1715 W. Balboa Blvd. - Three-Year Construction Extension Limit

 From:
 Selby, Rick [US] (AS)

 To:
 Thai, Tonee; Schank, Deborah

 Cc:
 Selby, Rick [US] (AS)

Subject: Additional materials for Hearing Officer

Date: March 26, 2025 10:59:14 AM

Attachments: 1715 W Balboa Blvd Newport Beach - Structural Observation Report - Roof framing 2024-02-28a.pdf

1715 W Balboa Blvd Newport Beach - Building Height Certification 2024-02-16.pdf

1715 W Balboa Blvd Newport Beach - Inspection Card back side with note from Marshall Shelton regarding shear

approval 2024-01-19.pdf

1715 W Balboa Blvd Newport Beach - Structural Observation Report - Shear walls and hold downs 2024-01-

25a.pdf

1715 W Balboa Blvd Newport Beach - CIVIC website with note from Marshall Shelton regarding shear approval

2024-01-19.pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Tonee, Debi-

I greatly appreciate your support for our project at 1715 W Balboa Blvd. I would please like to complete this project as soon as possible.

Please find attached additional materials for the Hearing Officer regarding the hearing for 1715 W Balboa Blvd to be held on 3/27/25. These materials were previously submitted to the inspector as part of the normal inspection process, however, I did not see these materials in the Staff Report for the hearing.

Materials attached are:

- Building Height Certification
- Structural Observation Report for Roof Framing
- Structural Observation Report for Shear Walls and Hold Downs
- Partial pass for all Shear and Hold Downs from Inspection Card by Marshall Shelton on 1/19/24 with his note that said "Shear OK except need SPN and Struc Obs".
- Partial pass for all Shear and Hold Downs from CIVIC website by Marshall Shelton on 1/19/24 with his note that said "OK except need sore plate nailing and structural observation". The Structural Observation Report is attached to this email, and Chad Shelton inspected the final sill plate nailing on the second and third floors on 8/27/24.

Can you please reply to confirm receipt of these materials? If you have any questions, can you please let me know?

Thank you, Richard Selby 949-400-8941, cell

Forms\Building Height Certification 11/02/16

CITY OF NEWPORT BEACH. Hearing Officer - March 27, 2025 de - Additional Materials Received

Hearing Officer - March 27, 2025 1715 W. Balboa Blvd. - Three-Year Construction Extension Limit

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:1715 W Balboa Blvd, Newport Beach, CA 92663
Building Permit Number(s): X2020-1565, X2021-2338, X2021-2339, XR2023-0347
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: X 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 is37.95 and actual elevation point is _37.90 (3rd Floor)
Approved elevation point of ridge is and actual elevation point is
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 32.95 and actual elevation point is 31.75 (2nd
Approved elevation point of flat roof or parapet is and actual elevation point is
Approved elevation point of flat roof or parapet is and actual elevation point is
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.
3 (2/16/2024
Surveyor or Civil Engineer's* signature and seal SBRUCE G. HALL Date (Wet stamp and signature required) Exp. 9/30/25*
License number of 33965 or lower



Hearing Officer - March 27, 2025 Item No. 1d - Additional Materials Received CITY OF NEWPORMS Block Bird. Here-Year Construction Extension Limit

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address: 1715 W BALBOA BLVD	•	'	CNB Permit #: X2020-1565, X2021-2338, X2021-2339, XR2023-0347
Building Owner Name: RICHARD SELBY	Owner's Mailing Address (if different from site); PO BOX 10849, NEWPORT BEACH, CA 92658		CNB Plan Check #: 1208-2020, REV21-0969, REV21-1356, REV21-1823, REV2023-0229
Full Name of Structural Observer (SO): SYED ADNAN KHADER		SO Telephone #: 657-289-0460 (108)	SO License / Reg. #: C 94064

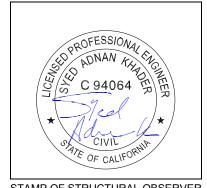
PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)

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,	☐ Wood or Manuf.Shear Panels	☐ Masonry	□ Wood		
☐ Other:	☐ Other:	☐ Other:	Other:	1st, 2nd and 3rd level roof framing	2024-02-28
■ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.					
□ OBSERVED DEFICIENCIES AND COMMENTS:					
	☐ REPORT CONTINUED ON ATTACHED PAGES				ACHED 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;
- 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



STAMP OF STRUCTURAL OBSERVER

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.



Hearing Officer - March 27, 2025 Item No. 1d - Additional Materials Received CITY OF NEWPORMS BELOAD ON Hree-Year Construction Extension Limit

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: 1715 W BALBOA BLVD	•	' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '	CNB Permit #: X2020-1565, X2021-2338, X2021-2339, XR2023-0347
Building Owner Name: RICHARD SELBY	Owner's Mailing Address (if different from site); PO BOX 10849, NEWPORT BEACH, CA 92658	Owner's Telephone #: 949-400-8941	CNB Plan Check #: 1208-2020, REV21-0969, REV21-1356, REV21-1823, REV2023-0229
Full Name of Structural Observer (SO): SYED ADNAN KHADER		SO Telephone #: 657-289-0460 (108)	SO License / Reg. #: C 94064

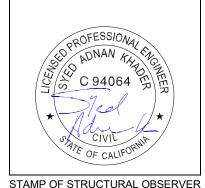
PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
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☐ Caissons, Piles,	Wood or Manuf. Shear Panels	☐ Masonry	□ Wood	1st, 2nd and 3rd level shear walls and holdowns.	2024-01-25
☐ Other:	☐ Other:	☐ Other:	☐ Other:		
■ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.					
□ OBSERVED DEFICIENCIES AND COMMENTS:					
☐ REPORT CONTINUED ON ATTACHED PAGES				ACHED PAGES.	
☐ FINAL STRUCTURAL OBSERVATION REPORT:					
The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.					

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- 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.

2024-01-25 SIGNATURE OF STRUCTURAL OBSERVER OF RECORD DATE



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5/9/23 2nd St. France OK pending Struc. Obs. MS.

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Item No. 1d - Additional Materials Received

1/16 W. Ballboa Blvd. Three-Year Construction Extension Limit

and Struc Obs.

