work Under Permit:	Remodel and addition to the property located at 1421 Kings Road, NB, CA 92663				
	Permits X2020-1376, XR2023-0440, XR2022-2537, F2023-0183, XR2023-1755				
	XR2023-3252, S2024-0175, H2024-0735, XR2024-7014, XR2023-0107 EXP)				
Reason for Extension Request	(Attach Supporting Documents as Needed)				
	The project has been saddled with many unexpected challenges as explained in detail in the attached letter, and ownership just needs a little more time to finish. A recent refinancing of the construction loan and additional owner equity has paved the way to make that possible.				
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.					
Petitioner's Signature:		Relationship to Property Owner:		Date:	
		Owner		12 / 9 / 24	
FOR STAFF USE ONLY					
Department Action:					
☒ Approved ☐ Denied					
Conditions of Approval or Comments:	Total 365 DAYS EXTENSION GRANTED. PERMITS WILL EXPIRE ON 02-09-2026 UNLESS ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER				
Building Inspector Reviewed:	Name:	Signature:	Date:		
	Bill Tuman		03/04/2025		
Building Official Approval:	Name:	Signature:	Date:		
	LOUICE HAYS		03/06/2025		

City of Newport Beach
Permit Extension Request
1421 Kings Road, Newport Beach, CA 92663

To whom it may concern,

Thank you for considering our permit extension for our project at 1421 Kings Road, Newport Beach, CA, 92663. Sadly, there have been many unforeseeable delays in the project that we wish had not happened and we would love to finish this for our family more than anything.

When we started this project we never imagined the adversity that we would find ourselves up against. Prior to this home we built two of our family homes and Mr. Collier develops commercial real estate all across the United States. This project has proved to be one of the most difficult projects that we have endured. Between the pandemic, delays for drawings and approvals, bad luck with contractors, and financial challenges it has created the perfect storm for our family, that frankly we wish we could erase. We also would like to say that this is our family home and the last thing that we ever wanted was for all of these delays to impede this project. We have four children, Samuel, Sophia, William, and Benjamin. Our oldest was 14 when we started this project and has never enjoyed one day in this home and he is leaving for college next year. Our children have been very sad at how long this has taken and all of the waiting related to the issues outlined below, and we pray that we will be given the opportunity to finish this once and for all in 2025.

Below you will find a summary of the challenges that have prevented us from being able to finish in a timely matter. All of these obstacles are in the past or have been resolved and we see no reason why we cannot complete this project in 2025 and finally create a happy ending for our family.

- We originally purchased the home in March, 2020.
- Total California shutdown due to Covid-19 merely days after our closing.
- From the outset we had considerable delays related to the project due to Covid-19 responses and office shutdowns, stay-at-home orders, delays with the City, architectural delays, structural and civil engineering, and soil delays etc.
- We started demolition and had to stop, so the project sat for a long time waiting to secure our permit. We finally get the permit and our builder Francisco Camacho passed away from a heart attack.
- It took many months to find a new GC willing to take on the project, because it is hard to find someone in a midstream construction situation.
- Hired new GC in 2022 and started work under the newly issued permit.
- The new GC worked on the home consistently for over a year but we had to let them go due to embezzlement of construction funds and numerous onsite faulty construction issues. This is currently in litigation against that builder.
- Once again we had to find another builder to pick up the project which proves to be even harder given where we were at in the process and further due to all of the faulty construction issues that had to be either demolished and rebuilt or corrected with repairs

and reinstalled properly. Many companies passed on the project because they had too many concerns.

- We did eventually find a new builder Steve Turcotte - STI General & Electric who has an extensive background in similar stalled construction projects and corrective construction work.
- Steve spent the first several months finding and correcting many issues on site with faulty construction, water intrusion issues throughout, the entire roof was built incorrectly which had to be ripped off and started over, much of the concrete work had to be jack hammered out and redone, and honestly too many issues to list here but it was extremely time consuming and expensive.
- Once we got through all of the construction corrections and were ready to get back to making positive momentum our construction loan came to maturity.
- We had been told that we would receive an extension by our mortgage broker, but then find out that is not an option. Finding a new loan for midstream construction was very hard, and due to the legal battle with our previous builder a lien was filed on title that took months to be forcefully removed by a judge and court order. It was an erroneous lien as the contract was paid in full but nonetheless it had to be dealt with to be able to secure new financing. During this time of trying to refinance with a matured loan we were unable to perform work on site due to restrictions by the existing lender and requirements from title and the new lender.
- Between finding a new builder and then dealing with defects created by the previous builder and the loan maturation it took almost an entire year to resolve all of these matters.
- We did close on a new construction loan in October and have been steadily working on the project ever since.

We have called the City out for inspections many times since the recent refinancing and have made significant progress each month. This progress will continue to completion as long as we are given the chance to finish. If approved for extension, the permit will be placed back into Owner-Builder status as Mr. Collier is a commercial real estate developer and over qualified to "bring this project home" so to speak.

We humbly and respectfully request that you please grant us the additional one-year extension under our permit so that we can complete this home. Thank you in advance for your sincere consideration.

Gratefully,



The Colliers

Michael, Meegan, Samuel, Sophia, William, and Benjamin

1421 KINGS ROAD, LLC

1421 KINGS RD
NEWPORT BEACH CA 92663

1069

11-35/1210 CA
70987

DATE 12-9-24

PAY
TO THE
ORDER OF

CITY OF NEWPORT BEACH

\$ 221.⁰⁰

TWO HUNDRED TWENTY ONE AND ⁰⁰/₁₀₀

DOLLARS

BANK OF AMERICA

ACH RT 1210003358

FOR PERMIT EXTENSION

[Signature]