



**CITY OF NEWPORT BEACH  
ADMINISTRATIVE HEARING  
STAFF REPORT**

February 20, 2025  
Agenda Item No. 2

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

**PERMITS:** X2019-2085, U2024-5306

**SITE LOCATION:** 914 E. Ocean Front

**APPLICANT:** Ron Carroll

**PROPERTY OWNER:** Ocean Property Rentals LLC

**BUILDING INSPECTOR:** Jason Rudenick, Senior Building Inspector

**PREPARED BY:** Tonee Thai, Chief Building Official - 949-718-1867, [tthai@newportbeachca.gov](mailto:tthai@newportbeachca.gov)

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**PROJECT SUMMARY**

NEW 2,617 SF SINGLE-FAMILY DWELLING WITH 484 SF GARAGE, 135 SF BALCONY, 460 SF ROOF DECK AND 640 SF ROOF LOGGIA.

**BUILDING PERMIT HISTORY**

This project first started with Permit X2019-2085 issued on October 14, 2020. The referenced permits above are subject to Newport Beach Municipal Code 15.02.095 with initial three-year construction limit expiration date of October 14, 2023.

Permit U2024-5306 is a supplement permit to construct site block wall.

The first inspection was on October 26, 2020, for a Pre-Grading Meeting.

The last inspection was on September 27, 2024, for Final Building Inspection.

Please refer to Attachment 1 for detailed permit history.

Notice of pending Three-Year Construction Limit expiration were sent on July 28, 2023.

Please refer to Attachment 2 for detailed notice activities.

### **BUILDING OFFICIAL EXTENSION**

The chief building official granted a total of 365 days extension for a three-year construction time limit, with an expiration date of October 13, 2024. (Attachment 3).

### **RECOMMENDATION**

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

### **PUBLIC NOTICE**

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

### **ATTACHMENTS**

- Attachment No. 1 – Building Permit History
- Attachment No. 2 – Three-Year Construction Limit Notice Activities
- Attachment No. 3 – Building Official Extension

# **Attachment No. 1**

Building Inspection History



# LINKED PERMIT INSPECTION HISTORY REPORT (1519-2019) FOR CITY OF NEWPORT BEACH

Permit Type: Plan Check	Application Date: 07/03/2019	Owner:
Work Class: New	Issue Date: 10/14/2020	Parcel: 048 143 19
Status: Approved	Expiration Date: 12/30/2020	Address: 914 E OCEAN FRONT NEWPORT BEACH, CA
IVR Number: 133749		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
<b>Inspection Location: 914 OCEAN FRONT E</b>							
<b>Permit: E2020-0569</b>							
11/17/2020	11/17/2020	Legacy Inspection	E2020-0569-A0027 63799	Approved	Steven Lane	No	Complete
	11/17/2020	Temporary Power Pole	E2020-0569-A0027 63798	Approved	Steven Lane	No	Complete
<b>Permit: H2021-0538</b>							
02/16/2022	02/16/2022	Other - MISC	H2021-0538-A0029 45493	Approved		No	Complete
<b>Permit: N2020-0645</b>							
11/05/2020	11/05/2020	Rough Utilities	N2020-0645-A0027 60252	Partial Pass		No	Incomplete
11/06/2020	11/06/2020	Rough Utilities	N2020-0645-A0027 60723	Partial Pass	Kiel Wilcox	No	Incomplete
12/11/2020	12/11/2020	Excavation	N2020-0645-A0027 73204	Partial Pass	Robert Silva	No	Incomplete
01/25/2021	01/25/2021	Public Works Inspection	N2020-0645-A0027 85795	Partial Pass	Kiel Wilcox	No	Incomplete
01/26/2021	01/26/2021	Service Connections - Utilities	N2020-0645-A0027 86208	Partial Pass		No	Incomplete
	01/26/2021	Sewer Clean-Out	N2020-0645-A0027 86206	Approved		No	Complete
	01/26/2021	Sewer Lateral	N2020-0645-A0027 86207	Approved		No	Complete
<b>Permit: U2024-5306</b>							
09/27/2024	09/27/2024	Footings and Foundation	iBLD-037825-2024	Approved	Jason Rudenick	No	Complete
	09/27/2024	Masonry Pre-Grout	iBLD-037826-2024	Approved	Jason Rudenick	No	Complete
<b>Permit: X2019-2085</b>							
10/26/2020	10/26/2020	Call Inspector for Pre-Grade Meeting	X2019-2085-A0027 55731	Partial Pass	Walter Jones	No	Incomplete
11/23/2020	11/23/2020	Soil Pipe	X2019-2085-A0027 66398	Approved		No	Complete
12/03/2020	12/03/2020	Call Inspector for Pre-Grade Meeting	X2019-2085-A0027 69892	Approved	Walter Jones	No	Complete
	12/03/2020	Erection Pads	X2019-2085-A0027 69897	Approved	Walter Jones	No	Complete
	12/03/2020	Legacy Inspection	X2019-2085-A0027 69901	Approved	Walter Jones	No	Complete
	12/03/2020	Rough Grade Approval	X2019-2085-A0027 69893	Approved	Walter Jones	No	Complete

# LINKED PERMIT INSPECTION HISTORY REPORT (1519-2019)

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Work Class: New	Issue Date: 10/14/2020	Parcel: 048 143 19
Status: Approved	Expiration Date: 12/30/2020	Address: 914 E OCEAN FRONT NEWPORT BEACH, CA
IVR Number: 133749		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	12/03/2020	WQ-Best Management Practices	X2019-2085-A0027 69896	Partial Pass	Walter Jones	No	Incomplete
02/01/2021	02/01/2021	Footings and Foundation	X2019-2085-A0027 89117	Correction	Walter Jones	No	Complete
02/02/2021	02/02/2021	Footings and Foundation	X2019-2085-A0027 89239	Approved	Walter Jones	No	Complete
	02/02/2021	Ufer Ground	X2019-2085-A0027 89237	Approved	Walter Jones	No	Complete
02/09/2021	02/09/2021	Slab On Grade	X2019-2085-A0027 92925	Approved	Walter Jones	No	Complete
03/31/2021	03/31/2021	Floor Framing & Sheathing	X2019-2085-A0028 13481	Partial Pass	Walter Jones	No	Incomplete
05/11/2021	05/11/2021	Floor Framing & Sheathing	X2019-2085-A0028 29828	Partial Pass	Walter Jones	No	Incomplete
09/27/2021	09/27/2021	Floor Framing & Sheathing	X2019-2085-A0028 88239	Approved		No	Complete
	09/27/2021	Roof Framing, Sheathing, Building Height	X2019-2085-A0028 88240	Approved		No	Complete
	09/27/2021	Shear and Hold Downs	X2019-2085-A0028 88241	Approved		No	Complete
01/13/2022	01/13/2022	Fireplace Throat	X2019-2085-A0029 31069	Approved		No	Complete
	01/13/2022	Gas Pipe Underground	X2019-2085-A0029 31066	Approved		No	Complete
	01/13/2022	Hood	X2019-2085-A0029 31068	Approved		No	Complete
	01/13/2022	HVAC	X2019-2085-A0029 31067	Approved		No	Complete
	01/13/2022	ZZZPlumbing	X2019-2085-A0029 31065	Approved		No	Complete
01/27/2022	01/27/2022	Complete Framing	X2019-2085-A0029 36825	Approved		No	Complete
	01/27/2022	Rough Electrical Service	X2019-2085-A0029 36824	Approved		No	Complete
02/15/2022	02/15/2022	Rough Electric Residential	X2019-2085-A0029 45036	Approved		No	Complete
03/18/2022	03/18/2022	Legacy Inspection	X2019-2085-A0029 59497	Approved		No	Complete
06/01/2022	06/01/2022	Insulation/Densglass	X2019-2085-A0029 92147	Partial Pass		No	Incomplete
	06/01/2022	Insulation/Densglass	X2019-2085-A0029 92148	Approved		No	Complete
06/14/2022	06/14/2022	Drywall Fire Caulk	X2019-2085-A0029 97722	Approved		No	Complete

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Status: Approved	Expiration Date: 12/30/2020	Address: 914 E OCEAN FRONT NEWPORT BEACH, CA
IVR Number: 133749		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
06/30/2022	06/30/2022	Shower Lath	X2019-2085-A0030 04753	Approved		No	Complete

<b>Permit: X2020-2304</b>
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10/26/2020	10/26/2020	Final Building	X2020-2304-A0027 55734	Approved	Walter Jones	No	Complete
	10/26/2020	Final Plumbing	X2020-2304-A0027 55733	Approved	Walter Jones	No	Complete
	10/26/2020	Sewer	X2020-2304-A0027 55732	Approved	Walter Jones	No	Complete

<b>Inspection Location: 914 OCEAN FRONT E A</b>
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<b>Permit: X2019-2085</b>
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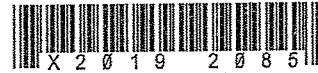
07/20/2023	07/20/2023	Gas Pressure Test	iBLD-027393-2023	Approved	Jason Rudenick	No	Complete
09/14/2023	09/14/2023	WQ-Best Management Practices	iBLD-035505-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
04/02/2024	04/02/2024	Other - Plumbing	iBLD-012567-2024	Approved	Jason Rudenick	No	Complete
05/08/2024	05/08/2024	Final Electrical	iBLD-017874-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
09/27/2024	09/27/2024	Final Building	iBLD-037827-2024	Partial Pass	Jason Rudenick	Yes	Incomplete



# City of Newport Beach - Building Division

100 Civic Center Drive, Newport Beach, CA 92660  
Permit Counter Phone (949)644-3288  
Inspection Requests Phone (949)644-3255

Combination Type - SFP GRAD ELEC MECH PLUM



COMB Permit : X2019-2085

Project No : 1519-2019

Issued Date : 10/14/2020

Inspection Area : 1

PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION. PROJECTS MUST BE COMPLETED BY 10/15/2023 OR PERMIT WILL BE INVALID  
Construction Hours: Monday - Friday 7:00 a.m. to 6:30 p.m. and Saturday from 8:00 a.m. to 6:00 p.m. No work on Sundays or Holidays

Job Address: 914 E OCEAN FRONT NB  
Description: NEW SFR W/GAR 2617 & 484 SF, BALCONY 135 SF, ROOF DECK & ROOF LOGGIA 460 SF & 640 SF  
Legal Desc.: BALBOA TR BLK 14 LOT 22

## NO CONSTRUCTION WORK

Owner: ATALL PAYAM CHARLES  
Address: 24881 ALICIA PKWY #G  
LAGUNA HILLS CA 92653  
Phone: 949-637-1332  
Applicant: JEHEBER ROD  
Address: 410 32ND ST #202  
NEWPORT BEACH CA 92663  
Phone: 949-723-4393

Contractor: CARROLL RONALD L GEN CONTRACTORS INC  
Address: P O BOX 7829  
HUNTINGTON BEACH CA 92615  
Phone: 714-749-0622  
Con State Lic: 682756  
Lic Expire: 10/31/2022  
Bus Lic: BT30069597  
Lic Exp Date: 11/30/2020

Architect:  
Address:  
Phone:  
State Lic:  
Engineer: REZAEI ALI  
Address: 18021 SKYPARK CIR #E2  
IRVINE CA 92614  
Phone: 949-466-9394  
State Lic: C-041068  
Designer: JEHEBER ROD  
Address: 410 32ND ST #202  
NEWPORT BEACH CA 92663  
Phone: 949-723-4393

Code Edit : 2016  
Type of Construction: V-B-SPR  
Occupancy Group: R-3/U  
Added /New sq.ft. Bldg: 2617  
Added /New sq. ft. Garage: 484  
No of Stories: 3  
No of Units : 1  
Bldg Height: 0  
Bldg Sprinklers: Y  
Flood Zone: 0.2%

Worker's Compensation Insurance  
Carrier: W/C EXEMPT  
Policy No: (NO EMPLOYEES)  
Expire:

Building Setbacks Rear: 0  
Front: 6'  
Left: 3'  
Right: 3'  
Use Zone: Parking Spaces: 0

Special Conditions: HIGH DENSITY  
LIQUEFACTION AREA  
4BR -> 4 BR

Fire Hazard Zone : N

## INSPECTOR

Construction Valuation: \$535,200.00

Building Permit Fee: \$5,840.00  
Plan Check Fee: \$3,338.50  
Overtime Plan Ck: \$0.00  
Investigation Fee: \$0.00  
Record Management: \$108.00  
Energy Compliance: \$303.00  
CA Seismic Safety: \$69.58  
Disabled Access: \$0.00  
Hazardous Mat: \$0.00  
Building Green Fee: \$22.00

Excise Tax: \$651.21  
Additional Fee: \$63.00  
Grading Bonds Fee: \$0.00  
Grading PC Consultant: \$774.08  
Grading Permit Fee: \$952.00  
Grading PC Fee: \$998.16  
WQ Insp. Fee: \$120.00  
Electrical %: \$408.80  
Mechanical %: \$233.60  
Plumbing %: \$525.60

Planning Department -  
Plan check Fee: \$462.50  
Fair Share: \$0.00  
SJH Trans: \$0.00  
In-lieu Housing Fee: \$0.00  
Public Works Department -  
Park Dedication: \$0.00  
P/W Plan Check: \$344.00  
San Dist: \$0.00  
NMUSD Fee: \$1,251.20

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

TOTAL FEE : \$16,465.23

Plan Check Fee : \$4,717.25

Fee Due at Permit Issuance : \$11,747.98

PROCESSED BY:

ZONING APPROVAL:

GRADING APPROVAL:

*Handwritten signatures and initials: JT, LATO, SPen*

PUBLIC WORKS APPROVAL:

PLAN CHECK BY:

APPROVAL TO ISSUE:

*Handwritten signatures and initials: Yodi, GAO*

**OWNER-BUILDER DECLARATION**

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

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

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

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

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

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class \_\_\_\_\_ License No \_\_\_\_\_ Date 9-10-14-20 Contractor Signature [Signature]

**WORKERS' COMPENSATION DECLARATION**

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

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

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. \_\_\_\_\_

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

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

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature of Applicant [Signature] Date 10-14-20

**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 [Signature] Print Property Owner's or Authorized Agent's Name Tom Carroll Date 10/14/20

ACTION	DATE	BY	DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403	FOR OFFICE USE ONLY
PERMIT EXPIRED			<input type="checkbox"/> I SUBMITTED ASBESTOS NOTIFICATION TO	
PERMIT CANCELLED			<input type="checkbox"/> EPA	
PERMIT EXTENDED			<input type="checkbox"/> AQMD	
PERMIT FINAL CERTIFICATE OF OCCUPANCY ISSUED			<input type="checkbox"/> ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION	
			SIGNATURE:	





**City of Newport Beach**

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



F 2 0 2 1 - 0 3 8 3 1

**COMB Permit : F2021-0383**

Plan Check No : 2014-2021  
Issued Date : 09/01/2021  
Final Date:  
Permit Status: Issued  
Inspection Area : 1

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

**Job Address :** 914 W OCEAN FRONT

**Legal Desc :** N TR 234 BLK 9 LOT 4

**Description :** NEW SFR - FIRE SPRINKLERS (24) HEADS (X2019-2085)

**Owner :** PAYAM CHARLES ATALL  
**Address :** 24881 ALICIA PKWY, G  
LAGUNA HILLS, CA 92653

**Phone :**

**Contractor :** FIREPROOF FIRE PROTECTION

**Address :** 1101 KINGSTON DR.  
LA HABRA, CA 90631

**Phone :** (714) 476-5370

**Con State Lic :** 876004

**Lic Expire :** 04/30/2026

**Bus Lic :** BT30040107

**Bus Lic Expire :** 07/31/2025

**Architect :**

**Address :**

**Phone :**

**State Lic :**

**Applicant :**

**Address :**

**Phone :**

**Workers' Compensation Insurance**

**Carrier :** NATIONAL CASUALTY COMPANY

**Policy No :** WCC336253A

**W. C. Expire :** 2/15/2025

**Engineer :**

**Address :**

**Phone :**

**Owner/Builder :**

**Address :**

**Phone :**

**Designer :**

**Address :**

**Phone :**

**Code Edition :**

**Type of Construction :**

**Occupancy Groups :**

**Bldg Height :**

**Fire Sprinklers :** NO

**Fire Hazard Zone :** NO

**No of Units :** 0

**No of Stories :** 2

**Construction Valuation :** \$0.00

**Added/New/TI sq. ft. Bldg :** 0

**Alteration sq. ft. Bldg :** 0

**Add/New sq. ft. Garage :** 0

**TOTAL sq. ft. :** 0

**Building Setbacks :** Front: 8, Side: 3, Side: 3, Rear: 0

**Flood Zone :** X

**Use Zone :** R-1 - Single-Unit Residential

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

**SPECIAL CONDITIONS:**

**OWNER-BUILDER DECLARATION**

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

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

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

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

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class \_\_\_\_\_ License No \_\_\_\_\_ Date \_\_\_\_\_ Contractor Signature \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION**

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

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I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

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

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

**DECLARATION REGARDING CONSTRUCTION LENDING AGENCY**

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

Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

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

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

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

ACTION	DATE	BY	DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403	FOR OFFICE USE ONLY
PERMIT EXPIRED			<input type="checkbox"/> I SUBMITTED ASBESTOS NOTIFICATION TO	
PERMIT CANCELLED			<input type="checkbox"/> EPA	
PERMIT EXTENDED			<input type="checkbox"/> AQMD	
PERMIT FINAL CERTIFICATE OF OCCUPANCY ISSUED			<input type="checkbox"/> ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION SIGNATURE:	



## CITY OF NEWPORT BEACH

### COMMUNITY DEVELOPMENT DEPARTMENT

#### BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1755 | Newport Beach, CA 92658-8815  
www.newportbeachca.gov | (949) 644-3200

### PRE-GRADE MEETING AGREEMENT

DATE: 10/26/2020 JOB ADDRESS: 914 E. OCEAN FRONT

1. The grading plan check number for this site is K2019-2085 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. PRI-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 re-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 acknowledges a copy of the above and agrees 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.

OWNER/CONTRACTOR: R. Carroll Casual Cottages  
 By: R. Carroll  
 Address: PO Box 7829, NB, CA  
 Telephone: 714-749-0622

DESIGN CIVIL ENGR: Civil Spaces Engineering  
 By: Will Ralph  
 Address: 28052 Camino Capistrano  
 Telephone: 949-464-8115

GEOTECHNICAL ENGINEER: R. McCarthy Consulty  
 By: Stephen Cousineau  
 Address: 23 Corporate Plaza, NB  
 Telephone: (626) 733-7075

GEOLOGIST:  
 By: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_

GRADING CONTR: J. Perry  
 By: D. Kelly  
 Address: 7761 S. La Jolla  
 Telephone: 714-379-1200

COORDINATOR: R. Carroll Casual Cottages  
 By: R. Carroll  
 Address: PO Box 7829, Newport Beach, CA  
 Telephone: 714-749-0622

NEWPORT BEACH REPRESENTATIVE: Jason Funderburk  
 INSPECTION REQUESTS: (949) 644-3255

PHONE #: 949-644-3262

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



# CITY OF NEWPORT BEACH

## COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

### BUILDING FORMS 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 William D. Rolph, PE, PLS License # 76698 & 9831

Engineer/Surveyor's Address CivilScapes Engineering, Inc. 28052 Camino Capistrano #213, Laguna Niguel

Job Address 914 E Oceanfront Newport Beach

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

\* Top of slab/floor elevation: 12.50

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

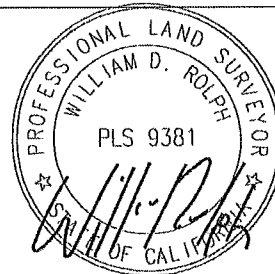
I certify that the setbacks are , are not , per City approved plans. Describe any deviations from plans: \_\_\_\_\_

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

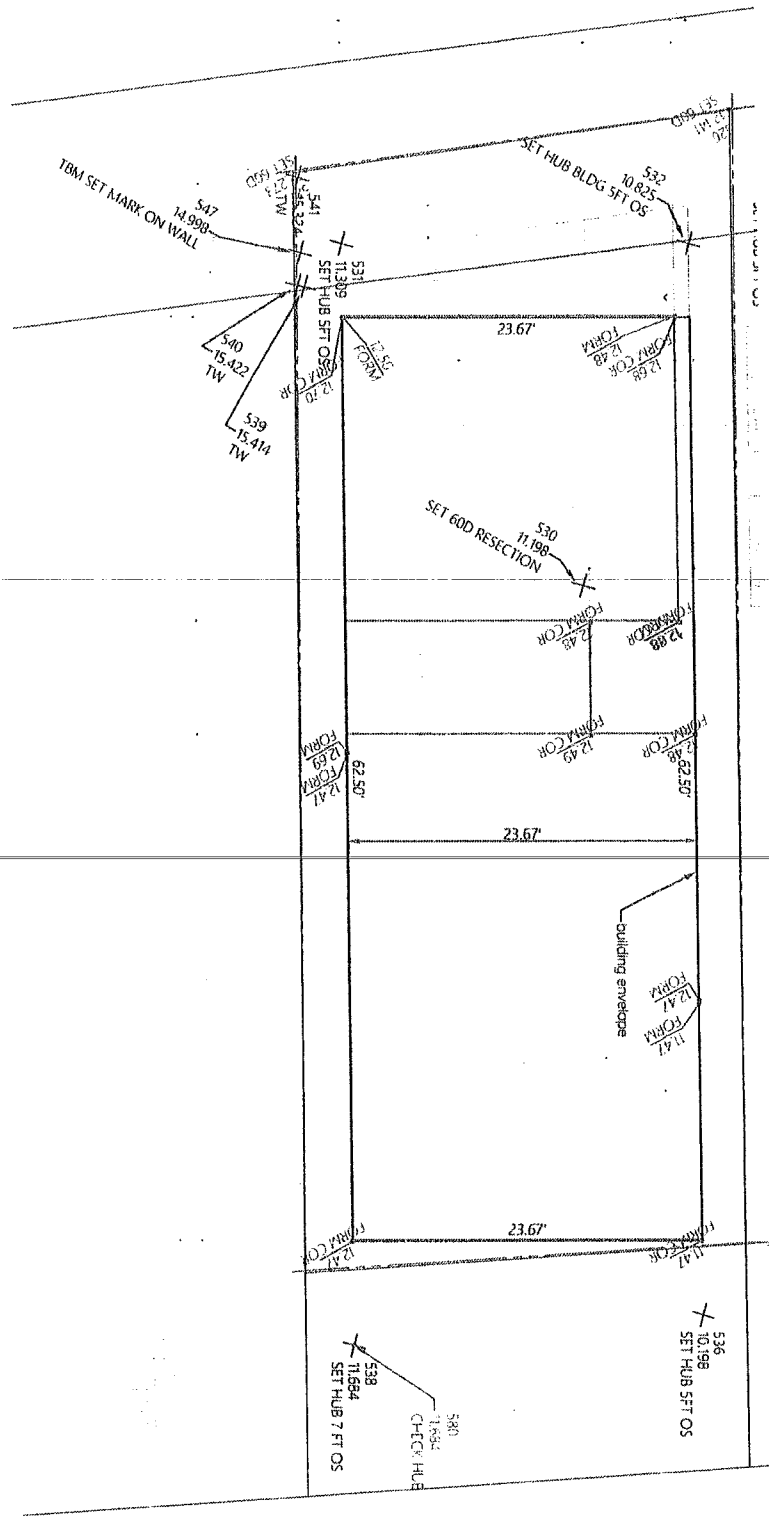
12/3/2020

Date

Forms/SetbacksandTopofSlabElevationCert.

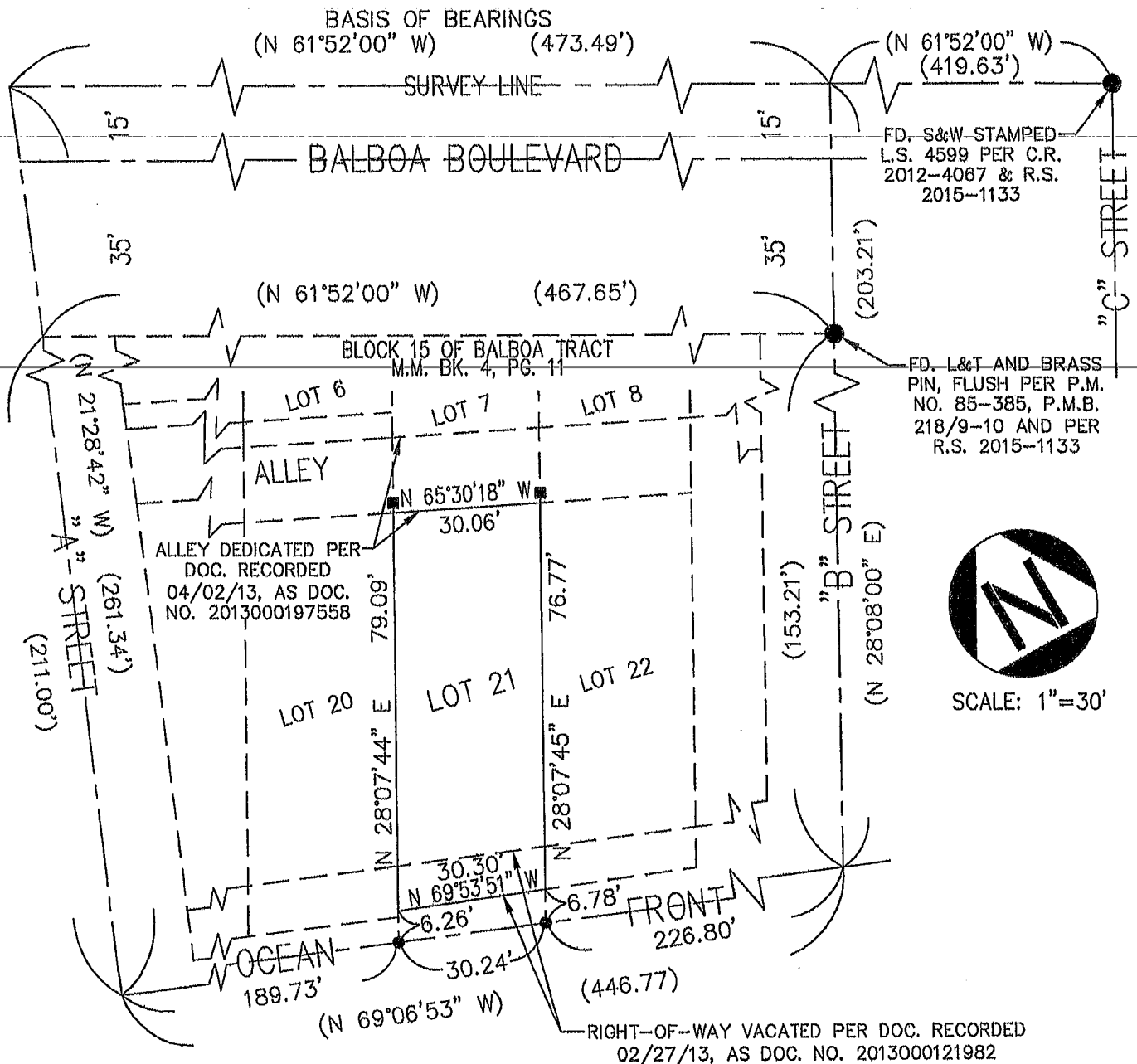


Engineer/Surveyor's stamp and signature



**SURVEYOR'S NOTES:**

- 1) THE BASIS OF BEARING FOR THIS MAP IS THE CENTERLINE OF BALBOA BOULEVARD PER R.S. 2015-1133, BK. 280, PG. 39. BEARING BEING: N 61°52'00" W
- 2) ● INDICATES FOUND MONUMENT AS NOTED.
- 3) ○ INDICATES SET LEAD & TAG "LS 7319" AT CENTERLINE PROD. OF PROP. COR.
- 4) □ INDICATES SET LEAD & TAG "LS 7319" AT 2.00' PROD. OF PROP. COR.
- 5) ( ) INDICATES RECORD & MEASURED DATA PER RECORD OF SURVEY 2015-1133, BOOK 280, PAGE 39



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# R MCCARTHY

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## CONSULTING, INC

November 30, 2020

Charles Atai  
Ocean Property Rentals, LLC  
170 Newport Center Drive, Suite 260  
Newport Beach, CA 92660

File No: 8262-10  
Report No: R3-8262

**Subject: Earthwork Observation/Testing Report**  
Residential Construction  
Lot 22, Block 14, Balboa Tract  
914 East Oceanfront  
Newport Beach, California

**Grading Permit No: X2019-2085**

References: See attached list

This report presents the results of our observation and testing services performed during the grading of the property located at 914 East Ocean Front on the Balboa Peninsula in Newport Beach, California. The purpose for our geotechnical services was to observe and document the grading operations as part of the development of a graded pad area for the construction of a new residential structure and associated improvements. Based on our observations and review of the test results, it is our opinion that the grading was performed in substantial conformance with the City of Newport Beach and project grading requirements.

### **PROJECT DATA**

Site: 914 East Oceanfront  
Newport Beach, California

Owner: Ocean Property Rentals, LLC

General Contractor: RL Carroll

Grading Contractor: JD Demo and Grading, Inc.

Civil Engineer: Civil Scapes, Inc.

Regulatory Agency: City of Newport Beach

Grading Plans: Civil Scapes, Inc., 2020, "Precise Grading, 914 East Ocean Front, Newport Beach, California, 1/16/20," Sheet C2

Observation Period: November 2, 2020, through November 9, 2020



## SITE LOCATION

The subject property is located on the south side of the Balboa Peninsula. The lot is bordered on the west and east by adjacent residential properties. The property is beyond the eastern terminus of East Oceanfront and the front patio access is via the Newport Balboa Bike Trail/Boardwalk.

## GRADING AND EARTHWORK

### A. General

The former site structures, improvements and vegetation were demolished and cleared from the property prior to and during grading. Site conditions were generally as expected based on preliminary exploration as reported in the references. 914 E Oceanfront was graded concurrently with the adjoining lot on the west, 912 E Oceanfront.

### B. Preparation of Existing Ground

Within the building pad area, ground preparation consisted of overexcavation of existing earth materials to expose the on-site sands at depths of at least 3 feet below the previous existing site grades within the building pad. On-site exposed materials consisted of dune deposits and marine deposits comprised of tan to gray-brown sand with shell fragments. Incidental, shallow, undocumented fill materials and residual soils, where encountered, were removed as part of the grading within the building areas. Our field geologist and/or engineer observed the removal areas prior to placement of fill. Groundwater was not encountered in the excavations. Excavations thus prepared were determined to be suitable for support of the fill soils.

### C. Fill Placement and Compaction

Prior to placement of fill, the exposed surface was scarified, cement-treated, moisture conditioned, and compacted to a minimum of 90 percent relative compaction. Subsequent fill soils were generally placed in 6- to 8-inch loose lifts, brought to near optimum moisture content, cement-treated, and compacted. Test results indicate that a minimum of 90 percent relative compaction, as determined by ASTM D1557, was achieved. The maximum depth of fill placed was on the order of 4 feet.

Fill material included on-site yellow/gray-brown, cement-treated sand with mollusk shell fragments.

Equipment used for compaction included a CAT 287B track loader. Moisture was added using a fire hose.

Based on the results of our field density testing, it is our opinion that a minimum of 90 percent relative compaction was achieved. Density tests were performed in accordance with ASTM: D1556 (Sand Cone Method) and/or ASTM D6938 (Nuclear Gauge Method). Field Density Test Results are tabulated in Table 1, Results of Field Density Tests. The approximate locations of density tests are shown on the Geotechnical Plot Plan, Figure 1.

Representative samples of the site soils used as fill were returned to the laboratory for testing. Laboratory tests for maximum density and optimum moisture content were performed in accordance with ASTM D1557 (the Five Layer Method). The results are presented in Table 2, Laboratory Maximum Dry Density/Optimum Moisture Relationship.

Testing was performed on representative areas to render a professional opinion as to the compaction of fill materials. It is our opinion that sufficient testing was performed to arrive at the conclusions stated herein; however, this is an opinion and is not a warranty that all fill materials are at 90 percent relative compaction.

## **CONCLUSIONS AND RECOMMENDATIONS**

### General

Based upon field observations and test results, it is our opinion that grading and compaction described herein was accomplished in accordance with the project requirements and the grading requirements of the City of Newport Beach. Field density testing indicated that a minimum of 90 percent relative compaction was achieved at the locations tested as part of the building pad and site grading.

Based on the observations and testing as described herein, the fill materials placed within the building pads and graded exterior areas at the site are considered suitable for the intended use.

The on-site fill soils have a very low expansion potential.

### Foundation and Slab Recommendations

The materials encountered during grading were as anticipated in our Geotechnical Investigation report dated October 31, 2018. The fill materials consist of non-expansive sands. The foundation recommendations provided in the referenced report are, therefore, applicable to the as-graded site.

Conditions were as anticipated in the referenced reports. The foundation recommendations provided in the referenced report (Reference 26, 10-31-2018) are, therefore, applicable to the as-graded site. A slab-on-grade foundation system is planned as indicated on the approved building plans. The near surface materials exhibit a very low expansion potential.

The Contractor should verify that the finished pad grades at an appropriate level for the installation of the sub-slab materials and the 7-inch thick concrete slab.

### Concrete Construction Components in Contact with Soil

Various components within concrete that is in contact with soil may be subject to corrosion over time. To help mitigate corrosion in the marine environment, sulfate resistant cement should be used in concrete that may be in contact with on-site soils or ground source water. Attention to maximum water-cement ratio and the minimum compressive strength may also help mitigate

deterioration of concrete components. The results of corrosivity tests on the on-site soil are provided in Appendix C of Reference 26.

Type V cement or an appropriate alternate is, therefore, recommended with a maximum water-cement ratio of 0.5 percent. The minimum concrete compressive strength should be at least 4,000 pounds per square inch.

It is recommended that a concrete expert be retained to design an appropriate concrete mix to address the structural requirements. In lieu of retaining a concrete expert, it is recommended that the 2019 CBC, Section 1904 and 1905, be utilized which refers to ACI 318. Testing should be performed during grading when fill materials are identified to confirm the sulfate concentration.

#### Metal Construction Components in Contact with Soil

Metal rebar encased in concrete, iron pipes, copper pipes, lift shafts, air conditioner units, etc., that are in contact with soil or water that permeates the soil should be protected from corrosion that may result from salts contained in the soil. Recommendations to mitigate damage due to corrosive soils, if needed, should be provided by a qualified corrosion specialist. The results of corrosivity tests on the on-site soil are provided in Appendix C of the referenced report.

#### Foundation Excavations

All excavations should be observed by the Geotechnical Engineer prior to placement of forms, reinforcement, and concrete for verification of conformance with the intention of these recommendations. All excavations should be trimmed neat, level, and square. All loose or sloughed material should be removed prior to the placement of concrete. Materials from footing excavations should not be spread in house slab-on-grade areas unless they are watered and compacted to meet the required minimum density.

#### Hardscape Design and Construction

Hardscape improvements may utilize conventional foundations in compacted fill. Cracking and offsets at joints are possible; however, occurrence may be minimized by appropriate drainage and the use of thickened edge beams to limit moisture transfer below slabs.

Concrete flatwork should be divided into as nearly square panels as possible. Joints should be provided at maximum 8 feet intervals to give articulation to the concrete panels (shorter spacing is recommended if needed to square the panels).

Landscaping and planters adjacent to concrete flatwork should be designed in such a manner as to direct drainage away from concrete areas to approved outlets. Planters located adjacent to principal foundation elements should be sealed and drained; this is especially important if they are near retaining wall backfills. Flatwork elements should be a minimum 4.5-inches thick (actual) and reinforced with No. 4 bars 18-inches on center both ways. Subgrade soils should be well moistened prior to placement of concrete.

All concrete hardscape subgrade should be observed by our representative immediately prior to placement of reinforcing steel. We recommend that your concrete subcontractor obtain a written approval from our office prior to pouring any concrete that is in contact with soil.

### Surface and Subsurface Drainage

#### 1. Finished Grade and Surface Drainage

Finished grades should be designed and constructed so that no water ponds in the vicinity of footings, subterranean walls or slopes. Drainage design in accordance with the 2019 CBC, Section 1804.4, is recommended or per local City requirements. Roof gutters should be provided and outflow directed away from structures in a non-erosive manner as specified by the Project Civil Engineer or Landscape Architect. Proper interception and disposal of on-site surface discharge is presumed to be a matter of civil engineering or landscape architectural design.

#### 2. Drainage and Drainage Devices

The performance of the planned foundation and improvements is dependent upon maintaining adequate surface drainage both during and after construction. The ground surface around foundations and improvements should be graded so that surface water will not collect and pond. The impact of heavy irrigation can artificially create perched water conditions. This may result in seepage conditions where previously none existed.

Sources of uncontrolled water, such as leaky water pipes or drains, should be repaired if identified.

The Owner should be aware of the potential problems that could develop when drainage is altered through construction of retaining walls, paved walkways, utility installations or other various improvements. Ponded water, incorrect drainage, leaky irrigation systems, overwatering or other conditions that could lead to unwanted groundwater infiltration must be avoided.

Area drains should be installed in all planter and landscape areas. Planter surfaces should be sloped away from building areas in accordance with Code requirements. Roof drainage should be tight-lined into the area drain system or carried to outlets away from building foundations.

### Utility Trench Backfill

Utility trench backfill should be placed in accordance with Appendix D, Standard Grading Guidelines, contained in the referenced report. It is the Owner's and Contractor's responsibility to inform Subcontractors of these requirements and to notify R McCarthy Consulting, Inc. when backfill placement is to begin. It has been our experience that trench backfill requirements are rigorously enforced by the local agencies.

The on-site soils are suitable for use as trench backfill. Fill materials should be placed at near optimum moisture content and compacted under the observation and testing of the Soil

Engineer. The minimum dry density required for compacted backfill material is 90 percent of the maximum dry density as determined by ASTM D1557-12.

If utility contractors indicate that it is undesirable to use compaction equipment in close proximity to a buried conduit, we recommend the utilization of lightweight mechanical equipment and/or shading of the conduit with clean granular material, which could be thoroughly jetted in place above the conduit prior to initiating mechanical compaction procedures. Bedding materials should have a sand equivalent not less than 30. Other methods of utility trench compaction may also be appropriate as approved by the Geotechnical Engineer at the time of construction.

The walls of temporary construction trenches are expected to be stable when cut into fill soils, with only minor sloughing, provided the total depth does not exceed about 5 feet. Shoring of excavation walls or flattening of slopes may be required if greater depths are necessary. All work associated with trench shoring must conform to the State of California Safety Code. The depth of the site utilities is unknown at this time. Excavation exceeding 5 feet below site grades should be reviewed by the Geotechnical Consultant to provide recommendations prior to digging.

Trenches should be located so as not to impair the bearing capacity or cause settlement under foundations. As a guide, trenches subparallel to foundations should be clear of a 45-degree plane extending outward and downward from the edge of the foundations.

#### Construction Considerations

During the grading process and prior to the complete construction of permanent drainage controls, it shall be the responsibility of the Contractor to provide good drainage and prevent ponding of water and damage to adjoining properties, slopes or to finished work on the site. After the Geotechnical Engineer has finished observations of the completed grading, no further excavations and/or filling shall be performed without the approval of the Geotechnical Engineer.

#### Observation and Testing

Geotechnical observation and testing during construction are required to verify proper removal of unsuitable materials, check that foundation excavations are clean and founded in competent material, to test for proper moisture content and proper degree of compaction of fill, to test and observe placement of wall and trench backfill materials, and to confirm design assumptions. It is noted that the CBC requires continuous verification and testing during placement of fill, pile driving, and pier/caisson drilling.

A R McCarthy Consulting, Inc. representative shall observe the site at intervals appropriate to the phase of construction, as notified by the Contractor, in order to observe the work completed by the Contractor. Such visits and observation are not intended to be an exhaustive check or a detailed inspection of the Contractor's work but rather are to allow R McCarthy Consulting, Inc., as an experienced professional, to become generally familiar with the work in progress and to determine, in general, if the grading and construction is in accordance with the recommendations of this report.

R McCarthy Consulting, Inc. shall not supervise, direct, or control the Contractor's work.  
R McCarthy Consulting, Inc. shall have no responsibility for the construction means, methods,

techniques, sequences, or procedures selected by the Contractor, the Contractor's safety precautions or programs in connection with the work. These rights and responsibilities are solely those of the Contractor.

R McCarthy Consulting, Inc. shall not be responsible for any acts or omission of the Contractor, Subcontractor, any entity performing any portion of the work, or any agents or employees of any of them. R McCarthy Consulting, Inc. does not guarantee the performance of the Contractor and shall not be responsible for the Contractor's failure to perform its work in accordance with the Contract Documents or any applicable law, Codes, rules or regulations.

Construction-phase observations are beyond the scope of this investigation and budget and are conducted on a time and material basis. The responsibility for timely notification of the start of construction and ongoing geotechnically-involved phases of construction is that of the Owner and his Contractor. We request at least 48 hours' notice when such services are required.

#### List of Guidelines

The Geotechnical Consultant should be notified to observe and test the following activities during grading and construction:

- To observe proper removal of unsuitable materials;
- To observe the bottom of removals for all excavations for the building pad grading, trenching, exterior site improvements, etc.;
- To observe side cut excavations for retaining walls, trenches, etc.;
- To test for proper moisture content and proper degree of compaction of fill;
- To check that foundation excavations are clean and founded in competent material;
- Prior to and after pre-soaking of the slab subgrade soils (if necessary);
- To check the slab subgrade materials prior to placing the gravel, vapor barrier and concrete;
- To check retaining wall subdrain installation when the pipe is exposed and before it is covered by the gravel and fabric; and again after the gravel and fabric have been placed;
- To test and observe placement of wall backfill materials;
- To test and observe placement of trench backfill materials;
- To test and observe hardscape subgrade, including patio, pool deck and sidewalk subgrade materials;
- To observe any other fills or backfills that may be constructed at the site.

It is noted that this list should be used as a guideline. Additional observations and testing may be required per local agency and Code requirements at the time of the actual construction. The 2019 CBC requires continuous verification and testing during placement of fill materials and during pile/caisson drilling.

**LIMITATIONS**

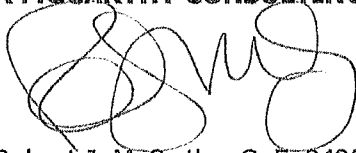
Our description of grading operations, as well as observations and testing, has been limited to those grading operations observed between November 2, 2020 and November 9, 2020. This report does not include line and grade survey results. Elevations and locations used in this report are estimated based on field surveys done by others.

The opinions rendered apply to conditions in the subject areas observed by us as of the date of our indicated site visits. We are not responsible for any changes in the conditions that may occur after that date and outside our purview. Our work was provided consistent with and limited to the standard of care applicable to such services, which is that services were consistent with the professional care and skill ordinarily provided by consultants practicing in the same or similar locality under the same or similar circumstances. No other warranty is expressed or implied.

The opportunity to be of service is appreciated. If you have any questions, please call.

Respectfully submitted,

**R MCCARTHY CONSULTING, INC.**



Robert J. McCarthy, G. E. 2490  
Geotechnical Engineer  
Registration Expires 3-31-22  
Date Signed: 12/2/20



- Attachments: Table 1 – Results of Field Density Tests  
Table 2 – Laboratory Maximum Dry Density/Optimum Moisture Relationship  
Table 3 – Chemical Tests  
References  
Figure 1, Geotechnical Plot Plan

TABLE 1 – RESULTS OF FIELD DENSITY TESTS

Test No.	Test Date	Location	Depth (feet)	Soil Type	Moisture Content (%)	Dry Density (pcf)	Relative Compaction
1*	11/3/20	912 E. Oceanfront	2	3	10.0	107.3	98
2*	11/3/20	914 E. Oceanfront	2	3	11.4	106.3	98
3*	11/3/20	912 E. Oceanfront	1	3	12.3	107.5	99
4*	11/3/20	914 E. Oceanfront	1	3	10.9	105.1	96
5*	11/3/20	912 E. Oceanfront	FSG	3	10.1	103.7	95
6*	11/3/20	914 E. Oceanfront	FSG	3	10.6	104.5	96
7*	11/5/20	914 E. Oceanfront	2	3	6.0	105.9	97
8*	11/5/20	912 E. Oceanfront	2	3	6.6	106.8	98
9*	11/5/20	912 E. Oceanfront	FSG	3	13.2	105.6	97
10*	11/5/20	914 E. Oceanfront	FSG	3	11.2	106.7	98
11*	11/9/20	912 E. Oceanfront	FSG	3	12.2	106.6	98
12*	11/9/20	914 E. Oceanfront	FSG	3	11.6	107.8	99

Notes: \*Indicates Sand Cone Test; all other tests Nuclear Gauge Method  
Depth indicated is below finished pad grade  
FSG = Finished Subgrade      FG = Finished Grade      RT = Retest of Failing Test

TABLE 2 – LABORATORY MAXIMUM DRY DENSITY/  
OPTIMUM MOISTURE RELATIONSHIP  
ASTM D1557-12

Soil Type	Description	Optimum Moisture Content (%)	Maximum Dry Density (pcf)
1	Yellow brown Silty SAND	13	101.5
2	Yellow Brown Silty Sand	8.5	105.5
3	Yellow/Gray-Brown Silty SAND (Cement Treated)	15.0	109.0



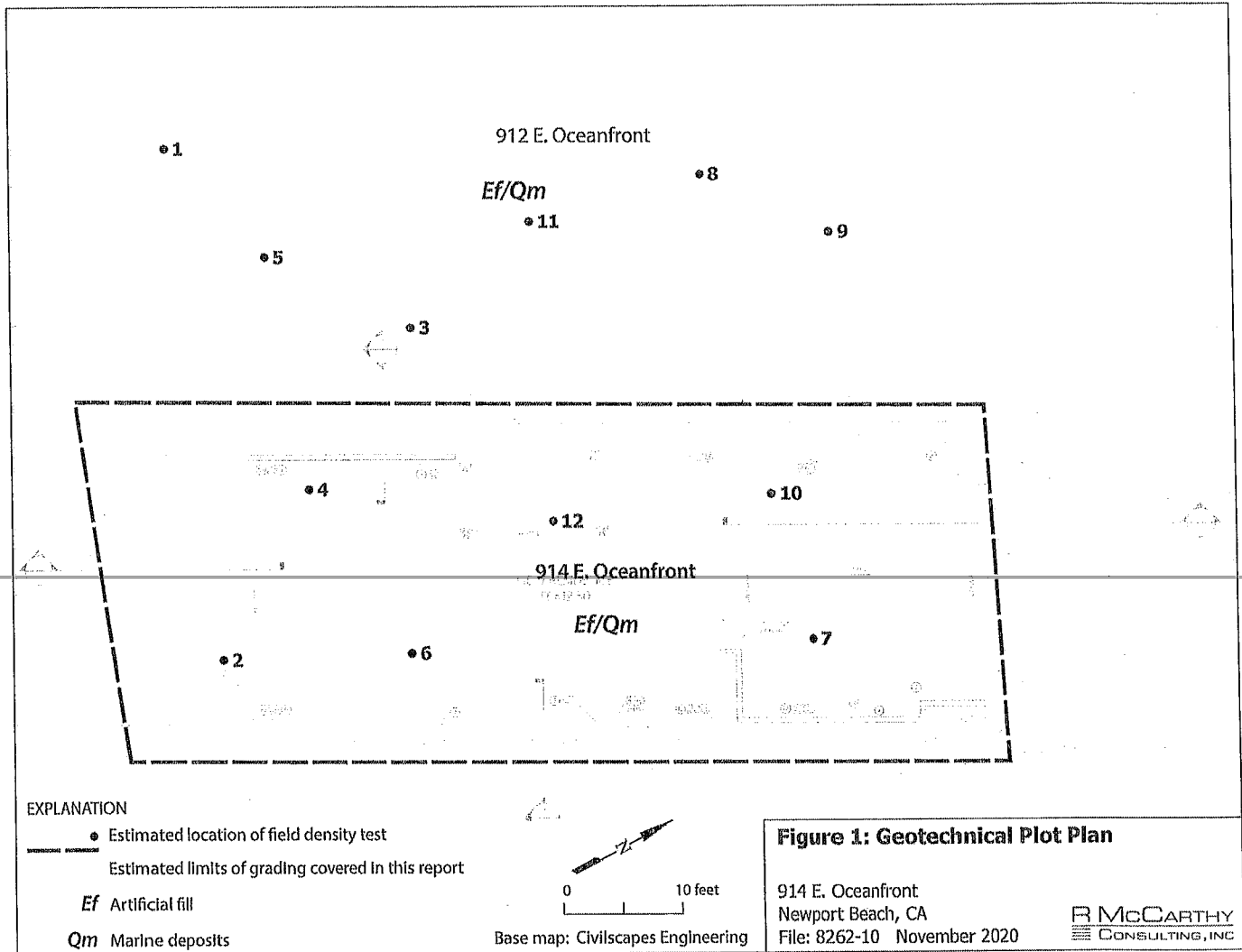
TABLE 3 – CHEMICAL TEST RESULTS

Test Location	Soil Type	pH	Soluble Sulfates (ppm) ASTM D4327	Soluble Chlorides (ppm) ASTM D4327	Min. Resistivity (ohm-cm Saturated) ASTM G187
B-1 @ 0-5'	SP	7.8	34	27	5,200
Building Pad	2		<500		

REFERENCES

1. Sitetech Inc., 2019, "Topographic Map, Precise Grading Plan, Monica Lisa Corporation Duplex, A.P.N. 048-143-20, 912 East Ocean Front, Newport Beach, CA. 92661," dated 9/4/19, Scale: 1" = 10', Sheet 3 of 3.
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**Field Memorandum**

Client: Charles Atall

Date: February 4, 2021

Contractor: RL Carroll Construction

File No. 8262-10

Project Address: 914 E. Oceant Front, Newport Beach, CA

Subject: Site observation trench backfill and pad subgrade (GP#X2019-2085)

Arrived on site this morning to test and observe the interior plumbing trench backfill and the slab subgrade for the proposed residence and garage at the request of the general contractor. The interior plumbing trenches had been backfilled prior to my arrival on site. The depths of the plumbing trenches varied in depth between 6 to 12 inches. The contractor was in the process of flattening and compacting the surface soils across the slab subgrade area by means of a vibratory plate compactor. The soils were probed and observed to be dense and moist.

Based on our observation, it is our opinion that, from a geotechnical standpoint, the interior plumbing trenches and pad subgrade were prepared in general compliance with the recommendations of this firm and are considered suitable for the placement of the slab underlayment, steel reinforcement and concrete.

Respectfully Submitted,

---

R McCarthy Consulting, Inc.

Stephan Cousineau, Staff Engineer

*Stephan P. Cousineau*



# CITY OF NEWPORT BEACH

## COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

### Structural Observation Report

No. 4

Project Address: <u>914 E. Ocean Front</u>	Report Date: <u>1-21-22</u>	CNB Inspector Name:	CNB Permit #: <u>X 2019-2085</u>
Building Owner Name: <u>Charles Atai</u>	Owner's Mailing Address (if different from site): <u>Same</u>	Owner's Telephone #:	CNB Plan Check #: <u>1519-2019</u>
Full Name of Structural Observer (SO): <u>ALI REZAEI</u>	SO E-mail Address: <u>alirezce-eng.com</u>	SO Telephone #: <u>949-466-9394</u>	SO License / Reg. #: <u>C41068</u>

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES. **X**

OBSERVED DEFICIENCIES AND COMMENTS: **X**

→ Observed upon completion of Rough MEP.

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

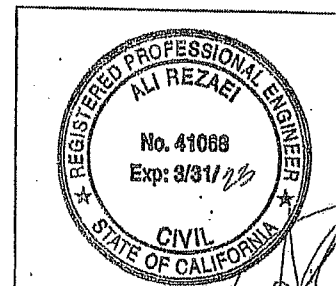
I declare that the following statements are true to the best of my knowledge:

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

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

1/21/22



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

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[www.newportbeachca.gov](http://www.newportbeachca.gov) | (949) 644-3200

### Structural Observation Report

No. 5

Project Address: 914 E. Ocean Front	Report Date: 5/10/21	CNB Inspector Name:	CNB Permit #: X2019-2085
Building Owner Name: Charles Atai	Owner's Mailing Address (if different from site): Same	Owner's Telephone #: -	CNB Plan Check #: 1519-2019
Full Name of Structural Observer (SO): ALI REZAEI	SO E-mail Address: aliorce-eng.com	SO Telephone #: 949-466-9394	SO License / Reg. #: C41068

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Slab)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Wood	3rd Fl. S/H/A	5/10/21
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

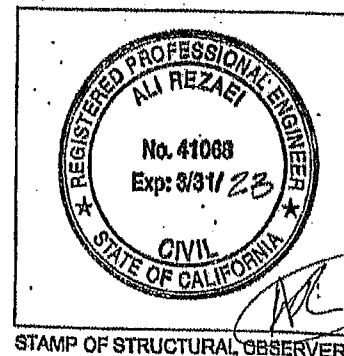
The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

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- 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.

Ali Rezaei  
SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

5/10/21  
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

No. 4

**Structural Observation Report**

Project Address: <u>914 E. Ocean Front</u>	Report Date:	CNB Inspector Name:	CNB Permit #: <u>X 2019-2085</u>
Building Owner Name: <u>Charles Atai</u>	Owner's Mailing Address (if different from site): <u>Same</u>	Owner's Telephone #:	CNB Plan Check #: <u>1519-2019</u>
Full Name of Structural Observer (SO): <u>ALI REZAEI</u>	SO E-mail Address: <u>alirezee-eng.com</u>	SO Telephone #: <u>949-466-9394</u>	SO License / Reg. #: <u>C 41068</u>

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Beam)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input checked="" type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Wood	<u>1st Flr. S/W +</u>	<u>3-30-21</u>
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<u>2nd Flr. S/W +</u>	

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

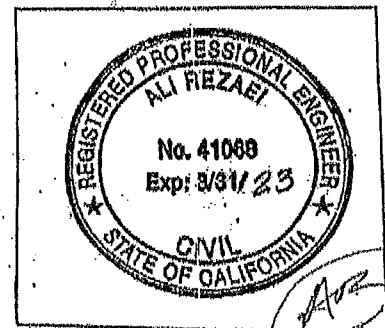
REPORT CONTINUED ON ATTACHED PAGES.

**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:

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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.



Ali Rezaei  
 SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

3-30-21  
 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](http://www.newportbeachca.gov) | (949) 644-3200

### Structural Observation Report

No. 3

Project Address: <i>914 E. Ocean Front</i>	Report Date: <i>2-8-21</i>	CNB Inspector Name:	CNB Permit #: <i>X 2019-2085</i>
Building Owner Name: <i>Charles Atai</i>	Owner's Mailing Address (if different from site): <i>Same</i>	Owner's Telephone #:	CNB Plan Check #: <i>1519-2019</i>
Full Name of Structural Observer (SO): <i>ALI REZAEI</i>	SO E-mail Address: <i>alierce-eng.com</i>	SO Telephone #: <i>949-466-9394</i>	SO License / Reg. #: <i>C 41068</i>

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input checked="" type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete	<i>slabs on grade</i>	<i>2-8-21</i>
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

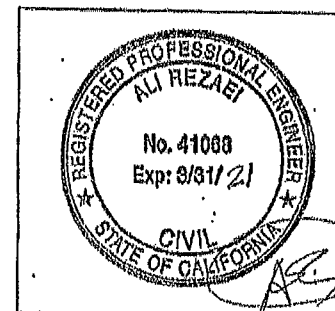
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SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVER

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Form Structural Observation Report & Instructions



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

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**Structural Observation Report**

No. 2

Project Address: <u>914 E. Ocean Front</u>	Report Date: <u>1-30-21</u>	CNB Inspector Name:	CNB Permit #: <u>X 2019-2085</u>
Building Owner Name: <u>Charles Atai</u>	Owner's Mailing Address (if different from site): <u>Same</u>	Owner's Telephone #:	CNB Plan Check #: <u>1519-2019</u>
Full Name of Structural Observer (SO): <u>ALI REZAEI</u>	SO E-mail Address: <u>alirezai-eng.com</u>	SO Telephone #: <u>949-466-9394</u>	SO License / Reg. #: <u>C 41068</u>

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Root)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input checked="" type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete	<u>Cont. Pgs. 6, 13</u>	<u>1-30-21</u>
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

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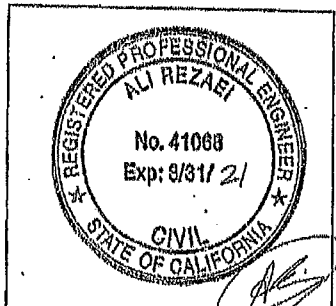
REPORT CONTINUED ON ATTACHED PAGES.

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 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.

Ali Rezaei  
 SIGNATURE OF STRUCTURAL OBSERVER OF RECORD      DATE 1/30/21



STAMP OF STRUCTURAL OBSERVER

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

Forms\Structure\Observation Report & Instructions



# 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

### FIRE SPRINKLER NFPA 13D SYSTEM ROUGH INSPECTION CHECKLIST

	YES	NO
1. <u>Riser Construction and Location Approval</u>		
a. Drain valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Backflow device (single check)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Bell activation device	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Inspector's test valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Riser sized per approved plans		
2. <u>Pressure Test</u>		
a. System tested at operating pressure for 2 hours	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Pressure gauge installed	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. <u>Sprinkler Heads shall not be installed in the fittings prior to the fittings being cemented in place (temporary test plugs)</u>		
a. Installation and spacing of temporary test plugs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. <u>Piping</u>		
a. Material installed per plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Hangers per codes/prevent upward movement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. All CPVC piping shall be installed by persons who have been certified by the manufacturer for installation of CPVC piping	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Piping protected from damage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. <u>Bell</u>		
a. Wiring installed per code	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Boxes installed at proper locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**NOTE:** CPVC plastic pipe in the garage shall not be exposed. Sprinklers that are listed as "Quick Response" or "Residential" must be used.

CORRECTIONS AND NOTES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FIRE SPRINKLER NFPA 13D SYSTEM ROUGH INSPECTION APPROVED:	
BY: <u>Danny R</u>	PERMIT #: <u>F2021-0383</u>
	DATE: <u>3-31-22</u>

# **Attachment No. 2**

Three-Year Construction Limit Notice Activities



## PERMIT ACTIVITY REPORT (X2019-2085) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
01/10/2025	Generic Activity	HEARING APPLICATION SUBMITTED	ACT-000149-2025	HEARING APPLICATION SUBMITTED ON 01-08-2025; ROUTED TO CITY CLERK AND FINANCE ON 01-10-2025.	Tonee Thai
01/02/2025	Generic Activity		ACT-000002-2025	<p>Morning Jason, I hope you had a great Christmas and New Year. We have completed the application over your holiday break. I won't be back in town until Friday afternoon. I'll most likely handle this Monday. Thank you, Ron</p> <p>On Thu, Jan 2, 2025, 7:44 AM Rudenick, Jason &lt;JRudenick@newportbeach.ca.gov&gt; wrote: Hi Ron</p> <p>Happy New Year! Hope you had a nice Holiday! When you get a second let me know where you are at with the application?</p> <p>Thank you</p> <p>Jason</p>	Jason Rudenick

## PERMIT ACTIVITY REPORT (X2019-2085)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Email		ACT-000003-2025	<p>Morning Jason, I hope you had a great Christmas and New Year. We have completed the application over your holiday break. I won't be back in town until Friday afternoon. I'll most likely handle this Monday. Thank you, Ron</p> <p>On Thu, Jan 2, 2025, 7:44 AM Rudenick, Jason &lt;JRudenick@newportbeach.ca.gov&gt; wrote: Hi Ron</p> <p>Happy New Year! Hope you had a nice Holiday! When you get a second let me know where you are at with the application?</p> <p>Thank you</p> <p>Jason</p>	Jason Rudenick
<b>01/08/2025</b>					
	Generic Activity	Hearing Application received	ACT-000119-2025	Application received and paid, on SL's desk.	Jason Rudenick
	Generic Activity	Application received	ACT-000118-2025	Application received and paid, on SL's desk	Jason Rudenick
<b>10/14/2024</b>					
	Generic Activity	Stop Work	ACT-004003-2024	Jason to delivery Stop Work Ron Carroll (GC) is aware and is working on next steps. Communications and email have been documented and entered.	Jason Rudenick
<b>10/09/2024</b>					

# PERMIT ACTIVITY REPORT (X2019-2085)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	Email	ACT-003932-2024	<p>Email to GC; Good morning Ron</p> <p>Received the Fire Sprinkler permit, thank you. It has a small list of corrections for Monty;</p> <ol style="list-style-type: none"> <li>1. Revise plans to show added and moved heads throughout house</li> <li>2. Bell and flow switch to be functional for inspection</li> <li>3. Revise plan to show underground from meter to riser as inch and a quarter pipe and show new riser location in garage</li> <li>4. Revise permit to reflect correct address as 914 E. Ocean front</li> </ol> <p>It appears we will have to complete the 3yr Hearing application process. Please see attached 3yr Hearing App. This will buy you the time you need for the remaining items.</p> <p>As soon as possible please come down to NB Bay D to drop off the application.</p> <ul style="list-style-type: none"> <li>-Provide a simple letter stating the Elevator is the remaining item and a couple miscellaneous.</li> <li>-Provide a signed letter from owner stating you /GC can sign and represent.</li> <li>-Pay fee.</li> <li>-Susan will date stamp.</li> <li>-At that time, the application will be processed for review.</li> <li>-Once approved a Hearing date will be provided.</li> </ul> <p>We can chat more about the process.</p> <p>Thank you</p> <p>Jason</p> <p>Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262</p> <p>100 Civic Center Drive Newport Beach, CA 92660</p>	Jason Rudenick

# PERMIT ACTIVITY REPORT (X2019-2085)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
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11/19/2024					
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# PERMIT ACTIVITY REPORT (X2019-2085)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Email		ACT-004478-2024	<p>From: Ron Carroll &lt;rlcarrollgc@gmail.com&gt; Sent: October 14, 2024 6:32 AM To: Rudenick, Jason &lt;JRudenick@newportbeach.ca.gov&gt; Subject: Re: 914 Ocean Front E - Expiration and Final items</p> <p>[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.</p> <p>Morning Jason, All is well. I will start the process today. Thanks, Ron</p> <p>On Mon, Oct 14, 2024, 5:46 AM Rudenick, Jason &lt;JRudenick@newportbeach.ca.gov&gt; wrote: Good morning, Ron</p> <p>Happy Monday, hope all is well!</p> <p>We will have to meet to discuss next steps as the Permit X2019-2085 has officially expired and requires immediate action.</p> <p>3yr Hearing application process. Please see attached 3yr Hearing App. This will buy you the time you need for the remaining items.</p> <p>As soon as possible please come down to NB Bay D to drop off the application. -Provide a simple letter stating the Elevator is the remaining item and a couple miscellaneous. -Provide a signed letter from owner stating you /GC can sign and represent. -Pay fee. -Susan will date stamp. -At that time, the application will be processed for review. -Once approved a Hearing date will be provided.</p> <p>Required items for C of O;</p>	Jason Rudenick

# PERMIT ACTIVITY REPORT (X2019-2085)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
				<p>Permits needed to schedule for Final;</p> <ul style="list-style-type: none"> <li>-X2019-2085 Main House (with Holds as stated below)</li> <li>-H2021-0538 AC Units (with noise analysis and HERS Cheers)</li> <li>-BBQ /Fire Pit Permit (Required)</li> <li>-Wall Permit (with neighbor agreement)</li> <li>-F2021-0983 Fire Sprinkler Corrections for Monty;</li> </ul> <ol style="list-style-type: none"> <li>1. Revise plans to show added and moved heads throughout house</li> <li>2. Bell and flow switch to be functional for inspection</li> <li>3. Revise plan to show underground from meter to riser as inch and a quarter pipe and show new riser location in garage</li> <li>4. Revise permit to reflect correct address as 914 E. Ocean front</li> </ol> <p>Final docs needed for file;</p> <ul style="list-style-type: none"> <li>-Corner Record (with County Stamp)</li> <li>-Height Cert (need to reference parapets and guards)</li> <li>-Final Grade Report</li> <li>-Final Civil Cert (NB City form)</li> <li>-Final Elevator Cert</li> <li>-CalGreen (NB City Form, see attached)</li> <li>-Plumb Self Cert (NB City Form, see attached)</li> <li>-HERS</li> </ul> <p>Holds to remove prior to final;</p> <ul style="list-style-type: none"> <li>-Public Works; Permit N2020-0645 (just be certain all is good with pw).</li> <li>-Revenue Dept; Hold on final for business license sub contractors list to be submitted to Revenue.</li> </ul> <p>Thank you</p> <p>Jason</p> <p>Jason Rudenick Community Development Department Senior Building Inspector jrudenick@newportbeachca.gov</p>	

# PERMIT ACTIVITY REPORT (X2019-2085)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
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949-644-3262

CITY OF NEWPORT BEACH  
100 Civic Center Drive, First  
Floor Bay D, Newport Beach,  
California 92660 |  
newportbeachca.gov

# PERMIT ACTIVITY REPORT (X2019-2085)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	email	ACT-004479-2024	<p>From: Ron Carroll &lt;rcarrollgc@gmail.com&gt; Sent: October 14, 2024 6:32 AM To: Rudenick, Jason &lt;JRudenick@newportbeach.ca.gov&gt; Subject: Re: 914 Ocean Front E - Expiration and Final items</p> <p>[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.</p> <p>Morning Jason, All is well. I will start the process today. Thanks, Ron</p> <p>On Mon, Oct 14, 2024, 5:46 AM Rudenick, Jason &lt;JRudenick@newportbeach.ca.gov&gt; wrote: Good morning, Ron</p> <p>Happy Monday, hope all is well!</p> <p>We will have to meet to discuss next steps as the Permit X2019-2085 has officially expired and requires immediate action.</p> <p>3yr Hearing application process. Please see attached 3yr Hearing App. This will buy you the time you need for the remaining items.</p> <p>As soon as possible please come down to NB Bay D to drop off the application. -Provide a simple letter stating the Elevator is the remaining item and a couple miscellaneous. -Provide a signed letter from owner stating you /GC can sign and represent. -Pay fee. -Susan will date stamp. -At that time, the application will be processed for review. -Once approved a Hearing date will be provided.</p> <p>Required items for C of O;</p>	Jason Rudenick

# PERMIT ACTIVITY REPORT (X2019-2085)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
				<p>Permits needed to schedule for Final;</p> <ul style="list-style-type: none"> <li>-X2019-2085 Main House (with Holds as stated below)</li> <li>-H2021-0538 AC Units (with noise analysis and HERS Cheers)</li> <li>-BBQ /Fire Pit Permit (Required)</li> <li>-Wall Permit (with neighbor agreement)</li> <li>-F2021-0983 Fire Sprinkler Corrections for Monty;</li> </ul> <ol style="list-style-type: none"> <li>1. Revise plans to show added and moved heads throughout house</li> <li>2. Bell and flow switch to be functional for inspection</li> <li>3. Revise plan to show underground from meter to riser as inch and a quarter pipe and show new riser location in garage</li> <li>4. Revise permit to reflect correct address as 914 E. Ocean front</li> </ol> <p>Final docs needed for file;</p> <ul style="list-style-type: none"> <li>-Corner Record (with County Stamp)</li> <li>-Height Cert (need to reference parapets and guards)</li> <li>-Final Grade Report</li> <li>-Final Civil Cert (NB City form)</li> <li>-Final Elevator Cert</li> <li>-CalGreen (NB City Form, see attached)</li> <li>-Plumb Self Cert (NB City Form, see attached)</li> <li>-HERS</li> </ul> <p>Holds to remove prior to final;</p> <ul style="list-style-type: none"> <li>-Public Works; Permit N2020-0645 (just be certain all is good with pw).</li> <li>-Revenue Dept; Hold on final for business license sub contractors list to be submitted to Revenue.</li> </ul> <p>Thank you</p> <p>Jason</p> <p>Jason Rudenick Community Development Department Senior Building Inspector jrudenick@newportbeachca.gov</p>	

# PERMIT ACTIVITY REPORT (X2019-2085)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
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949-644-3262

CITY OF NEWPORT BEACH  
 100 Civic Center Drive, First  
 Floor Bay D, Newport Beach,  
 California 92660 |  
 newportbeachca.gov

**11/02/2023**

Generic Activity	3-YEAR DEADLINE EXTENSION	ACT-002566-2023	MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER	Debi Schank
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**12/12/2024**

Email		ACT-004866-2024	<p>Good morning Jason,                      I'm sorry this hasn't been                      done yet.                      The owner of 914 E.                      Oceanfront has put me in a                      situation that I've never been                      involved in.                      He is in a battle with Public                      Works over the alley. He's                      blaming a large portion of the                      delays on the alley. Which is                      only a small portion of the                      delays.                      Regardless, there's a                      meeting 12/11 with all of the                      Public Works king pins                      including Mike Sinacorie. Oh                      joy!                      For 30 plus years I've                      managed to keep my nose                      clean with the City of                      Newport Beach.</p> <p>This isn't sitting well with me!</p> <p>Thanks,                      Ron</p>	Jason Rudenick
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**12/05/2024**

# PERMIT ACTIVITY REPORT (X2019-2085)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	email	ACT-004698-2024	<p>From GC Ron; Good morning Jason,</p> <p>I'm sorry this hasn't been done yet.</p> <p>The owner of 914 E. Oceanfront has put me in a situation that I've never been involved in.</p> <p>He is in a battle with Public Works over the alley. He's blaming a large portion of the delays on the alley. Which is only a small portion of the delays.</p> <p>Regardless, there's a meeting 12/11 with all of the Public Works king pins including Mike Sinacorie. Oh joy!</p> <p>For 30 plus years I've managed to keep my nose clean with the City of Newport Beach.</p> <p>This isn't sitting well with me!</p> <p>Thanks, Ron</p>	Jason Rudenick

## 03/20/2024

	Generic Activity	3yr	ACT-001242-2024	<p>Morning Jason,</p> <p>The city of NB hired me to remove, relocate and replace the 6" water main.</p> <p>We finally poured the new alley yesterday. The city says we can't drive on it for two weeks.</p> <p>Nothing has been done for weeks.</p> <p>I'll let ya know the schedule moving forward.</p> <p>Thanks, Ron</p>	Jason Rudenick
	Email	3yr	ACT-001241-2024	<p>Morning Jason,</p> <p>The city of NB hired me to remove, relocate and replace the 6" water main.</p> <p>We finally poured the new alley yesterday. The city says we can't drive on it for two weeks.</p> <p>Nothing has been done for weeks.</p> <p>I'll let ya know the schedule moving forward.</p> <p>Thanks, Ron</p>	Jason Rudenick

## 03/21/2024

	Generic Activity	Letter delivered	ACT-001255-2024	<p>3yr letter proved to GC, explained process in detail.</p>	Jason Rudenick
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## PERMIT ACTIVITY REPORT (X2019-2085)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
<b>03/22/2023</b>					
	Generic Activity		ACT-000463-2023	914 Ocean Front E (same as 912), 3/22/23, talked with GC Ron Carrol, he is to call for inspections, also he is working with PW on an alley right of way issue. At this time appears to be fine for 10/14/23 3yr deadline.	Jason Rudenick
<b>04/01/2024</b>					
	Generic Activity		ACT-001382-2024	Emailed 3 year app to gc again after he had received from JR week of 3/21. reminded him of 3 year deadline.	Chad Shelton
<b>04/15/2024</b>					
	Generic Activity		ACT-001566-2024	contractor provided necessary supporting documents for review. Turned app over to SL for review.	Chad Shelton
<b>04/19/2024</b>					
	Generic Activity	Building Official Additional Extension Approved	ACT-001646-2024	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED FRO 10/14/2023. PERMIT SHALL EXPIRE ON 10/13/2024 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER	Tonee Thai
<b>04/08/2024</b>					
	Generic Activity		ACT-001468-2024	Jason met wit GC Ron Carrol 4/9/24. Ron provided status of completion. He is to complete the 3yr Ext request app today. requesting a couple additional months for completion.	Jason Rudenick
<b>04/09/2024</b>					
	Generic Activity		ACT-001494-2024	emailed contractor and homeowner, explained again that they need to fill out the proper extension form, pay fees, and get approved. permits expire 4-11-24. homeowner tried to justify needing an extension via email. explained that this was not adequate to approve the extension.	Chad Shelton
<b>05/06/2024</b>					



## PERMIT ACTIVITY REPORT (X2019-2085)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	3-YEAR DEADLINE EXTENSION	ACT-001876-2024	MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER	Debi Schank
<b>07/28/2023</b>					
	Generic Activity	3yr	ACT-001635-2023	Jason delivered 3yr app to GC, details explained	Jason Rudenick
	Generic Activity	3yr	ACT-001636-2023	Jason delivered 3yr application to GC, explained in detail.	Jason Rudenick
<b>08/21/2024</b>					
	Generic Activity		ACT-003185-2024	Spoke with GC Ron, he is to call for Finals in the coming weeks. He mentioned will hit 3yr deadline. Stated the custom elevator is on back order.	Jason Rudenick
<b>08/22/2024</b>					
	Generic Activity		ACT-003223-2024	emailed gc with hearing officer extension form.	Chad Shelton
<b>09/11/2023</b>					
	Generic Activity		ACT-001985-2023	Application, letter and fee paid. Application on SL's desk	Jason Rudenick
<b>09/11/2024</b>					
	Generic Activity	3yr	ACT-003466-2024	Email to GC Ron, he is to provide update for Final inspections.	Jason Rudenick
	Email	3yr update	ACT-003467-2024	Email to GC Ron, he is to provide update for Final inspections.	Jason Rudenick
	Generic Activity		ACT-003468-2024	called gc again and reminded him of upcoming permit expiration. he has received hearing officer extension form and indicated he would be completed by then. working with JR for holds as well.	Chad Shelton
<b>09/13/2023</b>					
	Generic Activity	Application Submitted 09/08/2023	ACT-002006-2023		Tonee Thai
	Generic Activity	Building Official Extension Approved	ACT-002007-2023	3-YEAR CONSTRUCTION TIME LIMIT 180 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 04/11/2024 UNLESS AN ADDITIONAL EXTENSION IS GRANTED.	Tonee Thai
<b>09/30/2024</b>					

## PERMIT ACTIVITY REPORT (X2019-2085)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	3yr Hearing	ACT-003788-2024	Met with GC, dropped of Hearing App. Gc states the custom elevator is taking longer than expected. Ron (GC). is now to complete the Hearing App process. He understands the urgency.	Jason Rudenick

# **Attachment No. 3**

Building Official Extension



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

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

RECEIVED BY  
 COMMUNITY  
 DEVELOPMENT

APR 11 2024

CITY OF  
 NEWPORT BEACH

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

Project Address:	914 E. Oceanfront NB CA		Receipt No.:	INV-00025679	
Permit No.:	X2019-2085	Original Permit Issued Date:	10.14.20	Extension Fee:	\$214
				Date Fee Paid:	04/11/24
<b>PETITIONER/PROPERTY OWNER INFORMATION</b>					
Name (Must be payor of fees):	Ron Carroll		Company Name:	RL Carroll General Contractors, Inc.	
Street Address:	PO Box 7829	City:	Huntington Beach	State:	CA
		Zip Code:	92615		
Email:	RLCarrollGC@gmail.com		Phone:	714.749.0622	
<b>PROJECT INFORMATION</b>					
Length of extension requested:	6 mos.				
New end date if request is approved:	10.1.2024				
Previous Extension(s) Granted? (Y/N):	YES	If Yes, How Many?:	1		
Description of Work Under Permit:	New Single Family Residence, Firesprinklers, Mech. permit (HVAC system); H2021-0538, E2021-0383,				
Reason for Extension Request	(Attach Supporting Documents as Needed) SEE ATTACHED LETTER DUE TO AILEY CONSTRUCTION UNDER PERMIT ENCROACHMENT PERMIT N2023-0512				
<b>I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.</b>					
Petitioner's Signature:			Relationship to Property Owner:	General Contractor	
				Date:	4/11/24
<b>FOR STAFF USE ONLY</b>					
Department Action:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied				
Conditions of Approval or Comments:	ADDITIONAL EXTENSION GRANTED FOR TOTAL OF 365 DAYS FROM INITIAL 3-YEAR EXPIRATION OF 10/14/2023. PERMIT SHALL EXPIRE ON 10/13/2024 UNLESS ADDITIONAL EXTENSION IS GRANTED BY HEARING				
Building Inspector Reviewed:	Name:	Chad Shelton	Signature:		
				Date:	4/15/24
Building Official Approval:	Name:	TONGEE HAI	Signature:		
				Date:	04/19/24

Date: September 8th, 2023

To: Jason Rudenick  
Community Development Dep  
City of Newport Beach  
(949) 644 -3262

From: Charles Atai (owner)  
Ocean Property Rentals, LLC

Property Address: 914 E. Oceanfront, Newport Beach, CA 92653

Mr. Rudenick,

This letter is to confirm the request for the extension of the construction permit for the next 6 months for property address 914 E. Oceanfront, Newport Beach. As the owner of the property, I authorize RLCarroll General Contractors, Inc. to apply for a 6 month extension to permit #2019-2085.

Please let me know if you need any additional information.

Thank you.



P.C. Atai

# RLCarroll

General Contractors

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April 15, 2024

Jason Rudenick, Building Inspector  
Community Development  
100 Civic Center Drive, 1<sup>st</sup> Floor, Bay D  
Newport Beach, CA 2660

Re: 6-month permit extension at 914 E. Oceanfront Permit Number X2019-2085

Dear Jason,

We are requesting a 6-month time extension for the above permit in regard to new construction at 914 E. Oceanfront. There were no provisions provided for this alley on the approved plan for this project.

RL Carroll was hired to construct and complete the alley adjacent to the project. The permit is dated 1/12/24. As alley way construction began, it became evident the 6" high pressure water main was found to have insufficient coverage. This discovery resulted in the need to lower the water main from 910 E. Oceanfront to 918 E. Oceanfront greatly increasing the overall scope of the alley project.

Without the alley access, the project was unable to move forward. It took better than four months to get the alley designed and approved through public works. Please reference Encroachment Permit N2023-0512.

Due to alley construction, 914 E. Oceanfront construction had no access. The elevator company and the appliance company were unable to access the property. They require asphalt or concrete to deliver and install.

Again, due to alley construction, hardscape, site drainage and civil engineering could not begin their phase of construction since the alley grades were not established.

Thank you for your consideration of this extension request.

Sincerely,



Ron Carroll, President  
RL Carroll General Contractors, Inc.

# RLCarroll

General Contractors

---

April 11, 2024

Jason Rudenick, Building Inspector  
Community Development  
100 Civic Center Drive, 1<sup>st</sup> Floor, Bay D  
Newport Beach, CA 2660

Re: 6-month permit extension at 914 E. Oceanfront Permit Number X2019-2085

Dear Jason,

We are requesting a 6-month time extension for the above permit in regard to new construction at 914 E. Oceanfront.

RL Carroll was hired to construct and complete the alley way adjacent to the project which has allowed the project to move forward. Please reference Encroachment Permit N2023-0512.

Thank you for your consideration of this extension request.

Sincerely,



Ron Carroll, President  
RL Carroll General Contractors, Inc.



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

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

RECEIVED BY  
 COMMUNITY  
 DEVELOPMENT

APR 11 2024

CITY OF  
 NEWPORT BEACH

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

Project Address: <b>914 E. Oceanfront NB CA</b>		Receipt No.: <b>INV-00025679</b>	
Permit No.: <b>X2019-2085</b>	Original Permit Issued Date: <b>10.14.20</b>	Extension Fee: <b>\$214</b>	Date Fee Paid: <b>04/11/24</b>
<b>PETITIONER/PROPERTY OWNER INFORMATION</b>			
Name (Must be payor of fees): <b>Ron Carroll</b>		Company Name: <b>RL Carroll General Contractors, Inc.</b>	
Street Address: <b>PO Box 7829</b>		City: <b>Huntington Beach CA</b>	Zip Code: <b>92615</b>
Email: <b>RLCarrollgc@gmail.com</b>		Phone: <b>714.749.0622</b>	
<b>PROJECT INFORMATION</b>			
Length of extension requested: <b>6 mos.</b>			
New end date if request is approved: <b>10-1-2024</b>			
Previous Extension(s) Granted? (Y/N): <b>Yes</b>		If Yes, How Many?: <b>1</b>	
Description of Work Under Permit: <b>New Single Family Residence, Fire sprinklers, Mech. permit (HVAC system); H2021-0530, E2021-0383,</b>			
Reason for Extension Request: <b>(Attach Supporting Documents as Needed)</b> <b>See attached letter</b> <b>Due to AVEY construction under permit ENCROACHMENT</b> <b>Permit N2023-0512</b>			
<b>I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.</b>			
Petitioner's Signature:		Relationship to Property Owner: <b>General Contractor</b>	Date: <b>4/11/24</b>
<b>FOR STAFF USE ONLY</b>			
Department Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied			
Conditions of Approval or Comments: <b>ADDITIONAL EXTENSION GRANTED FOR TOTAL OF 365 DAYS FROM INITIAL 3-YEAR EXPIRATION OF 10/14/2023. PERMIT SHALL EXPIRE ON 10/13/2024 UNLESS ADDITIONAL EXTENSION IS GRANTED BY HEARING</b>			
Building Inspector Reviewed:	Name: <b>Chad Shelton</b>	Signature:	Date: <b>4/15/24</b>
Building Official Approval:	Name: <b>TONEE CHAI</b>	Signature:	Date: <b>04/19/24</b>



# RLCarroll

General Contractors

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April 11, 2024

Jason Rudenick, Building Inspector  
Community Development  
100 Civic Center Drive, 1<sup>st</sup> Floor, Bay D  
Newport Beach, CA 2660

Re: 6-month permit extension at 914 E. Oceanfront Permit Number X2019-2085

Dear Jason,

We are requesting a 6-month time extension for the above permit in regard to new construction at 914 E. Oceanfront.

RL Carroll was hired to construct and complete the alley way adjacent to the project which has allowed the project to move forward. Please reference Encroachment Permit N2023-0512.

Thank you for your consideration of this extension request.

Sincerely,



Ron Carroll, President  
RL Carroll General Contractors, Inc.

# RLCarroll

General Contractors

---

April 15, 2024

Jason Rudenick, Building Inspector  
Community Development  
100 Civic Center Drive, 1<sup>st</sup> Floor, Bay D  
Newport Beach, CA 2660

Re: 6-month permit extension at 914 E. Oceanfront Permit Number X2019-2085

Dear Jason,

We are requesting a 6-month time extension for the above permit in regard to new construction at 914 E. Oceanfront. There were no provisions provided for this alley on the approved plan for this project.

RL Carroll was hired to construct and complete the alley adjacent to the project. The permit is dated 1/12/24. As alley way construction began, it became evident the 6" high pressure water main was found to have insufficient coverage. This discovery resulted in the need to lower the water main from 910 E. Oceanfront to 918 E. Oceanfront greatly increasing the overall scope of the alley project.

Without the alley access, the project was unable to move forward. It took better than four months to get the alley designed and approved through public works. Please reference Encroachment Permit N2023-0512.

Due to alley construction, 914 E. Oceanfront construction had no access. The elevator company and the appliance company were unable to access the property. They require asphalt or concrete to deliver and install.

Again, due to alley construction, hardscape, site drainage and civil engineering could not begin their phase of construction since the alley grades were not established.

Thank you for your consideration of this extension request.

Sincerely,



Ron Carroll, President  
RL Carroll General Contractors, Inc.

Date: September 8th, 2023

To: Jason Rudenick  
Community Development Dep  
City of Newport Beach  
(949) 644 -3262

From: Charles Atail (owner)  
Ocean Property Rentals, LLC

Property Address: 914 E. Oceanfront, Newport Beach, CA 92653

Mr. Rudenick,

This letter is to confirm the request for the extension of the construction permit for the next 6 months for property address 914 E. Oceanfront, Newport Beach. As the owner of the property, I authorize RLCarroll General Contractors, Inc. to apply for a 6 month extension to permit #2019-2085.

Please let me know if you need any additional information.

Thank you.



P.C. Atail



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

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915  
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 DEVELOPMENT

SEP 08 2023

CITY OF  
 NEWPORT BEACH

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

Project Address: <b>914 E. Oceanfront</b>		Receipt No.: <b>SEE ATTACHED</b>	
Permit No.: <b>X2019-2085</b>	Original Permit Issued Date: <b>10-14-2020</b>	Extension Fee: <b>\$208.214</b>	Date Fee Paid: <b>09/10/23</b>
<b>PETITIONER/PROPERTY OWNER INFORMATION</b>			
Name (Must be payor of fees): <b>Roy Carroll</b>		Company Name: <b>RL Carroll General Contractors, Inc</b>	
Street Address: <b>Po Box 7829</b>		City: <b>Huntington Beach</b>	State: <b>CA</b> Zip Code: <b>92645</b>
Email: <b>rkarrollgc@gmail.com</b>		Phone: <b>714-749-0622</b>	
<b>PROJECT INFORMATION</b>			
Length of extension requested: <b>6mo</b>			
New end date if request is approved: <b>march 1 2024</b>			
Previous Extension(s) Granted? (Y/N): <b>None</b>		If Yes, How Many?:	
Description of Work Under Permit: <b>NEW SINGLE Fam Res</b>			
Reason for Extension Request (Attach Supporting Documents as Needed) <b>COVID 19 MATERIAL &amp; LABOR Shortage Problem with Public Workers Issuing a Permit to Complete the Alley.</b>			
<b>I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.</b>			
Petitioner's Signature: <b>[Signature]</b>		Relationship to Property Owner: <b>General Contractor</b>	Date: <b>9/14/23</b>
<b>FOR STAFF USE ONLY</b>			
Department Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied			
Conditions of Approval or Comments: <b>180 DAYS EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 04-11-2024 UNLESS ADDITIONAL EXTENSION IS GRANTED.</b>			
Building Inspector Reviewed:	Name: <b>Jason Rudenok</b>	Signature: <b>[Signature]</b>	Date: <b>9/11/23</b>
Building Official Approval:	Name: <b>TONEE HAT</b>	Signature: <b>[Signature]</b>	Date: <b>09/13/23</b>



# CITY OF NEWPORT BEACH

BUILDING DIVISION

P.O. BOX 1768, NEWPORT BEACH, CA 92658, (949) 644-3200

PAID
SEP 08 REC'D
CITY OF NEWPORT BEACH

## FEE RECEIPT

DATE: \_\_\_\_\_

Plan Check #: \_\_\_\_\_ Permit #: \_\_\_\_\_ Received by: JS

<u>Ron Carroll</u> Payor	<u>914 E Ocean Front</u> Job Address
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Building Plan Check.....	2900-5002	\$ _____
Harbor Resource Plan Check (Building).....	2900-4627	\$ _____
Zoning Plan Check .....	2700-5003	\$ _____
Grading Plan Check .....	2900-5004	\$ _____
Fire Plan Check .....	2330-5055	\$ _____
Electrical Plan Check .....	2900-4612	\$ _____
Plumbing Plan Check.....	2900-4616	\$ _____
Mechanical Plan Check .....	2900-4618	\$ _____
Harbor Resources Plan Check.....	2370-4654	\$ _____
Overtime Plan Check - Building .....	2900-5023	\$ _____
Overtime Plan Check - Grading .....	2900-5004	\$ _____
Overtime Plan Check - Planning .....	2700-5003	\$ _____
<b>Special Inspection (Lighting) Code Enforcement.....</b>	<b>CDD163</b>	\$ _____
<b>Reinspection B E M P/Special Inspection.....</b>	<b>CDD021</b>	\$ <u>214.00</u>
Reinspection Fire.....	2330-5050	\$ _____
<b>Temporary Certificate of Occupancy .....</b>	<b>CDD021</b>	\$ _____
<b>Gas Meter Release .....</b>	<b>CDD021</b>	\$ _____
Energy Compliance .....	2900-5017	\$ _____
Planning Department Fees .....	2700-5000	\$ _____
Sale of Maps & Publications (Planning) .....	2700-5812	\$ _____
Determination of Unreasonable Hardship .....	2900-5018	\$ _____
Public Works Plan Check.....	5200-5002	\$ _____
Records Management Fee (Copies) .....	010-2263	\$ _____
Subpoena Fees .....	2900-5001	\$ _____
<b>Copies/plans/specs .....</b>	<b>CDD024</b>	\$ _____
Surety Deposits (Refundable) .....	020-2201	\$ _____
Other (Specify) .....	_____	\$ _____

TOTAL FEES \$ 214.00

For Plan Check status log on to:  
[www.newportbeachca.gov/building](http://www.newportbeachca.gov/building),  
select Online Services or call (949) 644-3255

Fee Receipt No. \_\_\_\_\_

**NOTICE: PLAN CHECK EXPIRES 180 DAYS FROM DATE OF SUBMITTAL.**

# RLCarroll

General Contractors

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Ron Carroll  
RLCarroll General Contractors, Inc.  
PO Box 7829  
Huntington Beach, Ca. 92615  
September 8, 2023

Mr. Rudenick,  
Building Inspector II  
Community Development  
100 Civic Center Drive, 1<sup>st</sup> floor bay D,  
Newport Beach, Ca. 92660


Re: 6-month permit extension at 914 E. Oceanfront X2019-2085

Mr. Rudenick,

We are requesting a 6-month time extension for 914 E. Oceanfront.

Due to Covid 19. Both labor and material were extremely difficult to obtain.

Also, the alley behind both 912 and 914 E. Oceanfront has been tied up in the Public Works department for months. I can't do any site improvements without a Public Works permit.

Sincerely,   
Ron Carroll  
President

Date: September 8th, 2023

To: Jason Rudenick  
Community Development Dep  
City of Newport Beach  
(949) 644 -3262

From: Charles Ataii (owner)  
Ocean Property Rentals, LLC

Property Address: 914 E. Oceanfront, Newport Beach, CA 92653

Mr. Rudenick,

This letter is to confirm the request for the extension of the construction permit for the next 6 months for property address 914 E. Oceanfront, Newport Beach. As the owner of the property, I authorize RLCarroll General Contractors, Inc. to apply for a 6 month extension to permit #2019-2085.

Please let me know if you need any additional information.

Thank you.



P.C. Ataii