



CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

April 2, 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: X2020-0999, PV2023-0620

SITE LOCATION: 1105 W. Balboa Blvd.

APPLICANT: Hai Bang Trinh

PROPERTY OWNER: Lam, Lisa Tr L Lam Family Revoc Living Tr

BUILDING INSPECTOR: Chad Shelton, Building Inspector II

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

PROJECT SUMMARY

CONSTRUCT NEW 3,802 S.F. DUPLEX WITH ATTACHED 490 S.F. GARAGE, 468 S.F. CARPORTS, AND 933 S.F. PORCH/DECK.

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

FIRST HEARING WAS CONDUCTED ON SEPTEMBER 18, 2025.

BUILDING PERMIT HISTORY

Permit X2020-0999 above is subject to Newport Beach Municipal Code 15.02.095 with an initial three-year construction limit expiration date of August 17, 2024.

The permit was issued on August 17, 2021.

Permit PV2023-0620 is to install solar photovoltaic system for the building. This permit was issued on October 24, 2024.

The first inspection for this project was on August 31, 2021 for a Pre-Grading Meeting.

Please refer to the staff report of the first hearing conducted on September 18, 2025, for permit inspection history prior to August 12, 2025 (Attachment 3).

The last inspection, as of the date of the staff report, was for Vapor Barrier/Exterior Lath/Veneer Lath inspection on February 11, 2026. Please refer to Attachment 1 for detailed permit history.

PREVIOUS EXTENSIONS

The chief building official granted an extension for a three-year construction time limit on August 8, 2024, with expiration date of August 17, 2025. (Attachment 3, Part of 1st Hearing staff report).

Hearing officer granted maximum 180 days extension with expiration date of February 13, 2026, based on public hearing conducted on September 18, 2025. (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 August 12, 2025

Attachment No. 2 – 1st Public Hearing Order

Attachment No. 3 – 1st Public Hearing Staff Report

Attachment No. 1

Building Permit History after August 12, 2025

LINKED PERMIT INSPECTION HISTORY REPORT (X2020-0999)

Permit Type:	Combo Residential	Application Date:	04/20/2020	Owner:	TRINH HAI
Work Class:	New	Issue Date:	08/17/2021	Parcel	047 251 11
Status:	Expired	Expiration Date:	02/13/2026	Address:	1105 BALBOA BLVD W NEWPORT BEACH, CA 92661
IVR Number:	236846				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Reinspection of IBLD-049292-2024							
04/01/2025	04/01/2025	Complete Framing	IBLD-011830-2025	Correction	John Joseph	Yes	Complete
Reinspection of IBLD-001483-2024							
05/08/2025	05/08/2025	Complete Framing	IBLD-017878-2025	Correction	Chad Shelton	Yes	Complete
Reinspection of IBLD-011830-2025							
06/11/2025	06/11/2025	Complete Framing	IBLD-023315-2025	Correction	Jaime Molina	Yes	Complete
Reinspection of IBLD-017878-2025							
06/19/2025	06/19/2025	Complete Framing	IBLD-024607-2025	Correction	Chad Shelton	Yes	Complete
Reinspection of IBLD-023315-2025							
	06/19/2025	Insulation/Densglass	IBLD-023319-2025	Correction	Chad Shelton	Yes	Complete
07/02/2025	07/02/2025	Complete Framing	IBLD-025886-2025	Approved	Chad Shelton	No	Complete
Reinspection of IBLD-024607-2025							
07/28/2025	07/28/2025	Insulation/Densglass	IBLD-030362-2025	Approved	Bill Tuman	No	Complete
Reinspection of IBLD-023319-2025							
	07/28/2025	Other Building	IBLD-029575-2025	Partial Pass	Bill Tuman	Yes	Incomplete
08/07/2025	08/07/2025	Other Building	IBLD-031223-2025	Approved	Chad Shelton	No	Complete
Reinspection of IBLD-029575-2025							
08/12/2025	08/12/2025	Drywall Fire Caulk	IBLD-032112-2025	Approved	Chris Sanchez	No	Complete
10/09/2025	10/09/2025	Vapor Barrier/Exterior Lath/Veneer Lath	IBLD-041911-2025	Correction	Chad Shelton	Yes	Complete
Reinspection of IBLD-028879-2024							
02/03/2026	02/03/2026	Vapor Barrier/Exterior Lath/Veneer Lath	IBLD-004592-2026	Not Ready for Inspection	Chad Shelton	Yes	Complete
Reinspection of IBLD-041911-2025							
02/10/2026	02/10/2026	Vapor Barrier/Exterior Lath/Veneer Lath	IBLD-005407-2026	Correction	Chad Shelton	Yes	Complete
Reinspection of IBLD-004592-2026							
02/11/2026	02/11/2026	Vapor Barrier/Exterior Lath/Veneer Lath	IBLD-005808-2026	Approved	Chad Shelton	No	Complete
Reinspection of IBLD-005407-2026							

Inspection Location: 1105 W BALBOA BLVD

Permit: N2022-0059

01/23/2023	01/23/2023	Pre-job	IPW-002110-2023	Not Ready for Inspection	Kevin O'Campo	Yes	Complete
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Permit: X2020-0999

07/22/2022	07/22/2022	Gas Pipe Underground	IBLD-001764-2022	Cancelled	Marshall Shelton	Yes	Complete
07/26/2022	07/26/2022	Rough Plumbing & Pan Test	IBLD-002162-2022	Partial Pass	Danny Rodriguez	Yes	Incomplete
12/19/2022	12/19/2022	Footings and Foundation	IBLD-021222-2022	Partial Pass	Jason Rudenick	Yes	Incomplete
	12/19/2022	Setbacks/ Line & Grade	IBLD-021221-2022	Approved	Jason Rudenick	No	Complete

Attachment No. 2

1st Public Hearing Order

BEFORE THE ADMINISTRATIVE HEARING OFFICER
FOR THE
CITY OF NEWPORT BEACH, CALIFORNIA

IN RE:
1105 W. BALBOA BOULEVARD

FINDINGS OF FACTS AND STATEMENT
OF DECISION OF THE
ADMINISTRATIVE HEARING OFFICER

APPEAL FOR PERMIT EXTENSION
NBMC SECTION 15.02.095

Hearing Officer: Marleigh N. Aulis
Date: September 18, 2025
Time: 8:30 a.m.

INTRODUCTION

1. The hearing was conducted at Newport Beach City Hall. This matter involves an extension of time to complete construction for work under building Permit X2020-0999 issued for 1105 W. Balboa Blvd ("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 as Newport Beach Municipal Code ("NBMC") Section 15.02.095. The City of Newport Beach was represented by Chief Building Official Tonee Thai ("Mr. Thai") and Principal Building Inspector Steven Lane ("Mr. Lane"). The property owners, Hai Bang Trinh ("Mr. Trinh") and Lisa Lam ("Ms. Lam"), appeared in support of the application for an extension of time. There was no public comment on the Subject Property.

2. Mr. Thai testified and presented evidence of the following: Permit X2020-0999 was issued on August 17, 2021. Pursuant to NBMC section 15.02.095, the initial three-year construction limit was to expire on August 17, 2024. The Chief Building Official granted an extension of the three-year construction time limit totaling 365 days, to expire on August 17, 2025.

3. The last inspection occurred on August 12, 2025. The permit expired on August 17, 2025, so no work or inspections could be completed after that date.

4. Mr. Trinh testified that this is his and Ms. Lam's first time remodeling a home, and they are attempting to build their dream home. Mr. Trinh and Ms. Lam cited the significant changes

1 they were making to the house, their lack of experience, and Mr. Trinh's particularity as factors
2 contributing to the missed permit deadline. Furthermore, Mr. Trinh indicated some delays were
3 caused by having to re-draw plans for the City's approval. Additionally, Mr. Trinh noted that they
4 were making upgrades to the home, including solar panels which were relatively uncommon in the
5 City. Mr. Trinh stated there were plans in place for the drywall, cabinets, and floorings and that
6 construction could be completed within 180 days. Mr. Trinh and Ms. Lam have been making
7 continuous progress towards finalizing the permit over the past year.

8 5. Neither Mr. Thai nor Mr. Lane had any objections to an additional 180-day
9 extension. However, Mr. Lane did note that the Subject Property had been the subject of some
10 code enforcement issues that seemed to have been resolved.

11 **FINDINGS OF FACT AND CONCLUSIONS OF LAW**

12 6. Pursuant to NBAC Section 105.3.4, a property owner may seek two extensions
13 from a hearing officer. The hearing officer can grant, deny, or conditionally grant, an extension of
14 up to 180 calendar days based on a finding that either (i) special circumstances warrant an
15 extension of time or (ii) the failure to meet the time limit was caused by circumstances beyond the
16 Applicant's control.

17 7. Mr. Trinh and Ms. Lam presented sufficient evidence to suggest that the failure to
18 meet the time limit was beyond their control due to the complexity of the remodel, including
19 significant upgrades such as solar panels, particularly when combined with their consistent efforts
20 towards finalizing the permit. Given these circumstances and the steps already taken, granting an
21 additional extension is appropriate to allow sufficient time to complete the permit process.

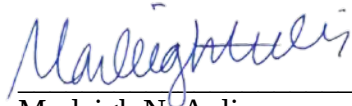
22 8. Therefore, the 180-day extension is **GRANTED**. The permit now expires on
23 **Friday, February 13, 2026 at 5:00 pm.**

24 **DECISION AND ORDER**

25 9. With the findings above, the first 180-day extension is granted under NBAC
26 105.3.4. The administrative order regarding Permit X2020-0999 is as follows: the full 180-day
27 extension from August 17, 2025 is granted. The permit now must be finalized on or before **Friday,**
28 **February 13, 2026 at 5:00 pm.**

1 10. The Hearing Order is final. There are no further administrative appeals available
2 through the City of Newport Beach. This order is reviewable, however, by filing an action in
3 Superior Court in accordance with California Code of Civil Procedure §1094.6. In §1094.6, there
4 are strict time limits for requesting judicial review of this Order. If you wish to have this order
5 reviewed by a court, consult an attorney immediately.

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7 Dated: September 29, 2025



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Marleigh N. Aulis
9 Administrative Hearing Officer
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Attachment No. 3

1st Public Hearing Staff Report



CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

September 18, 2025
Agenda Item No. 1

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

PERMITS: X2020-0999

SITE LOCATION: 1105 W. Balboa Blvd.

APPLICANT: Hai Bang Trinh

PROPERTY OWNER: Lam, Lisa Tr L Lam Family Revoc Living Tr

BUILDING INSPECTOR: Chad Shelton, Building Inspector II

PREPARED BY: Tonee Thai, Chief Building Official - 949-718-1867,
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PROJECT SUMMARY

CONSTRUCT NEW 3,802 S.F. DUPLEX WITH ATTACHED 490 S.F. GARAGE, 468 S.F. CARPORTS, AND 933 S.F. PORCH/DECK

BUILDING PERMIT HISTORY

The permit above is subject to Newport Beach Municipal Code 15.02.095 with an initial 3 year construction limit expiration date of August 17, 2024.

The permit was issued on August 17, 2021.

The first inspection was on August 31, 2021, for a Pre-Grading Meeting.

The last inspection was on August 12, 2025, for Drywall Fire Caulk inspection.

Please refer to Attachment 1 for detailed permit history.

Notice of pending 3-Year Construction Limit expiration were provided on June 17, 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 August 8, 2024, with expiration date of August 17, 2025. (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).

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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

Attachment No. 2

Three-Year Construction Limit Notice Activities

Attachment No. 3

Building Official Extension



LINKED PERMIT INSPECTION HISTORY REPORT (0727-2020) FOR CITY OF NEWPORT BEACH

Permit Type: Plan Check	Application Date: 04/20/2020	Owner:
Work Class: New	Issue Date: 08/17/2021	Parcel: 047 251 11
Status: Approved	Expiration Date: 10/25/2021	Address: 1105 W BALBOA BLVD NEWPORT BEACH, CA
IVR Number: 116293		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Inspection Location: 1105 BALBOA BLVD W							
Permit: N2022-0059							
03/23/2022	03/23/2022	Pre-job	N2022-0059-A0029 61496	Partial Pass	Matt Bullman	No	Incomplete
04/20/2022	04/20/2022	Service Connections - Utilities	N2022-0059-A0029 74476	Partial Pass	Matt Bullman	No	Incomplete
Permit: X2020-0999							
08/25/2021	08/25/2021	Call Inspector for Pre-Grade Meeting	X2020-0999-A0028 75978	Not Ready for Inspection		No	Complete
08/31/2021	08/31/2021	Call Inspector for Pre-Grade Meeting	X2020-0999-A0028 78261	Approved		No	Complete
	08/31/2021	WQ-Best Management Practices	X2020-0999-A0028 78262	Partial Pass		No	Incomplete
09/15/2021	09/15/2021	Rough Grade Approval	X2020-0999-A0028 83448	Partial Pass		No	Incomplete
03/28/2022	03/28/2022	Other - Building	X2020-0999-A0029 63690	Partial Pass		No	Incomplete
06/28/2022	06/28/2022	Legacy Inspection	X2020-0999-A0030 03371	Partial Pass		No	Incomplete
	06/28/2022	Legacy Inspection	X2020-0999-A0030 03777	Approved		No	Complete
	06/28/2022	Rough Grade Approval	X2020-0999-A0030 03370	Approved		No	Complete
08/01/2023	08/01/2023	Floor Framing & Sheathing	iBLD-028699-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
	08/01/2023	Shear and Hold Downs	iBLD-028975-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
10/04/2023	10/04/2023	Floor Framing & Sheathing	iBLD-038194-2023	Approved	Jason Rudenick	No	Complete
		Reinspection of iBLD-028699-2023					
	10/04/2023	Shear and Hold Downs	iBLD-038321-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
		Reinspection of iBLD-028975-2023					
10/27/2023	10/27/2023	Roof Framing, Sheathing & Bldg Height	iBLD-041621-2023	Not Ready for Inspection	Chad Shelton	Yes	Complete
11/06/2023	11/06/2023	Roof Framing, Sheathing & Bldg Height	iBLD-042913-2023	Correction	Chad Shelton	Yes	Complete
		Reinspection of iBLD-041621-2023					
11/09/2023							

LINKED PERMIT INSPECTION HISTORY REPORT (0727-2020)

Permit Type:	Plan Check	Application Date:	04/20/2020	Owner:	
Work Class:	New	Issue Date:	08/17/2021	Parcel	047 251 11
Status:	Approved	Expiration Date:	10/25/2021	Address:	1105 W BALBOA BLVD NEWPORT BEACH, CA
IVR Number:	116293				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	11/09/2023	Roof Framing, Sheathing & Bldg Height	iBLD-043608-2023	Not Ready for Inspection	Chad Shelton	Yes	Complete
			Reinspection of iBLD-042913-2023				
11/17/2023	11/17/2023	Roof Framing, Sheathing & Bldg Height	iBLD-044632-2023	Not Ready for Inspection	Chad Shelton	Yes	Complete
			Reinspection of iBLD-043608-2023				
11/27/2023	11/27/2023	Roof Framing, Sheathing & Bldg Height	iBLD-045777-2023	Approved	Chad Shelton	No	Complete
			Reinspection of iBLD-044632-2023				
12/01/2023	12/01/2023	Shear and Hold Downs	iBLD-046544-2023	Cancelled	Ken Knipe	Yes	Complete
			Reinspection of iBLD-038321-2023				
12/05/2023	12/05/2023	Shear and Hold Downs	iBLD-046807-2023	Not Ready for Inspection	Chad Shelton	Yes	Complete
			Reinspection of iBLD-046544-2023				
12/11/2023	12/11/2023	Shear and Hold Downs	iBLD-047594-2023	Correction	Chad Shelton	Yes	Complete
			Reinspection of iBLD-046807-2023				
12/14/2023	12/14/2023	Shear and Hold Downs	iBLD-048358-2023	Correction	Chad Shelton	Yes	Complete
			Reinspection of iBLD-047594-2023				
12/21/2023	12/21/2023	Shear and Hold Downs	iBLD-049524-2023	Not Ready for Inspection	Chad Shelton	Yes	Complete
			Reinspection of iBLD-048358-2023				
01/04/2024	01/04/2024	Call Inspector for Pre-Grade Meeting	iBLD-000131-2024	Not Ready for Inspection	Ken Knipe	Yes	Complete
01/16/2024	01/16/2024	Complete Framing	iBLD-001483-2024	Cancelled	Chad Shelton	Yes	Complete
01/22/2024	01/16/2024	Shear and Hold Downs	iBLD-001478-2024	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBLD-049524-2023				
05/08/2024	05/08/2024	Rough Electric Residential	iBLD-017843-2024	Not Ready for Inspection	Charles Wilson	Yes	Complete
05/09/2024	05/09/2024	Rough Electric Residential	iBLD-017883-2024	Correction	Chad Shelton	Yes	Complete
			Reinspection of iBLD-017843-2024				
05/22/2024	05/22/2024	Water Pipe Underground	iBLD-019669-2024	Correction	Chad Shelton	Yes	Complete
06/06/2024	06/06/2024	Rough Electric Residential	iBLD-021754-2024	Cancelled	Chad Shelton	Yes	Complete
			Reinspection of iBLD-017883-2024				
06/10/2024	06/10/2024	Rough Plumbing & Pan Test	iBLD-021848-2024	Correction	Chad Shelton	Yes	Complete
			Reinspection of iBLD-002162-2022				

LINKED PERMIT INSPECTION HISTORY REPORT (0727-2020)

Permit Type:	Plan Check	Application Date:	04/20/2020	Owner:	
Work Class:	New	Issue Date:	08/17/2021	Parcel	047 251 11
Status:	Approved	Expiration Date:	10/25/2021	Address:	1105 W BALBOA BLVD NEWPORT BEACH, CA
IVR Number:	116293				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	06/10/2024	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-021748-2024	Partial Pass	Chad Shelton	Yes	Incomplete
06/17/2024	06/17/2024	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-022904-2024	Not Ready for Inspection	Chad Shelton	Yes	Complete
		Reinspection of iBLD-021748-2024					
07/08/2024	07/08/2024	Gas Pipe Rough	iBLD-025630-2024	Correction	John Thornton	Yes	Complete
07/16/2024	07/16/2024	Gas Pipe Rough	iBLD-026691-2024	Correction	Chad Shelton	Yes	Complete
		Reinspection of iBLD-025630-2024					
	07/16/2024	Rough Electrical Service	iBLD-026690-2024	Correction	Chad Shelton	Yes	Complete
07/18/2024	07/18/2024	Gas Pipe Rough	iBLD-027252-2024	Approved	Chad Shelton	No	Complete
		Reinspection of iBLD-026691-2024					
07/25/2024	07/25/2024	Rough Electrical Service	iBLD-027994-2024	Cancelled	Chad Shelton	Yes	Complete
		Reinspection of iBLD-026690-2024					
07/29/2024	07/29/2024	Rough Electric Residential	iBLD-028806-2024	Correction	Chad Shelton	Yes	Complete
		Reinspection of iBLD-021754-2024					
	07/29/2024	Rough HVAC/Mech/Fireplace	iBLD-028573-2024	Correction	Chad Shelton	Yes	Complete
07/31/2024	07/31/2024	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-028879-2024	Partial Pass	Chad Shelton	Yes	Incomplete
		Reinspection of iBLD-022904-2024					
09/23/2024	09/23/2024	Rough HVAC/Mech/Fireplace	iBLD-036221-2024	Approved	Chad Shelton	No	Complete
		Reinspection of iBLD-028573-2024					
10/01/2024	10/01/2024	Rough Electrical Service	iBLD-038192-2024	Approved	Chad Shelton	No	Complete
		Reinspection of iBLD-027994-2024					
10/22/2024	10/22/2024	Shear and Hold Downs	iBLD-041064-2024	Correction	Chad Shelton	Yes	Complete
		Reinspection of iBLD-001478-2024					
11/13/2024	11/13/2024	Shear and Hold Downs	iBLD-044169-2024	Partial Pass	Chad Shelton	Yes	Incomplete
		Reinspection of iBLD-041064-2024					
12/17/2024	12/17/2024	Shear and Hold Downs	iBLD-049292-2024	Correction	Chad Shelton	Yes	Complete
		Reinspection of iBLD-044169-2024					
03/05/2025	03/05/2025	Shear and Hold Downs	iBLD-008421-2025	Approved	Chad Shelton	No	Complete
		Reinspection of iBLD-049292-2024					
04/01/2025	04/01/2025	Complete Framing	iBLD-011830-2025	Correction	John Joseph	Yes	Complete
		Reinspection of iBLD-001483-2024					
05/08/2025	05/08/2025	Complete Framing	iBLD-017878-2025	Correction	Chad Shelton	Yes	Complete
		Reinspection of iBLD-011830-2025					

LINKED PERMIT INSPECTION HISTORY REPORT (0727-2020)

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IVR Number:	116293				

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06/11/2025	06/11/2025	Complete Framing	iBLD-023315-2025	Correction	Jaime Molina	Yes	Complete
			Reinspection of iBLD-017878-2025				
06/19/2025	06/19/2025	Complete Framing	iBLD-024607-2025	Correction	Chad Shelton	Yes	Complete
			Reinspection of iBLD-023315-2025				
	06/19/2025	Insulation/Densglass	iBLD-023319-2025	Correction	Chad Shelton	Yes	Complete
07/02/2025	07/02/2025	Complete Framing	iBLD-025886-2025	Approved	Chad Shelton	No	Complete
			Reinspection of iBLD-024607-2025				
07/28/2025	07/28/2025	Insulation/Densglass	iBLD-030362-2025	Approved	Bill Tuman	No	Complete
			Reinspection of iBLD-023319-2025				
	07/28/2025	Other - Building	iBLD-029575-2025	Partial Pass	Bill Tuman	Yes	Incomplete
08/07/2025	08/07/2025	Other - Building	iBLD-031223-2025	Approved	Chad Shelton	No	Complete
			Reinspection of iBLD-029575-2025				
08/12/2025	08/12/2025	Drywall Fire Caulk	iBLD-032112-2025	Approved	Chris Sanchez	No	Complete
Inspection Location: 1105 W BALBOA BLVD							
Permit: N2022-0059							
01/23/2023	01/23/2023	Pre-job	iPW-002110-2023	Not Ready for Inspection	Kevin O'Campo	Yes	Complete
Permit: X2020-0999							
07/22/2022	07/22/2022	Gas Pipe Underground	iBLD-001764-2022	Cancelled	Marshall Shelton	Yes	Complete
07/26/2022	07/26/2022	Rough Plumbing & Pan Test	iBLD-002162-2022	Partial Pass	Danny Rodriguez	Yes	Incomplete
12/19/2022	12/19/2022	Footings and Foundation	iBLD-021222-2022	Partial Pass	Jason Rudenick	Yes	Incomplete
	12/19/2022	Setbacks or Line & Grade	iBLD-021221-2022	Approved	Jason Rudenick	No	Complete
	12/19/2022	Soil Pipe	iBLD-021220-2022	Approved	Jason Rudenick	No	Complete
	12/19/2022	Ufer Ground	iBLD-021223-2022	Approved	Jason Rudenick	No	Complete
	12/19/2022	Under Slab Floor Mechanical	iBLD-021044-2022	Cancelled	Jason Rudenick	Yes	Complete
03/28/2023	03/28/2023	Footings and Foundation	iBLD-010886-2023	Approved	Jason Rudenick	No	Complete
			Reinspection of iBLD-021222-2022				
	03/28/2023	Gas Pipe Underground	iBLD-010885-2023	Approved	Jason Rudenick	No	Complete
			Reinspection of iBLD-001764-2022				
	03/28/2023	Sewer	iBLD-010994-2023	Approved	Jason Rudenick	No	Complete
	03/28/2023	Underground Electrical	iBLD-010884-2023	Approved	Jason Rudenick	No	Complete
06/27/2024	06/27/2024	Rough Plumbing & Pan Test	iBLD-024442-2024	Correction	Chad Shelton	Yes	Complete
			Reinspection of iBLD-021848-2024				

LINKED PERMIT INSPECTION HISTORY REPORT (0727-2020)

Permit Type:	Plan Check	Application Date:	04/20/2020	Owner:	
Work Class:	New	Issue Date:	08/17/2021	Parcel	047 251 11
Status:	Approved	Expiration Date:	10/25/2021	Address:	1105 W BALBOA BLVD NEWPORT BEACH, CA
IVR Number:	116293				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
07/08/2024	07/08/2024	Rough Plumbing & Pan Test	iBLD-025631-2024	Approved	John Thornton	No	Complete
Reinspection of iBLD-024442-2024							
Permit: XR2023-0368							
03/28/2023	03/28/2023	Footings and Foundation	iBLD-010906-2023	Approved	Jason Rudenick	No	Complete
04/11/2023	04/11/2023	Masonry Pre-Grout/Wall Steel	iBLD-012802-2023	Approved	Jason Rudenick	No	Complete
08/01/2023	08/01/2023	Final Building	iBLD-028976-2023	Approved	Jason Rudenick	No	Complete



City of Newport Beach - Building Division

130 Civic Center Drive, Newport Beach, CA 92660

Permit Counter Phone (949)644-3288

Inspection Requests Phone (949)644-3255

Combination Type - MFP MECH ELEC PLUM GRAD



X 2 0 2 0 0 9 9

COMB Permit : X2020-0999

Project No : 0727-2020

Issued Date : 08/17/2021

Inspection Area : 1

NO CONSTRUCTION WORK

PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION. PROJECTS MUST BE COMPLETED BY 08/17/2024 OR PERMIT WILL BE INVALID

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

Job Address: 1105 W BALBOA BLVD NB

Description: NEW DUPLEX W/ATT GARAGE 3,802/490F, CARPORTS 468 SF, PORCH/DECK 933 SF

Legal Desc.: N TR 234 BLK 11 LOT 23

Owner: TRINH BANG
Address: 1105 BALBOA BLVD W
NEWPORT BEACH, CA 92661
Phone: 562-296-7720

Applicant: LETRAN STEVEN
Address: 960 N TUSTIN ST #326
ORANGE CA 92867
Phone: 714-388-8996

Code Edit : 2019
Type of Construction: V-B-SPR
Occupancy Group: R3/U
Added /New sq. ft. Bldg: 3935
Added /New sq. ft. Garage: 490
No of Stories: 3
No of Units : 2
Bldg Height: 29
Bldg Sprinklers: Y
Flood Zone: 0.2

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

Building Setbacks
Rear: 0
Front: 10
Left: 3
Right: 3

Use Zone: R-2
Parking Spaces: 4

Fire Hazard Zone : N

Construction Valuation: \$820,000.00

Building Permit Fee: \$6,431.00
Plan Check Fee: \$4,484.00
Overtime Plan Ck: \$0.00
Investigation Fee: \$0.00
Record Management: \$84.00
Energy Compliance: \$303.00
CA Seismic Safety: \$106.60
Disabled Access: \$0.00
Hazardous Mat: \$0.00
Building Green Fee: \$33.00

Excise Tax: \$1,195.53
Additional Fee: \$2,106.00
Grading Bonds Fee: \$0.00
Grading PC Consultant: \$1,701.50
Grading Permit Fee: \$1,020.00
Grading PC Fee: \$1,260.90
WQ Insp. Fee: \$1,220.00
Electrical %: \$900.34
Mechanical %: \$707.41
Plumbing %: \$578.79

Planning Department -
Plan check Fee: \$520.00
Fair Share: \$1,923.00
SJH Trans: \$0.00
In-lieu Housing Fee: \$0.00
Public Works Department -
Park Dedication: \$0.00
P/W Plan Check: \$456.75
San Dist: \$1,071.00
NMUSD Fee: \$3,764.64

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

TOTAL FEE : \$29,867.46

Plan Check Fee : \$6,848.06

Fee Due at Permit Issuance : \$23,019.40

PROCESSED BY:

ZONING APPROVAL:

GRADING APPROVAL:

PUBLIC WORKS APPROVAL:

PLAN CHECK BY:

APPROVAL TO ISSUE:

INSPECTOR

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 8-17-21

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. _____ Contractor Signature _____ Date 8-17-21

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.

Signature of Applicant _____ Date _____

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code).

Lender's Name _____ Lender's Address _____

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

I am the property owner or authorized to act on the property owner's behalf.

I have read this application and the information I have provided is correct.

I agree to comply with all applicable city and county ordinances and state laws relating to building construction.

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

Signature of Property Owner or Authorized Agent _____ Print Property Owner's or Authorized Agent's Name XTRINH HAI BANG Date 8-17-21

FOR OFFICE USE ONLY

ACTION _____ DATE _____ BY _____

DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403

☐ I SUBMITTED ASBESTOS NOTIFICATION TO:

☐ EPA

☐ AQMD

☐ ASBESTOS NOTIFICATION IS NOT APPLICABLE TO

PROPOSED DEMOLITION

SIGNATURE: _____

PERMIT EXPIRED

PERMIT CANCELLED

PERMIT EXTENDED

PERMIT FINAL

CERTIFICATE OF OCCUPANCY ISSUED



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: 1105 W. Balboa Blvd.	Report Date: 12-09-2023	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Bang Hai Trinh	Owner's Mailing Address (if different from site):	Owner's Telephone #: 562-296-7720	CNB Plan Check #:
Full Name of Structural Observer (SO): Mark Ibrahim	SO E-mail Address: tibbase@gmail.com	SO Telephone #: 714-553-2595	SO License / Reg. #: SE #4223

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	Anchor Bolts, Hold- downs, Wood framings and all Shear walls except dbl. sheathing shear wall There are no Deficiencies	12/09/23
☐ 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:

☐ 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.

M. Ibrahim

12/09/2023

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVER

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

TIBBA

STRUCTURAL ENGINEERS

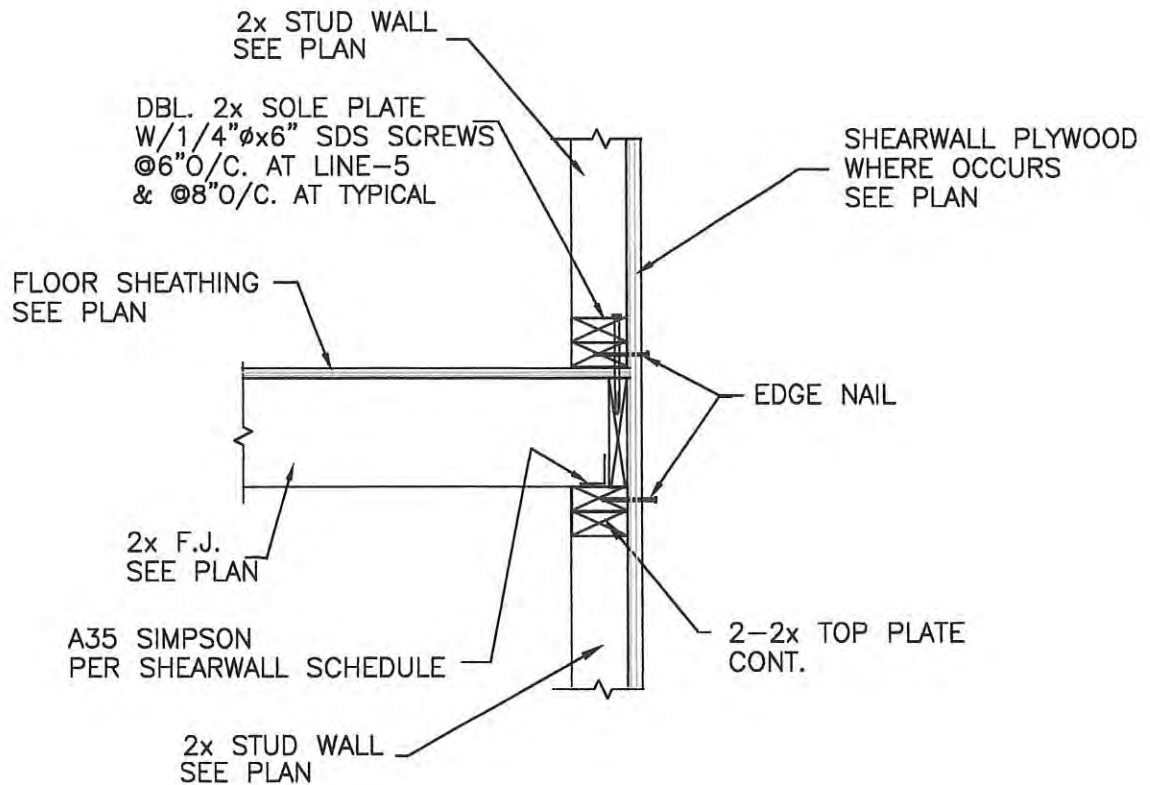
PROJECT:

TRINH'S RESIDENCE
1105 W. BALBOA BLVD.
NEWPORT BEACH, CA 92661

SHEET NO.: 1 OF 1

DATE: 12-09-23

ENGINEER: M.I.



TYPICAL SHEAR TRANSFER



FIELD REVISIONS
12/09/23



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address: <i>1105 W. BALBOA BLVD</i>	Report Date: <i>11/21/2023</i>	CNB Inspector Name:	CNB Permit #:
Building Owner Name: <i>BANG HAI TRINH</i>	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): <i>LAM THANH NGUYEN</i>	SO E-mail Address: <i>LNGUYENBATA@GMAIL</i>	SO Telephone #: <i>7143925481</i>	SO License / Reg. #: <i>C36957</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>11/21/2023</i>
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☒ Wood or Manu Shear Panels	☐ Masonry	☒ Wood		<i>11/21/2023</i>
☐ Other:	☐ Other:	☒ Other: <i>wood</i>	☐ Other:		<i>11/21/2023</i>

☐ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

3rd Floor framing, Roof framing & shear walls - No deficiencies
shear walls at stair opening and living room & kitchen are all OK

☐ 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

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: 1105W. BALBOA BLVD	Report Date: 09-22-23	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): LAM T. NGUYEN	SO E-mail Address: LANGUYENBAJAP@GMAIL.COM	SO Telephone #: 714 392 5481	SO License / Reg. #: C36957

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		
☐ 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:

I DID OBSERVE SECOND FLOOR FRAMING & SHEAR WALLS; THEY ARE ADEQUATE & BUILT according to approved plan

☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ FINAL STRUCTURAL OBSERVATION REPORT:

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

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[Signature]
 SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

9-22-23
 DATE



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: 1105 W. BALBOA BLVD	Report Date: 07-28-23	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): LAM T. NGUYEN	SO E-mail Address:	SO Telephone #: 714 392 5481	SO License / Reg. #: C36957

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		
☐ Caissons, Piles, Grade Beams	☒ Wood or Manuf. Shear Panels	☐ Masonry	☒ Wood	FIRST FLOOR	
☐ Other:	☐ Other:	☒ Other:	☐ 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.

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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

07-28-2023
 DATE



STAMP OF STRUCTURAL OBSERVER

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



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

Structural Observation Report

Project Address: 1105 W. BALBOA BLVD	Report Date: 12/20/2022	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): LAM T. NGUYEN	SO E-mail Address: LANGUYENBATA@GMAIL	SO Telephone #: 714 392 5481	SO License / Reg. #: CE 36957

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		
☐ 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:

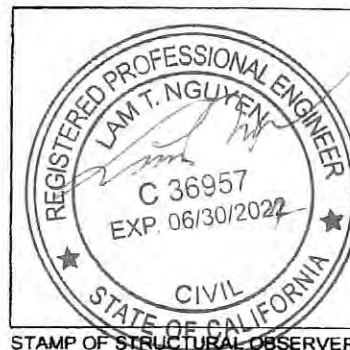
☐ REPORT CONTINUED ON ATTACHED PAGES.

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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

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>1105 W Balboa Blvd</i>	Report Date: <i>11-18-2024</i>	CNB Inspector Name:	CNB Permit #:
Building Owner Name: <i>1105 W Balboa Blvd</i>	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO):	SO E-mail Address:	SO Telephone #: <i>714 392 5481</i>	SO License / Reg. #: <i>C36957</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		
☐ 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:

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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.



Lam T. Nguyen
SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

11-18-2024
DATE

STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

BUILDING HEIGHT CERTIFICATION

Project Street Address: 1105 W. BALBOA BLVD. NEWPORT BEACH, CA

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 38.78' and actual elevation point is 38.67'.
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 33.78' and actual elevation point is 33.70'.
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.

CR

Surveyor or Civil Engineer's* signature and
(Wet stamp and signature required)



10/24/23
Date

* License number of 33965 or lower



TIBBA

STRUCTURAL ENGINEERS

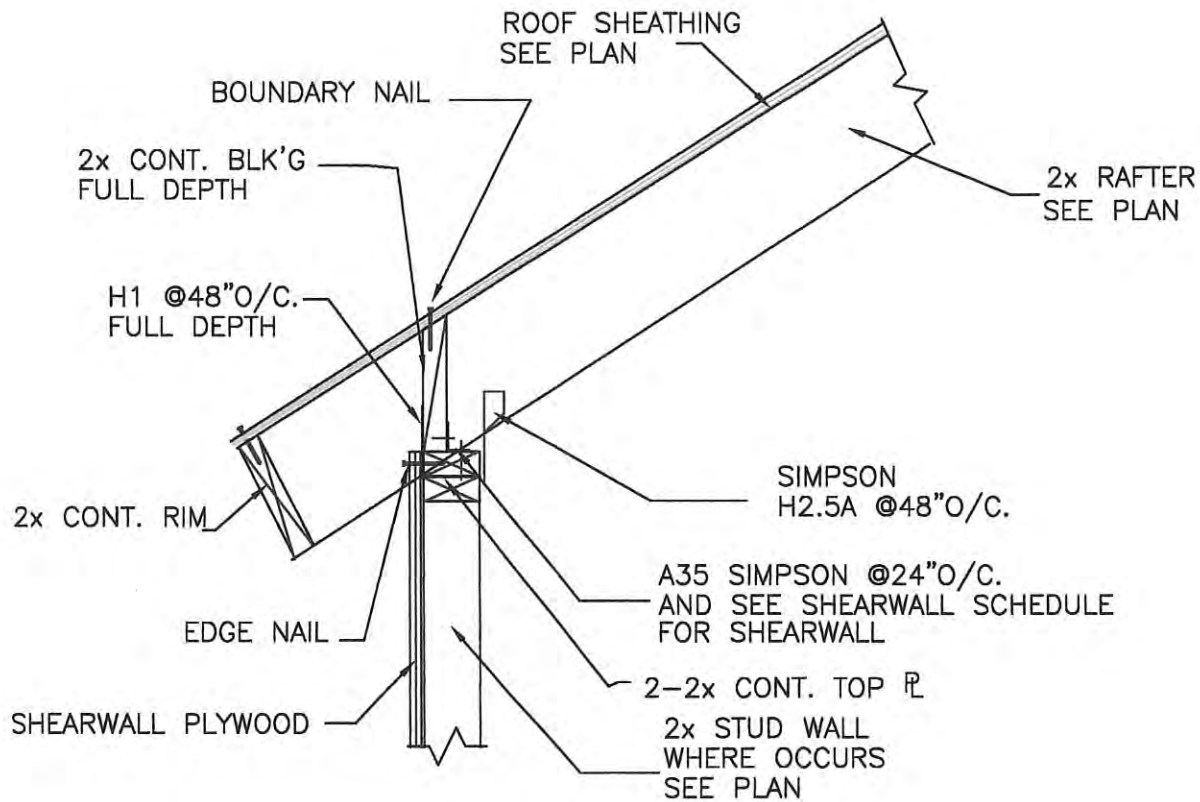
PROJECT:

TRINH'S RESIDENCE
1105 W. BALBOA BLVD.
NEWPORT BEACH, CA 92661

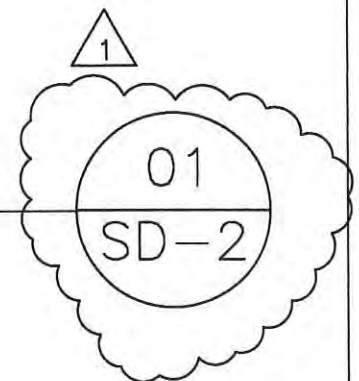
SHEET NO.: 1 OF 2

DATE: 11-22-23

ENGINEER: M.I.



TYPICAL EAVE



FIELD REVISIONS
11/22/23

TIBBA

STRUCTURAL ENGINEERS

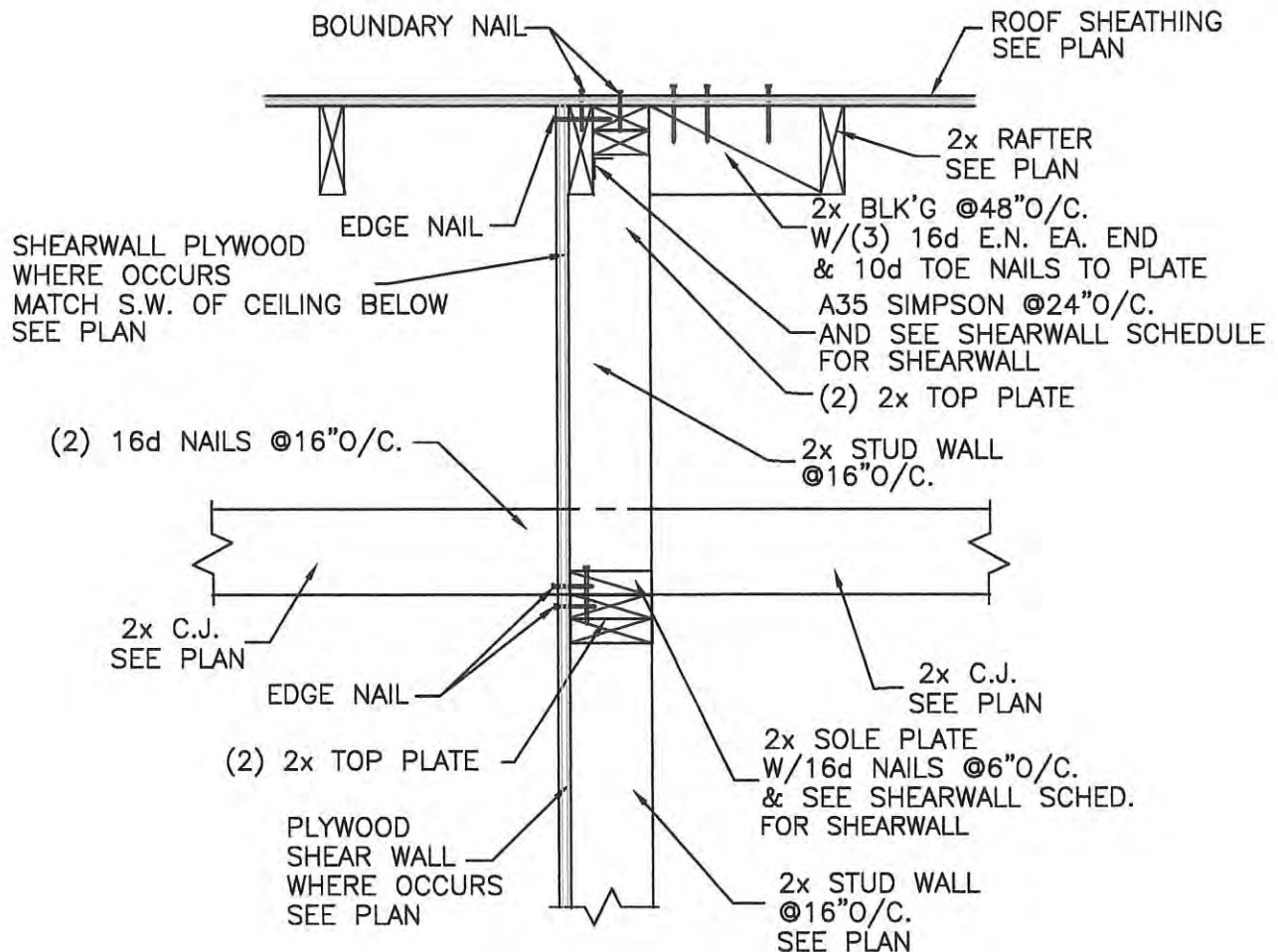
PROJECT:

TRINH'S RESIDENCE
1105 W. BALBOA BLVD.
NEWPORT BEACH, CA 92661

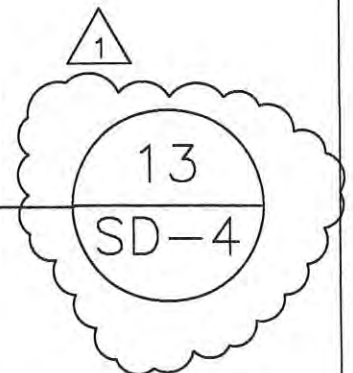
SHEET NO.: 2 OF 2

DATE: 11-22-23

ENGINEER: M.I.



SECTION



FIELD REVISIONS
11/22/23



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 LAN PHAM, PE License # C29595

Engineer/Surveyor's Address 13139 HARBOR BLVD., GARDEN GROVE, CA 92843

Job Address 1105 W. BALBOA BLVD., NEWPORT BEACH, CA 92661

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

* Top of slab/floor elevation: FF= 10.61

* 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.

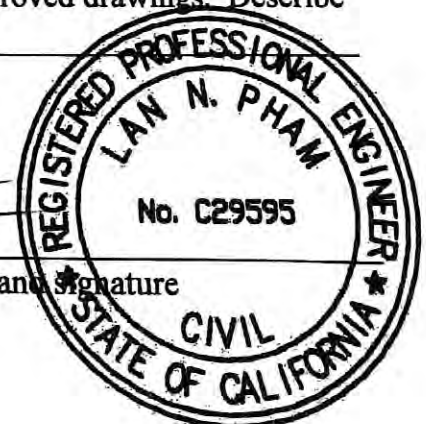
I certify that the setbacks are ☒, are not ☐, per City approved plans. Describe any deviations from plans: _____

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

12/16/2022

Date

Engineer/Surveyor's stamp and signature





CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

CIVIL ENGINEER'S CERTIFICATION FORM

From:

LY PHAN, PE
10820 KEENAN PL., STANTON, CA90680
TEL.: 714-487-7037

Date:

06/24/2022

ATTENTION: GRADING ENGINEER, BUILDING DIVISION

GPC No.: _____ Tract/Subdivision/Lot No.: _____ Rough: _____ Final: _____

Project Names: NEW DUPLEX RESIDENCE @ 1105 W. BALBOA BLVD., NEWPORT BEACH

Owner/Developer: BANG HAI TRINH

Type of Project:

☐ Tract
☐ Commercial
☐ Industrial
☐ Drainage
☒ Other

Notes:

NEW DUPLEX RESIDENCE

Yardage for Project:

☒ Cut: _____
☐ Fill: _____
☐ Borrow: _____
☐ Export: _____

Notes:

I hereby approve the grading for this project in accordance with my responsibilities under the City Grading Code. I have inspected the project and hereby certify that all areas exhibit positive surface flow to public ways or City approved drainage devices. The grading has been completed: _____ in conformance with, _____ with the following changes to the approved grading plan.

Description of Changes: _____

Company: _____

Name: LY PHAN, PE

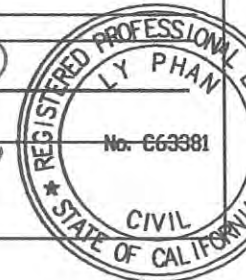
(print)

LYP

(sign)

License No.: C63381

(RCE/LS)



Form 9 Civil Engineer's Certification Form 9-13

THE
JOURNAL
OF
THE
ROYAL
ANTHROPOLOGICAL
INSTITUTE
OF GREAT
BRITAIN
AND IRELAND
VOLUME
LXXV
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21, BEDFORD SQUARE, LONDON, W.C.1
PRINTED BY
HARRISON AND SONS, ST. MARTIN'S LANE, LONDON, W.C.2



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

CIVIL ENGINEER'S CERTIFICATION FORM

From:

LY PHAN, PE
10820 KEENAN PL., STANTON, CA90680
TEL.: 714-487-7037

Date:

11/19/2021

ATTENTION: GRADING ENGINEER, BUILDING DIVISION

GPC No.: _____ Tract/Subdivision/Lot No.: _____ Rough: ____ Final: ____

Project Names: NEW DUPLEX RESIDENCE @ 1105 W. BALBOA BLVD., NEWPORT BEACH

Owner/Developer: BANG HAI TRINH PHASE 1, GARAGE ONLY

Type of Project:

☐ Tract: _____
☐ Commercial ☒ Drainage
☐ Industrial ☒ Other

Notes:

NEW DUPLEX RESIDENCE, THIS CERT IS FOR PHASE
1 (GARAGE) ONLY

Yardage for Project:

☒ Cut: _____ Borrow: _____
☐ Fill: _____ Export: _____

Notes:

I hereby approve the grading for this project in accordance with my responsibilities under the City Grading Code. I have inspected the project and hereby certify that all areas exhibit positive surface flow to public ways or City approved drainage devices. The grading has been completed: PHASE 1 (GARAGE) in conformance with, _____ with the following changes to the approved grading plan.

Description of Changes: _____

Company: _____

Name: LY PHAN, PE (print) (sign)

License No.: C63381 (RCE/~~NS~~)



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: 1105 W. Balboa Blvd. Newport Beach
Permit Number: X2020-0999
Inspection Type (s): Push Piers
Inspection Date (s): 06/27/25 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
Staircases Steel Framing - 6x6 Steel Stingers welded to steel plates at each landing welded to steel plates and to Channel landings with 1/4" fillet weld added as per Details F & G on E3. Verification of work performed - Landing plates were stitch welded to landing channel 2" @ 18" o.c. using SMAW process with 7018 Rods by Certified Welder: Alfonso Madrid. Checked fit-up (edge and surface preparation, root openings, bevel angle) & completed welds for type, size, length, and appearance.

List Tests Made:

Total Inspection Time Each Day:						
Date:	06/27/25					
Hours:	4					

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

Comments:

To the best of my knowledge, the work inspected was in accordance with the Building Division approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Special Inspector Signature:	Date:
	06-27-25
Print Full Name:	Newport Beach Registration No.:
Michael Rodriguez	NB18322



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: 1105 W Balboa Blvd. Newport Beach, California

Permit Number: X2020-0999

Inspection Type (s): Epoxy inspection

Inspection Date (s): 6-11-25 () Periodic (●) Continuous

Describe Inspection, Including Location(s):
Visual epoxy inspection for (12)3/4" all threaded rods embedded into existing concrete at 6" minimum per plans A.12a detail D E1. Work was verified wire brushed and air blasted. Hilti Hit-HY 200 was used with the exp date of 6/2026

List Tests Made:
NA

Total Inspection Time Each Day:						
Date:	6-11-25					
Hours:	4 hours					

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

Comments:

To the best of my knowledge, the work inspected was in accordance with the Building Division approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Special Inspector Signature:	Date:
	6-11-25
Print Full Name:	Newport Beach Registration No.:
Edwin Jimenez	NB-0731

SpecialInspectionReport 08/25/2015



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

PRE-GRADE MEETING AGREEMENT

DATE: 8-31-21 JOB ADDRESS: 1105 Balboa Blvd W

1. The grading plan check number for this site is Y222-0999 and will be referred to in all reports, certifications and correspondence.
2. **STOP ORDERS** Whenever any work is being done contrary to the provisions of the City Codes, the Chief Building Official or his authorized representative may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done and any such persons shall forthwith stop such work until authorized by the Chief Building Official to proceed with the work.
3. The stamped set of approved plans shall be on the job site at all times.
4. **NOTIFICATION OF NONCOMPLIANCE** If, in the course of fulfilling their responsibilities, the civil engineer, surveyor, the soils engineer, the engineering geologist or the testing agent finds that the work is not being done in conformance with the approved grading plans, the discrepancies shall be reported immediately in writing to the person in charge of the grading work and to the Building Division. Recommendations for corrective measures, if necessary, shall be submitted to the Building Division for approval.
5. When import or export of materials is required, haul routes to and from the site shall be approved by the City Traffic Engineer and hauling procedures shall be in accordance with Chapter 15 of the Newport Beach Municipal Code (NBMC). Contractor shall use Best Management Practices (BMP's) to insure that all water quality issues are addressed.
6. Between October 1 and April 30, erosion control BMP measures shall be in place. During the remainder of the year dry season wind erosion BMP's (dust control) shall be implemented. Sediment control BMP's shall be installed and maintained at all operational storm drain inlets internal to the project. BMP's to control off-site sediment tracking shall be implemented and maintained. Appropriate BMP's to prevent contamination of stormwater from construction activities shall be implemented. A "weather triggered" action plan and the ability to deploy BMP's to protect all exposed portions of the site within 48-hours when the National Weather Service forecasts a 50% or greater chance of rain.
7. All fills shall be compacted throughout to a minimum of 90 percent compaction as determined by ASTM test method 1557 and approved by the soils engineer. Compaction tests shall be performed according to the preliminary soils report.
8. All trench (including interior and exterior utility trenches) and retaining wall backfill shall be compacted throughout to a minimum of 90 percent relative compaction and approved by the soils engineer.
9. Whenever work on which required inspection/testing is covered by additional work without first being inspected/tested, the Chief Building Official shall require by written notice that the work be exposed for examination. The work of exposing and recovering shall not entail or be subject to expense to the City of Newport Beach and will be the sole expense of the Permittee.
10. Landscaping of all slopes and pads shall be in accordance with 15.10.130 of the NBMC.
11. Approved drainage provisions shall be used to protect adjoining properties during the grading operation.

12. The permittee or his agent shall notify the Building Division when the grading operation is ready for each of the following inspections:
 - a. **PRE-GRADE MEETING** When the permittee is ready to begin work, but not less than two days before any grading or brushing is started.
 - b. **DRAINAGE DEVICE INSPECTION** After forming of terrace drains, down drains or after placement of pipe in subdrains, but before any concrete or filter material is placed.
 - c. **SPECIAL** _____
 - d. **ROUGH GRADING** When all rough grading has been completed, the rough grade report shall be provided to the Building Inspector at foundation inspection or sooner based on the Building Inspector's discretion.
 - e. **FINAL** When all work, including installation of all drainage structures and other protective devices, has been completed and the as-graded plan, professional approvals and the required reports have been submitted.
13. All footing excavations, slab on grade areas and subdrains shall be inspected and approved by the Geotechnical Engineer or Engineering Geologist. Written approval shall be submitted to the Building Inspector.
14. Prior to the start of grading, all permanent property corner monuments shall be in place. Prior to any foundation inspections, proof of recordation of the "corner record" or "record of survey" with the County of Orange shall be provided.
15. The undersigned acknowledge a copy of the above and agree to comply with the Grading Code of the City of Newport Beach, the recommendations of the project soils report and any special requirements of the permit.
16. Prior to foundation inspection a Line and Grade Certificate Form must signed and stamped by the surveyor of record and submitted to the building inspector. A Structural Observation Report may be required.
17. All parties listed below must be present for the pregrade meeting unless approved by the building inspector.
18. All duplex construction requires separate utilities (sewer, water, gas, electrical, fire sprinkler risers).

OWNER/CONTRACTOR: _____

By: _____

Address: _____

Telephone: _____

GEOTECHNICAL ENGINEER: _____

By: _____

Address: _____

Telephone: _____

DESIGN CIVIL ENGR.: _____

By: _____

Address: _____

Telephone: _____

GEOLOGIST.: _____

By: _____

Address: _____

Telephone: _____

GRADING CONTR.: _____

By: _____

Address: _____

Telephone: _____

COORDINATOR: _____

By: _____

Address: _____

Telephone: _____

NEWPORT BEACH REPRESENTATIVE: _____

PHONE #: _____

INSPECTION REQUESTS: (949) 644-3255

Newport Beach Construction Hours:

Monday through Friday: 7:00 a.m. to 6:30 p.m.

Saturdays: 8:00 a.m. to 6:00 p.m.

No work on Sundays and Holidays

12. The permittee or his agent shall notify the Building Division when the grading operation is ready for each of the following inspections:

a. PRE-GRADE MEETING When the permittee is ready to begin work, but not less than two days before any grading or brushing is started.

b. DRAINAGE DEVICE INSPECTION After forming of terrace drains, down drains or after placement of pipe in subdrains, but before any concrete or filter material is placed.

c. SPECIAL

d. ROUGH GRADING When all rough grading has been completed, the rough grade report shall be provided to the Building Inspector at foundation inspection or sooner based on the Building Inspector's discretion.

e. FINAL When all work, including installation of all drainage structures and other protective devices, has been completed and the as-graded plan, professional approvals and the required reports have been submitted.

13. All footing excavations, slab on grade areas and subdrains shall be inspected and approved by the Geotechnical Engineer or Engineering Geologist. Written approval shall be submitted to the Building Inspector.

14. Prior to the start of grading, all permanent property corner monuments shall be in place. Prior to any foundation inspections, proof of recordation of the "corner record" or "record of survey" with the County of Orange shall be provided.

15. The undersigned acknowledge a copy of the above and agree to comply with the Grading Code of the City of Newport Beach, the recommendations of the project soils report and any special requirements of the permit.

16. Prior to foundation inspection a Line and Grade Certificate Form must signed and stamped by the surveyor of record and submitted to the building inspector. A Structural Observation Report may be required.

17. All parties listed below must be present for the pregrade meeting unless approved by the building inspector.

18. All duplex construction requires separate utilities (sewer, water, gas, electrical, fire sprinkler risers).

OWNER/CONTRACTOR:

By:

Address:

Telephone:

562-296-7720

By:

Address:

Telephone:

GRADING CONTR.:

By:

Address:

Telephone:

562-296-7720

NEWPORT BEACH REPRESENTATIVE: Jason Rudnick

INSPECTION REQUESTS: (949) 644-3255

Newport Beach Construction Hours:

Monday through Friday: 7:00 a.m. to 6:30 p.m.

Saturdays:

No work on Sundays and Holidays

DESIGN CIVIL ENGR.:

By:

Address:

Telephone:

GEOLOGIST.:

By:

Address:

Telephone:

COORDINATOR:

By:

Address:

Telephone:

PHONE #: 949-644-32

1105 Balboa Blvd W

CORNER RECORD

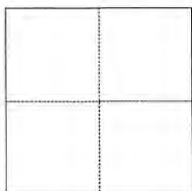
Agency Index _____

Document Number _____

City of Newport Beach

County of Orange, California

Brief Legal Description Lot 23, Block 11, Tract No. 234, MM 13/36-37



CORNER TYPE

Government Corner ☐ Control ☐
 Meander ☐ Property ☒
 Rancho ☐ Other ☐

Date of Survey 11/23/2021

COORDINATES (Optional)

N. _____ E. _____

Elevation _____

Units Metric ☐ U.S. Survey Foot ☒

Horizontal Datum _____

Zone _____ Epoch Date _____

Vertical Datum _____

☐ Complies with Public Resources Code §§8801-8819

☐ Complies with Public Resources Code §§8890-8902

PLS Act Ref: ☒ 8765 (d) ☐ 8771 ☐ 8773 ☐ Other: _____

Corner/Monument: ☐ Left as found ☐ Established ☐ Rebuilt ☐ Pre-Construction
☐ Found and tagged ☒ Reestablished ☐ Referenced ☐ Post-Construction

Narrative of corner identified and monument as found, set, reset, replaced, or removed:

☒ See sheet #2 for description (s):

SURVEYOR'S STATEMENT

This Corner Record was prepared by me or under my direction in conformance with the Professional Land Surveyors' Act on November 28, 2011.

Signed CLR (P.L.S.) or R.C.E. No. 9365



COUNTY SURVEYOR'S STATEMENT

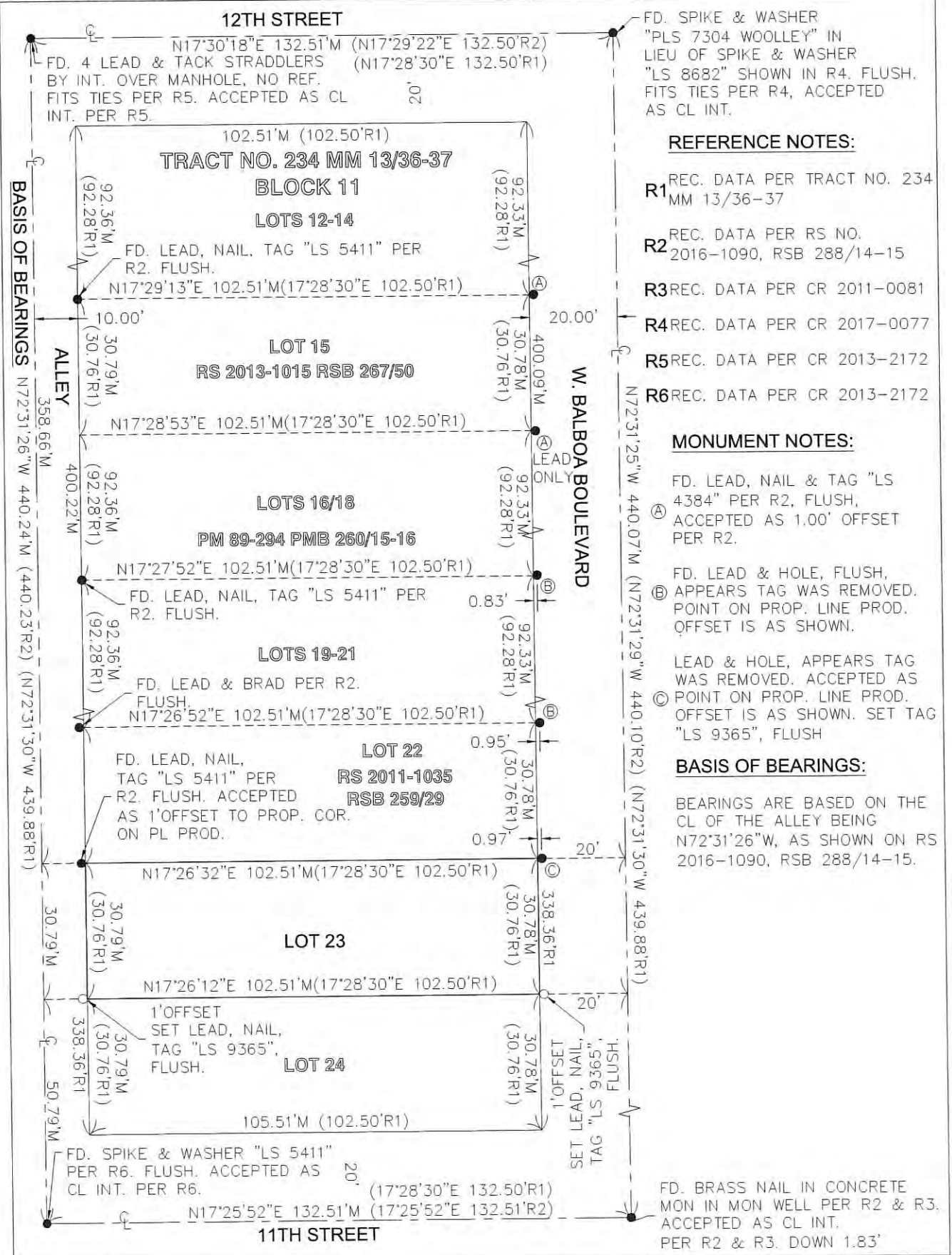
This Corner Record was received _____,

and examined and filed _____,

Signed _____ P.L.S. or R.C.E. No. _____

Title _____

County Surveyor's Comment _____





County of Orange

OC Public Works

Main Office
601 North Ross Street
Santa Ana, CA, 92701
714-607-8888

Submission Summary

Project

Project OCID : OC21-28417
Project Name : 1105 W Balboa Blvd Newport Beach
Project Description : Re-establish property corners

Map Application

SC210576:Corner Record

Scope of Work : Re-establish property corners
Legal Description : Lot 23, Tract No. 234, MM 13/36-37
Type : Corner Records
Jurisdiction : Cities
Cities : Newport Beach
Number of Corner Records : 1
Corner Type : Property
Date of Survey : Tue Nov 23 00:00:00 GMT 2021
Surveyor Job Number : 05-388-11
Corner/Monument : Left as found;Reestablished

Location

Contact

Name	Phone	Email	Address	Type	FRP
Carlos Amador	(562) 338-4295	standard.surveying@gmail.com	5583 Lewis Ave. Long Beach CA 90805	Applicant	No
Standard Land Surveying, Co.	(562) 338-4295	standard.surveying@gmail.com	11130 James Place Cerritos CA 90703	Surveyor/Engineer	Yes

Attachment

Name	File Name
1st Submittal Corner Record Form	W Balboa Blvd Newport Beach Corner Record sub.pdf
Traverse Closures – Required if Boundary Corner Record	traverse closure.pdf



County of Orange

OC Public Works

Main Office

601 North Ross Street
Santa Ana, CA, 92701
714-607-8888

All Other Documents

ref docs.pdf

Declaration

By submitting this application, I agree:

1. To the best of my knowledge that the information I have presented on this form and attached materials is true and correct and the County of Orange makes no representations regarding such information; and
2. To indemnify, defend and hold harmless the County of Orange, its officers, employees and representatives from any claim or litigation arising from or related to the submission of this application or any actions taken on the basis of this application; and
3. That I am subject to the fees, deposits, and charges as identified in the County's current fee schedules as approved by the County of Orange Board of Supervisors; including, any Road Fee Program annual rate adjustments due at the time of permit issuance as authorized per Resolution #14-053.
4. Applicant shall, at its own expense, defend, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board of Supervisors, Planning Commission, Zoning Administrator, Subdivision Committee, Director of OC Public Works, or Deputy Director of OC Development Services concerning this application. The County may, at its sole discretion, participate in the defense of any action, at the applicant's expense, but such participation shall not relieve applicant of his/her obligations under this condition. Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required to pay as a result of such action.

If litigation is filed challenging the Project, the County may, at its sole discretion, require the Applicant to post a bond, enter into an escrow agreement, obtain an irrevocable letter of credit from a qualified financial institution, or provide other security, to the satisfaction of the County, in anticipation of litigation and possible attorney's fee awards. The County shall promptly notify the applicant of any such claim, action or proceeding.

Name : Carlos Amador

Date : 12/01/2021



12/1/2021
SC210576

Dear Carlos Amador,

Thank you for your submittal to the Orange County Surveyor's office.

For status, please contact Margarita Espinoza at 714-967-0847 or email to Margarita.Espinoza@ocpw.ocgov.com

Questions concerning reviews, please contact the following staff:

For Tract Maps/ Parcel Maps/LLA/Certificate of Compliance/Certificate of Corrections/Annexations, and Monuments

Susan Ruiz
Susan.Ruiz@ocpw.ocgov.com
714-647-3997

For Record of Survey
Steven Dawson
Steven.Dawson@ocpw.ocgov.com
714-967-0843

For Corner Records
Jay Seymour
Jay.Seymour@ocpw.ocgov.com
714-967-0830

Sincerely,

Kevin R. Hills,

County Surveyor

300 N. Flower Street, Santa Ana, CA 92703

www.ocpublicworks.com

714.667.8800 | info@OCPW.ocgov.com



December 1, 2021

Project No. 21276.1
Grading Permit: X2020-0999

Mr. Trinh Bang
1105 W Balboa Boulevard
Newport Beach, CA

Subject: Pad Certification Report, Western Half of Proposed Single
Family Residence
1105 W Balboa Boulevard, Newport Beach, California

Reference: Precise Grading Plan, Bang Hai Trinh, 1105 W Balboa Blvd,
Newport Beach, Ca 92661, prepared by Ly Phan, dated
June 2020.

NTS Geotechnical, "Addendum Soils Engineering Report,
Proposed Three-Story Duplex, 1105 W Balboa Boulevard,
Newport Beach, California," NTS Project No. 19069.1, dated
June 19, 2020.

Dear Mr. Bang:

In accordance with your request and authorization, we have prepared this pad certificate report summarizing the results of our limited observation and testing related to the construction of the proposed single-family residence. ***This report only covers phase 1 of the grading, which consists of the western half of the property.***

SCOPE

Our scope for this project consisted of the following:

- Performed periodic observation during grading for the building pad.
- Performed periodic observation of the foundation.
- Performed laboratory testing to determine the engineering properties of the onsite soil that was used for backfill.
- Prepared this report summarizing the results of our limited observation and testing.

Our scope did not include any surveying, design services, grading plan design, safety engineering, or testing related to determining the presence of toxic or hazardous materials.

GENERAL

General observations and testing are summarized below:

- NTS representative observed the grading for the building pad. Grading consisted of excavating the existing fill and exposing native material.
- Prior to placing any fill materials, the areas to receive fill was observed to be firm and unyielding and suitable to receive fill.
- The onsite soil was used for fill and was mixed with the cement content recommended in our referenced report and compacted to achieve 90 percent relative compaction.
- Sandcone testing and coring of the cement treated soil were performed to determine the in-place density of the compacted cement treated soil.

TESTING PROCEDURES

The following test procedures were utilized:

Test	Test Method	Test Results
Laboratory Testing Data	ASTM D 1557	Appendix A
Field Density Data*	ASTM D 1556	Appendix B

* The locations of our field density tests are shown on Plate 1 included with this report.

CONCLUSION

Based on the results of our limited observation and testing, it is our professional opinion that the grading for the western half of the single family residence was completed in general accordance with referenced geotechnical report and project plans. Additionally, the building pad backfill has been compacted to achieve a minimum of 90 percent relative compaction as recommended in the project geotechnical report. The bottom of the foundation were also observed and found to be firm and unyielding and suitable for support of the proposed improvements.

RECOMMENDATIONS

- Care should be taken to confirm that surface drainage within the project conforms to the California Building Code and the City of Newport Beach requirements.
- Ponding of surface runoff or over-irrigation could result in softening and weakening of subgrades.

LIMITATIONS

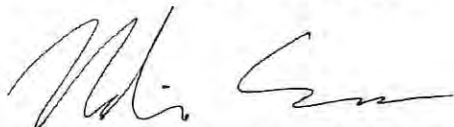
In reviewing the data, conclusions, and recommendations presented in this report, it should be recognized that our work does not constitute a guarantee that the contractors have performed their work in accordance with the project plans, documents, reports, and specifications. NTS's services only evaluates a small percentage of all material used and constructed on the project. It is ultimately the Contractor's responsibility to perform all work and use all materials that meet the project requirement. We believe that we have exercised a degree of care comparable to that presently maintained by other professionals in the fields of geotechnical engineering and engineering geology and have performed sufficient observation and testing to provide a rational basis for our opinion that the improvements completed to date was performed in general accordance with the project specifications.

This report has not been prepared for the use by other parties or projects other than those named or described herein. This report may not contain sufficient information for other parties or other purposes.

CLOSURE

We are pleased to present the results of our materials observation and testing services for the subject project. If you have any questions concerning our findings or recommendations, please do not hesitate to contact us.

Respectfully submitted,
NTS GEOTECHNICAL, INC.



Nadim Sunna, M.Sc., Q.S.P, P.E., G.E. 3172
Principal Engineer



Attachments:

- Plate 1 – Field Density Test Locations Plan
- Table 1 – Laboratory Test Results
- Table 2 – Field Density Test Results



APPENDIX A

Laboratory Test Results



TABLE 1

Project Name: 1105 W Balboa Blvd, NB

Project No.: 21276.10

LABORATORY TEST RESULTS

Maximum Density Test (ASTM D1557)			
Max No.	Soil Description	Maximum Dry Density (pcf)	Optimum Moisture Content (%)
1	Sand and cement, light gray brown	102.4	13.4

APPENDIX B

Field Density Test Results



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: 1105 W. BALBOA BLVD	Report Date: 6-28-2025	CNB Inspector Name: CHAD SHELTON	CNB Permit #: X2020-0999
Building Owner Name: TRINH, HAI BANG	Owner's Mailing Address (if different from site): 12305 PROVINCETOWN ST SEAL BEACH CA 90740	Owner's Telephone #: (562) 296-7720	CNB Plan Check #:
Full Name of Structural Observer (SO): NGUYEN, LAM	SO E-mail Address: languyenbaja@gmail.com	SO Telephone #: (714) 392-5481	SO License / Reg. #: C36957

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	Throughout 2 units	6-26-2025
☐ 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:

STAIRCASES: LANDING CONNECTION TO WALL, SCREWS FULL DEPTH INTO BLOCKING.
FRAMING: NOTCH JOIST REPAIR, CEILING AIR HANDLER, SOFFIT WITH 1 HOUR
FIRE RATE, SHEAR WALL (STRAP, ANCHORAGE, TRANSFER STRAP).
Completed.

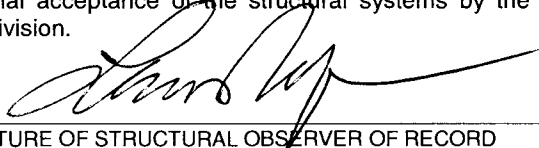
☐ REPORT CONTINUED ON ATTACHED PAGES.

☒ FINAL STRUCTURAL OBSERVATION REPORT:

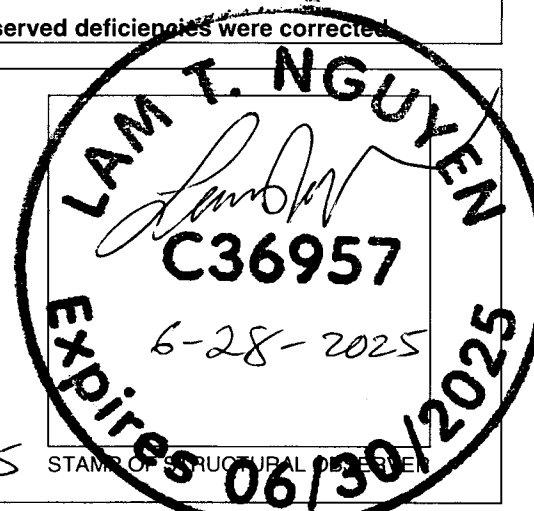
The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

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

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


SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

6-28-2025
DATE



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

STRUCTURAL OBSERVATION REPORT INSTRUCTIONS

When structural observation is required for a project, the structural observer shall perform site visits at significant construction stages throughout the progress of the work. Site visit frequency shall allow for correction of observed deficiencies without substantial effort or uncovering of the completed work. Structural observation site visits shall be performed for each construction stage identified on the approved construction documents.

The structural observer may utilize the City of Newport Beach "Structural Observation Report" form, or a similarly formatted report, to record the required observation visits. If the City's form is not used the alternate report shall be on the structural observer's letterhead, state the site address, plan check and permit numbers, stages and elements observed, date observed, and complete contact information for the structural observer. All structural observation reports, regardless of form used, shall include the license stamp and wet signature of the structural observer responsible for the project.

OBSERVED DEFICIENCIES

When a deficiency is noted, the structural observer shall give copies of the completed structural observation report to the owner or owner's representative, project contractor, and the Chief Building Official or designee.

The contractor shall resolve all deficiencies prior to final inspection or acceptance of the structural work by the Chief Building Official, or designee.

FINAL STRUCTURAL OBSERVATION REPORT

The structural observer shall submit a final structural observation report to the Chief Building Official, or designee, upon completion of the structural system. The final structural observation report shall state that the structural system conforms to the approved construction documents and that all previously observed deficiencies have been corrected. Final inspection or other acceptance of the structural system by the Chief Building Official, or designee, will not occur until the final structural observation report is received.



PERMIT ACTIVITY REPORT (X2020-0999) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
06/17/2024					
	Generic Activity		ACT-002393-2024	hand delivered 3 year notice to owner/builder Hai and explained how it needs to be filled out for acceptance.	Chad Shelton
06/17/2025					
	Generic Activity		ACT-002309-2025	emailed homeowner (owner/builder) hearing officer app. waiting on response.	Chad Shelton
	Generic Activity		ACT-002315-2025	Posted hearing officer application at job site	Chad Shelton
06/18/2024					
	Generic Activity		ACT-002413-2024	owner turned in and paid for 3 year app. missing info. reached out to him today via phone and email to provide supporting documents for reason for extension request.	Chad Shelton
07/16/2024					
	Generic Activity		ACT-002732-2024	dropped off 3 year app on SL desk.	Chad Shelton
07/18/2025					
	Generic Activity		ACT-002809-2025	homeowner emailed again for the hearing officer form, i sent to him and he will turn in.	Chad Shelton
07/02/2024					
	Generic Activity		ACT-002567-2024	contractor emailed short explanation for need for extension. emailed back and have explained numerous times in person as to need for documentation backing up these statements.	Chad Shelton
07/23/2025					
	Generic Activity		ACT-002868-2025	homeowner turned in hearing officer application called him back due to missing info.	Chad Shelton
07/25/2024					
	Generic Activity	APPLICATION SUBMITTE	ACT-002856-2024	APPLICATION FOR BUILDING OFFICIAL REVIEW RECEIVE ON 06/18/2024.	Tonee Thai
07/29/2024					

PERMIT ACTIVITY REPORT (X2020-0999)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	PHONE CALL	ACT-002923-2024	CALLED MR TRINH (562-296-7720) EXPLAINING THE NEED FOR DOCUMENTATION TO SUPPORT HIS REQUEST. SCHEDULED MEETING FOR 7/31/2024 AT 11 A.M. TO DISCUSS IN PERSON WHAT DOCUMENTS ARE NEEDED.	Tonee Thai
07/30/2025					
	Generic Activity		ACT-002971-2025	submitted app to SL desk	Chad Shelton
08/01/2024					
	Generic Activity	MEETING	ACT-002988-2024	MET WITH OWNER, HAI, ANI HIS WIFE TO DISCUSS NEEDED SUPPORTING DOCUMENTS FOR HIS REQUEST REASON. ANSWERED HIS QUESTION: REGARDING THE TYPE OF SUPPORT DOCS AND REASON THAT IS DOCUMENTED ON THE REQUEST. OWNER ACKNOWLEDGE HE UNDERSTOOD WHAT IS NEEDED AND WILL SUBMIT THEM BY THE END OF 8/9/2024.	Tonee Thai
08/04/2025					
	Generic Activity	APPLICATION SUBMITTE	ACT-002995-2025	Complete application submitted on 07/31/2025.	Tonee Thai
08/08/2024					
	Generic Activity	Building Official Extension Approved	ACT-003071-2024	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 08/17/2025 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER.	Tonee Thai
09/20/2024					
	Generic Activity	3-YEAR DEADLINE EXTENSION	ACT-003668-2024	MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER	Debi Schank



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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RECEIVED BY
COMMUNITY
DEVELOPMENT

JUN 18 2024

CITY OF
NEWPORT BEACH

Three Year Construction Time Limit Extension
Building Official Application

Project Address:	1105 W. BALBOA BLVD			Receipt No.:	INN-00028480		
Permit No.:	X2020-0999	Original Permit Issued Date:	08-17-2021	Extension Fee:	\$214	Date Fee Paid:	06/18/24
PETITIONER/PROPERTY OWNER INFORMATION							
Name (Must be payor of fees):				Company Name:			
TRINH, HAI BANG							
Street Address:		City:		State:		Zip Code:	
12305 PROVINCETOWN ST.		Seal Beach		CA		90740	
Email:				Phone:			
trinhhaibang@yahoo.com				562-296-7720			
PROJECT INFORMATION							
Length of extension requested: 1 YEAR							
New end date if request is approved: 08-17-2025							
Previous Extension(s) Granted? (Y/N):				If Yes, How Many?:			
(Y)				1			
Description of Work Under Permit:		F1012-0135, X10123-0368, H10123-0776, P10123-0620, E10124-0126 (sprinklers, black wall, solar, HVAC)					
		NEW DUPLEX WITH ATTACH GARAGE 3802 SQUARE feet and 468 square feet CARPORT.					
Reason for Extension Request		(Attach Supporting Documents as Needed)					
		AS A FIRST TIME OWNER BUILDER, PLUS COVID SHUTDOWN.					
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.							
Petitioner's Signature:				Relationship to Property Owner:		Date:	
[Signature]				Owner		06/18/24	
FOR STAFF USE ONLY							
Department Action:							
☒ Approved ☐ Denied							
Conditions of Approval or Comments:		365 DAYS EXTENSION GRANTED. PERMITS SHALL EXPIRE ON 08/17/2025 UNLESS ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER					
Building Inspector Reviewed:		Name:		Signature:		Date:	
		Chad Shelton		[Signature]		7/16/24	
Building Official Approval:		Name:		Signature:		Date:	
		TONGE HAT		[Signature]		08/08/24	