



CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

April 2, 2026
Agenda Item No. 1

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

PERMITS: X2021-1337, XR2022-2816, XR2022-3090, XR2022-3218, XR2023-1886

SITE LOCATION: 1400 San Miguel Drive

APPLICANT: Brian Carroll

PROPERTY OWNER: Charles Smith Enterprises LLC

BUILDING INSPECTOR: John Thornton, Building Inspector II

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

PROJECT SUMMARY

Add 499 square feet to the bedroom/bath/kitchen, add 543 square feet to garage, and remodel 2,130 square feet to existing single family dwelling.

BUILDING PERMIT HISTORY

This project first started with Permit X2021-1337 issued on March 25, 2022, with subsequent permits that have expanded the scope of work. Referenced permits above are subject to Newport Beach Municipal Code 15.02.095 with initial three-year construction limit expiration date of March 25, 2025.

Permit XR2022-3090 is a supplement permit for additional scope of work to re-roof, add 113 sq. ft. to 1st floor, 216 sq. ft. to 2nd floor, extend roof over existing deck.

Permit XR2022-3218 is a supplement permit for additional scope of work to repair termite and dry-rot on deck, add 138 sq. ft. to the bedroom, and add 307 sq. ft. to the primary closet.

Permit XR2023-1886 is a supplement permit for additional scope of work to add 176 sq. ft., reframe 1,224 sq. ft. of the 2nd floor deck, replace the stairs and replace 36 windows and doors.

Permit XR2022-2816 is a supplement permit for additional scope of work to construct new retaining wall inside the property line.

The first permit was issued on March 25, 2022.

The first inspection was on October 27, 2022, for retaining wall footing and foundation.

The last inspection was on March 10, 2026, for shear and hold downs.

Please refer to Attachment 1 for detailed permit history.

Notice of pending Three-Year Construction Limit expiration was sent on January 21, 2025.

Please refer to Attachment 2 for detailed notice activities.

BUILDING OFFICIAL EXTENSION

The chief building official granted an extension for a three-year construction time limit on March 25, 2025, with expiration date of March 25, 2026. (Attachment 3).

RECOMMENDATION

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

PUBLIC NOTICE

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

ATTACHMENTS

Attachment No. 1 – Building Inspection 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 (1175-2021) FOR CITY OF NEWPORT BEACH

Permit Type:	Plan Check	Application Date:	05/25/2021	Owner:	
Work Class:	Addition/Alteration	Issue Date:	03/25/2022	Parcel	458 632 03
Status:	Approved	Expiration Date:	05/25/2022	Address:	1400 SAN MIGUEL DR NEWPORT BEACH, CA 92625
IVR Number:	126123				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Inspection Location: 1400 SAN MIGUEL DR							
Permit: X2021-1337							
04/17/2023	04/17/2023	Footings and Foundation	iBLD-013550-2023	Partial Pass	David Reed	Yes	Incomplete
04/26/2023	04/26/2023	Soil Pipe	iBLD-015132-2023	Partial Pass	David Reed	Yes	Incomplete
05/02/2023	05/02/2023	Soil Pipe	iBLD-015836-2023	Approved	David Reed	No	Complete
Reinspection of iBLD-015132-2023							
05/15/2023	05/15/2023	Footings and Foundation	iBLD-017781-2023	Partial Pass	David Reed	Yes	Incomplete
Reinspection of iBLD-013550-2023							
05/30/2023	05/30/2023	Footings and Foundation	iBLD-019523-2023	Cancelled	David Reed	Yes	Complete
Reinspection of iBLD-017781-2023							
06/05/2023	06/05/2023	Footings and Foundation	iBLD-020609-2023	Partial Pass	David Reed	Yes	Incomplete
Reinspection of iBLD-019523-2023							
06/22/2023	06/22/2023	Slab On Grade	iBLD-023397-2023	Partial Pass	David Reed	Yes	Incomplete
08/08/2023	08/08/2023	Other - Plumbing	iBLD-029863-2023	Partial Pass	Chris Sanchez	Yes	Incomplete
08/16/2023	08/16/2023	Footings and Foundation	iBLD-031174-2023	Cancelled	David Reed	Yes	Complete
Reinspection of iBLD-020609-2023							
08/18/2023	08/18/2023	Footings and Foundation	iBLD-031420-2023	Partial Pass	Chad Shelton	Yes	Incomplete
Reinspection of iBLD-031174-2023							
09/19/2023	09/19/2023	Footings and Foundation	iBLD-035885-2023	Partial Pass	David Reed	Yes	Incomplete
Reinspection of iBLD-031420-2023							
03/14/2024	03/14/2024	Footings and Foundation	iBLD-008893-2024	Cancelled	Rick La Bare	Yes	Complete
Reinspection of iBLD-035885-2023							
	03/14/2024	Other - Plumbing	iBLD-008890-2024	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of iBLD-029863-2023							
03/21/2024	03/21/2024	Footings and Foundation	iBLD-010383-2024	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of iBLD-008893-2024							
06/07/2024	06/07/2024	Roof Framing, Sheathing & Bldg Height	iBLD-021797-2024	Cancelled	Chris Sanchez	Yes	Complete
06/10/2024	06/10/2024	Roof Framing, Sheathing & Bldg Height	iBLD-022029-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
Reinspection of iBLD-021797-2024							

LINKED PERMIT INSPECTION HISTORY REPORT (1175-2021)

Permit Type:	Plan Check	Application Date:	05/25/2021	Owner:	
Work Class:	Addition/Alteration	Issue Date:	03/25/2022	Parcel	458 632 03
Status:	Approved	Expiration Date:	05/25/2022	Address:	1400 SAN MIGUEL DR NEWPORT BEACH, CA 92625
IVR Number:	126123				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
10/22/2024	10/22/2024	Roof Framing, Sheathing & Bldg Height	IBLD-040954-2024	Partial Pass	Charles Wilson	Yes	Incomplete
Reinspection of IBLD-022029-2024							
10/23/2024	10/16/2024	Shear and Hold Downs	IBLD-038206-2024	Partial Pass	Rick La Bare	Yes	Complete
	10/23/2024	Shear and Hold Downs	IBLD-040955-2024	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of IBLD-038206-2024							
10/30/2024	10/30/2024	Shear and Hold Downs	IBLD-042186-2024	Approved	Jason Rudenick	No	Complete
Reinspection of IBLD-040955-2024							
10/31/2024	10/31/2024	Roof Framing, Sheathing & Bldg Height	IBLD-042856-2024	Approved	Rick La Bare	No	Complete
Reinspection of IBLD-040954-2024							
03/02/2026	03/02/2026	Floor Framing & Sheathing	IBLD-008715-2026	Cancelled	John Thornton	Yes	Complete
03/10/2026	03/10/2026	Floor Framing & Sheathing	IBLD-010157-2026	Not Ready for Inspection	John Thornton	Yes	Complete
Reinspection of IBLD-008715-2026							
	03/10/2026	Shear and Hold Downs	IBLD-010472-2026	Correction	John Thornton	Yes	Complete
Permit: XR2022-2816							
10/27/2022	10/27/2022	Footings and Foundation	IBLD-014294-2022	Partial Pass	David Reed	Yes	Incomplete
11/14/2022	11/14/2022	Masonry Pre-Grout/Wall Steel	IBLD-016192-2022	Partial Pass	David Reed	Yes	Incomplete
03/20/2023	03/20/2023	Area Drains	IBLD-009661-2023	Cancelled	David Reed	Yes	Complete
04/03/2023	04/03/2023	Area Drains	IBLD-011553-2023	Partial Pass	Chris Sanchez	Yes	Incomplete
Reinspection of IBLD-009661-2023							
05/12/2023	05/12/2023	Footings and Foundation	IBLD-017571-2023	Cancelled	Chris Sanchez	Yes	Complete
Reinspection of IBLD-014294-2022							
05/15/2023	05/15/2023	Footings and Foundation	IBLD-017705-2023	Partial Pass	David Reed	Yes	Incomplete
Reinspection of IBLD-017571-2023							
06/22/2023	06/22/2023	Gas Pipe Underground	IBLD-023391-2023	Cancelled	David Reed	Yes	Complete
	06/22/2023	Masonry Pre-Grout/Wall Steel	IBLD-023396-2023	Partial Pass	David Reed	Yes	Incomplete
Reinspection of IBLD-016192-2022							
08/02/2023	08/02/2023	Area Drains	IBLD-028924-2023	Partial Pass	Chris Sanchez	Yes	Incomplete
Reinspection of IBLD-011553-2023							
Permit: XR2022-3090							

LINKED PERMIT INSPECTION HISTORY REPORT (1175-2021)

Permit Type:	Plan Check	Application Date:	05/25/2021	Owner:	
Work Class:	Addition/Alteration	Issue Date:	03/25/2022	Parcel	458 632 03
Status:	Approved	Expiration Date:	05/25/2022	Address:	1400 SAN MIGUEL DR NEWPORT BEACH, CA 92625
IVR Number:	126123				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
04/26/2023	04/26/2023	Other Building	iBLD-015135-2023	Partial Pass	David Reed	Yes	Incomplete
12/04/2024	12/04/2024	Underground Electrical	iBLD-047340-2024	Approved	Rick La Bare	No	Complete

Permit: XR2022-3218

04/26/2023	04/26/2023	Other Building	iBLD-015134-2023	Partial Pass	David Reed	Yes	Incomplete
	04/25/2023	Sewer	iBLD-014977-2023	Cancelled	David Reed	Yes	Complete
06/05/2024	06/05/2024	Roof Framing, Sheathing & Bldg Height	iBLD-021480-2024	Correction	Rick La Bare	Yes	Complete

Permit: XR2023-1886

10/22/2024	10/16/2024	Roof Framing, Sheathing & Bldg Height	iBLD-038207-2024	Partial Pass	Charles Wilson	Yes	Complete
08/22/2025	08/22/2025	Gas Pipe Underground	iBLD-034142-2025	Not Ready for Inspection	John Thornton	Yes	Complete



City of Newport Beach

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



X 2 0 2 1 1 3 3 7

COMB Permit : X2021-1337

Plan Check No : 1175-2021

Issued Date : 03/25/2022

Final Date:

Permit Status: Issued

Inspection Area : 6

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

DUPLICATE

Job Address : 1400 SAN MIGUEL DR
Description : SFR ADD 499 SF @ BEDROOM/BATH/KITCHEN. ADD 543 SF TO GARAGE. REMODEL (E) 2130 SF
Legal Desc : N TR 10625 BLK LOT 21

Owner : ADRIANA GALLARDO
Address : 1400 SAN MIGUEL DR
NEWPORT BEACH, CA 92660
Phone :

Contractor : OWNER/BUILDER
Address :

Phone :
Con State Lic : OWNER/BUILDER
Lic Expire :
Bus Lic :
Bus Lic Expire :

Applicant : CARROLL BRIAN
Address : 364 VISTA BAYA
NEWPORT BEACH, CA 92660
Phone : (714) 404-4999

Workers' Compensation Insurance
Carrier : EXEMPT
Policy No : 0000
W. C. Expire :

Owner/Builder : ADRIANA GALLARDO
Address : 1400 SAN MIGUEL DR
NEWPORT BEACH, CA 92660
Phone :

Architect : TRIFON METODIEV
Address : 155 ROCHESTER COSTA MESA, CA
92627
Phone : (949) 293-2176
State Lic : C037844

Engineer : BURKE THOMAS
Address : 151 KALMUS DR #140
COSTA MESA, CA 92626
Phone : (949) 494-0776

Designer :
Address :
Phone :

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

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

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

Building Setbacks :
Flood Zone : X
Use Zone : R-1-6000 - Single-Unit Residential (6000 indicates minimum lot area)

PROCESSED BY :

RM

SPECIAL CONDITIONS: 12/15/2025: Change of Contractor

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

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

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

☐ I am exempt from licensure under the Contractors' State License Law for the following reason:

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

Signature of Property Owner or Authorized Agent _____ Date 12/15/2021

LICENSED CONTRACTOR'S DECLARATION

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

WORKERS' COMPENSATION DECLARATION

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

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

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

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

Carrier _____ Policy Number _____ Expiration Date _____
Name of Agent _____ Phone # _____

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

Signature of Applicant _____ Date _____

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

By my signature below, I certify to each of the following:
I am the property owner or authorized to act on the property owner's behalf.
I have read this application and the information I have provided is correct.

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

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

Signature of Property Owner or Authorized Agent _____ Print Property Owner's or Authorized Agent's Name Bryan Carroll Date 12/15/21

ACTION _____ DATE _____ BY _____
DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403 FOR OFFICE USE ONLY

PERMIT EXPIRED	☐ I SUBMITTED ASBESTOS NOTIFICATION TO
PERMIT CANCELLED	☐ EPA
PERMIT EXTENDED	☐ AQMD
PERMIT FINAL	☐ ASBESTOS NOTIFICATION IS NOT APPLICABLE TO
CERTIFICATE OF OCCUPANCY ISSUED	PROPOSED DEMOLITION
SIGNATURE: <u>[Signature]</u>	

DUPLICATE



City of Newport Beach

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



X R 2 0 2 2 2 8 1 6

COMB Permit : XR2022-2816

Plan Check No : 1175-2021

Issued Date : 10/26/2022

Final Date:

Permit Status: Issued

Inspection Area : 6

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

DUPLICATE

Job Address : 1400 SAN MIGUEL DR
Description : SFR CONSTRUCT (N) RETAINING WALL (135' FEET LONG X 5'10" MAX HEIGHT), INSIDE P/L

Owner : ADRIANA GALLARDO
Address : 1400 SAN MIGUEL DR
NEWPORT BEACH, CA 92660
Phone :

Contractor : OWNER/BUILDER
Address :

Phone :
Con State Lic : OWNER/BUILDER
Lic Expire :
Bus Lic :
Bus Lic Expire :

Applicant : RON GARCIA
Address : 155 ROCHESTER DR
COSTA MESA, CA 92627
Phone : (949) 612-7257

Architect : TRIFON METODIEV
Address : 155 ROCHESTER COSTA MESA, CA
92627
Phone : (949) 293-2176
State Lic : C037844

Engineer : BURKE THOMAS
Address : 151 KALMUS DR #140
COSTA MESA, CA 92626
Phone : (949) 494-0776

Owner/Builder : ADRIANA GALLARDO
Address : 1400 SAN MIGUEL DR
NEWPORT BEACH, CA 92660
Phone :

Designers :
Address :
Phone :

Workers' Compensation Insurance
Carrier : EXEMPT
Policy No : 0000
W. C. Expire :

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

Construction Valuation : \$30,000.00
Added/New/TI sq. ft. Bldg : 0
Alteration sq. ft. Bldg : 0
Add/New sq. ft. Garage : 0
TOTAL sq. ft. :

Building Setbacks :
Flood Zone : X
Use Zone :

R-1-6000 - Single-Unit Residential (6000 indicates minimum lot area)

PROCESSED BY :

SPECIAL CONDITIONS: 12/15/2025: Change of Contractor

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 at the following Web site: <http://www.leginfo.ca.gov/calaw.html>

Signature of Property Owner or Authorized Agent [Signature] Date 12/15/2011

LICENSED CONTRACTOR'S DECLARATION

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

WORKERS' COMPENSATION DECLARATION

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

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

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

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

Name of Agent

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

Signature of Applicant Date

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

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

Lender's Name Lender's Address

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

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

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

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

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

Signature of Property Owner or Authorized Agent [Signature] Print Property Owner's or Authorized Agent's Name Brian Carrillo Date 12/15/2011

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			☐ SUBMITTED ASBESTOS NOTIFICATION TO	
PERMIT CANCELLED			☐ TCEPA	
PERMIT EXTENDED			☐ AQMD	
PERMIT FINAL			☐ ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION	
CERTIFICATE OF OCCUPANCY ISSUED			SIGNATURE: <u>[Signature]</u>	

DUPLICATE



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



COMB Permit : XR2023-1886
Plan Check No : 1175-2021
Issued Date : 08/09/2023
Final Date :
Permit Status : Issued
Inspection Area : 6

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

DUPLICATE

Job Address : 1400 SAN MIGUEL DR	Legal Desc : N TR 10625 BLK LOT 21
Description : DELTA 5 *ADDITIONAL SCOPE* ADD 176 SF, REFRAME 1224 SF 2ND FLOOR DECK, REPLACE STAIRS AND REPLACE 36 WINDOWS/DOORS	
Owner : ADRIANA GALLARDO	Contractor : OWNER/BUILDER
Address : 1400 SAN MIGUEL DR	Address :
Phone :	Phone :
Applicant : RON GARCIA	Architect : TRIFON METODIEV
Address : 155 ROCHESTER DR	Address : 155 ROCHESTER COSTA MESA, CA
Phone : (949) 612-7257	Phone : (949) 293-2176
	State Lic : C037844
Owner/Builder :	Engineer : BURKE THOMAS
Address :	Address : 151 KALMUS DR #140
	Phone : (949) 494-0776
Phone :	Designer :
	Address :
	Phone :
Code Edition : 2022	Construction Valuation : \$129,600.00
Type of Construction : V-B	Added/New/TI sq. ft. Bldg : 176
Occupancy Groups : U,R-3	Alteration sq. ft. Bldg : 1,224
Bldg Height :	Add/New sq. ft. Garage : 0
	TOTAL sq. ft. : 176
Building Setbacks :	
Flood Zone : X	
Use Zone : R-1-6000 - Single-Unit Residential (6000 indicates minimum lot area)	

RM

PROCESSED BY :

SPECIAL CONDITIONS: 12/15/2025: Change of Contractor
REV2023-1307

OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt from licensure under the Contractors' State License Law for the following reason:

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

Signature of Property Owner or Authorized Agent [Signature] Date 7/2/15

LICENSED CONTRACTOR'S DECLARATION

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

WORKERS' COMPENSATION DECLARATION

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

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

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

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

Name of Agent

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

Signature of Applicant Date

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

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

Lender's Name Lender's Address

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

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

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

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

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

Signature of Property Owner or Authorized Agent [Signature] Print, Property Owner's or Authorized Agent's Name Brian Carver Date 7/2/15

ACTION	DATE	BY	DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403	FOR OFFICE USE ONLY
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PERMIT EXPIRED	☐	DUPLICATE		
PERMIT CANCELLED	☐			
PERMIT EXTENDED	☐			
PERMIT FINAL	☐			
CERTIFICATE OF OCCUPANCY ISSUED	☐	ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION <u>[Signature]</u> 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 - ELEC
Work Class - Online



XR20240136

COMB Permit : XR2024-0136

Plan Check No : PC2024-0069

Issued Date : 07/11/2024

Final Date:

Permit Status: Issued

Inspection Area : 6

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

Job Address : 1400 SAN MIGUEL DR	Legal Desc : N TR 10625 BLK LOT 21
Description : SFR - NEW SCE TRANSFORMER TO SERVE (3) 400 AMP PANELS	
Owner : ADRIANA GALLARDO	Contractor : C JONES & COMPANY
Address : 1400 SAN MIGUEL DR	Address : P.O. Box 2946
Phone : NEWPORT BEACH, CA 92660	Address : COSTA MESA, CA 92628
	Phone : (626) 840-4247
	Con State Lic : 1064530
	Lic Expire : 03/31/2026
Applicant : GIANCARLO MORAL	Bus Lic : BT30073234
Address : 1105 S EUCLID ST, Suite D228	Bus Lic Expire : 10/31/2024
Phone : FULLERTON, CA 92832	Workers' Compensation Insurance
	Carrier : STATE COMPENSATION INSURANCE FUND
Owner/Builder :	Policy No : 9306288
Address :	W. C. Expire : 9/29/2024
Phone :	
Code Edition : 2022	Fire Sprinklers : NO
Type of Construction : V-B	Fire Hazard Zone : NO
Occupancy Groups : R-3,U	No of Units : 1
Bldg Height :	No of Stories : 2
Building Setbacks :	
Flood Zone : X	
Use Zone : R-1-6000 - Single-Unit Residential (6000 indicates minimum lot area)	

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 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: <https://leginfo.ca.gov>.

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: B License Number: 1064530

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 Number:

☒ 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: State Compensation Insurance Fund Policy Number: 9306288-23 Expiration Date: 09/29/2024 Name of Agent: CDS Insurance Services Phone #: 626-610-9500

☒ 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.

CONSTRUCTION LENDING AGENCY DECLARATION

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, 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 all the declarations, checked applicable ones, and the information I have provided are correct.

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.

C. JONES & COMPANY
July, 09 2024



DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403
I SUBMITTED ASBESTOS NOTIFICATION TO:

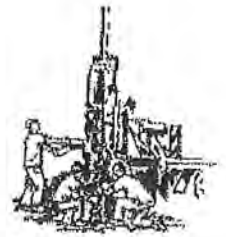
☐ EPA

☐ AQMD

☒ Asbestos notification is not applicable to proposed demolition.

GEO-ETKA, INC.

Established 1965



Soil Engineering and Geology
Material Testing and Inspections

1801 East Helm Avenue, Suite 202, Orange, California 92865 • Phone (714) 771-6911 • Email: geoetka@aol.com

Field Memorandum

Date:	5-15-23	Job No.:	D-11873 B
Client:	C Jones & Company	Site Contact:	Ron (714) 276-7844
Job Location:	1400 San Miguel Dr, Newport Beach		
Contractor:			
Subject:	Excavated footing for New R-wall. - Testing the bottom to 90% Relative Compaction -		
Observations:	Contractor excavated the footing for the new R-wall. Footing was excavated into firm compacted native soil. (Native soil is bedrock). Crew moistened and compacted the bottom with ① hand held whacker w/ Foot. After the compaction was completed, I took density readings with my gauge in random locations. All my tests passed 90% relative compaction, moisture was near optimum that is required per plans. OK to continue with the next step from a geotechnical point of view. Going to use # 5 rebar & pour concrete footing. All per plans- Footing size, depth, width, etc		
Any loose soil, if any at the bottom of the footing must be removed prior to - Concrete pour			

Attention:

This memorandum is not intended as a substitute for the stamped and signed report. It is issued as a temporary measure for field use only. A detailed report complete with plans and test data must be issued by this office.

This memo is null and void if adverse weather conditions occur immediately after this inspection and can negatively affect the compaction, concrete or paving. The client should notify Geo-Etka, Inc. to recheck within 72 hours of such weather conditions.

Field Representative

Justin Winn



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address: 1400 SAN MIGUEL DR, CORONA DEL MAR, CA 92625	Report Date: 2023-04-17	CNB Inspector Name:	CNB Permit #: X2021-1337
Building Owner Name: Gallardo Adriana	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Thomas Burke	SO E-mail Address: Tom@BurkeSE.com	SO Telephone #: 657-289-0460	SO License / Reg. #:

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☒ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete	1) at garage, 2) at basement grid K to I / 4 to 7.	2023-04-17
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck	3) Left of bottom of interior stair 4) 2 pads at grid F/ grid 3 to 4.	
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood	5) at grid 2 / grid F to D	
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☐ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS: FOUNDATION REBAR GENERALLY COMPLY WITH OUR
STRUCTURAL DRAWINGS PLANS AND DETAILS.

☐ 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

2023-04-17

DATE



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION

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

Structural Observation Report

Project Address: 1400 SAN MIGUEL DR, CORONA DEL MAR, CA 92625	Report Date: 2023-06-02	CNB Inspector Name:	CNB Permit #: X2021-1337
Building Owner Name: Gallardo Adriana	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Thomas Burke	SO E-mail Address: Tom@BurkeSE.com	SO Telephone #: 657-289-0460	SO License / Reg. #:

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☒ Other: PT SLAB	☐ Other:	☐ Other:	☐ Other:	Foundation at grid 1.3 to 4 / D to A	2023-06-02

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS: PT SLAB REBAR AND TENDONS GENERALLY COMPLY WITH OUR STRUCTURAL DRAWINGS PLANS AND DETAILS.

☐ 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

2023-06-02

DATE



STAMP OF STRUCTURAL OBSERVER

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

**DEPUTY 1 INSPECTION****1-800-DEPUTY1**Gen Contr: C. Jones & CompanySub Contr: Hoff Const**Report of Special Inspection**Project Name Address: Gallardo Res / 1400 San MiguelPermit Number: X2021-1337Inspection Type(s) PTInspection Date(s) 6/14/2023 [] Periodic [] Continuous**Describe Inspection Made, including Locations:**Observed the stressing of the (6) 1/2" cables at the new addition and repairs.-All 6 cables were stressed to 80% of the design load at 4,300psi-No Failures occurred**List Tests Made:**Read and reviewed the calibration records for the hydraulic jack**Total Inspection Time Each Day:**

Date	6/14/2023						
Hours	MIN						

List Items Requiring Correction, include uncorrected items previously listed**Comments**

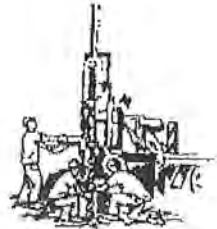
To the best of my knowledge, the work inspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed: Chad BrummelDate 6/14/2023Print Full Name: Chad Brummel Registration No NB-411

GEO-ETKA, INC.

Established 1965

Soil Engineering and Geology
Material Testing and Inspections



1801 East Heim Avenue, Suite 202, Orange, California 92865 • Phone (714) 771-6911 • Email: geoetka@aol.com

Field Memorandum

Date: 8-18-23	Job No.: D-11873 B
Client: C Jones & Company	Site Contact: Ron (714) 276-7844
Job Location: 1400 San Miguel Dr, Newport Beach	
Contractor:	
Subject: Excavated footings for New addition - Testing the bottom to 90% Relative Compaction -	

Observations: Contractor excavated the footings for the new addition in the rear south-east corner & 2 locations on the inside of the existing home. Footings were excavated into firm, compacted native soil. (Bedrock). Crew moistened the sides & bottoms. Whacker not needed to compact. Cleaned the loose soil out only. I took Density readings with my gauge in random locations. All my tests passed 90% relative compaction, moisture was near optimum, that is required per plans. OK to continue with the next step from a geotechnical point of view.

All per plans - Footings size, depth, width, etc

Going to install rebar & pour concrete footings - And Slab on west-end

Any loose soil if any at the bottom of footings must be removed prior to concrete

pour.

Attention:

This memorandum is not intended as a substitute for the stamped and signed report. It is issued as a temporary measure for field use only. A detailed report complete with plans and test data must be issued by this office.

This memo is null and void if adverse weather conditions occur immediately after this inspection and can negatively affect the compaction, concrete or paving. The client should notify Geo-Etkka, Inc. to recheck within 72 hours of such weather conditions.

Field Representative

Justin Winn

20



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION

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

Structural Observation Report

Project Address: 1400 SAN MIGUEL DR, CORONA DEL MAR, CA 92625	Report Date: 2023-08-16	CNB Inspector Name:	CNB Permit #: X2021-1337
Building Owner Name: Gallardo Adriana	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Thomas Burke	SO E-mail Address: Tom@BurkeSE.com	SO Telephone #: 657-289-0460	SO License / Reg. #:

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☒ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete	SEE BELOW	2023-08-16
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS: REBAR OF SLAB ON GRADE & GRADE BEAM GB7 AT GRID 4 to 8 / G to D, PAD FOOTING AT GRID E/5, GRID F/2.1, AND GRID I/2 GENERALLY COMPLY WITH OUR STRUCTURAL DRAWINGS PLANS AND DETAILS.

☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ FINAL STRUCTURAL OBSERVATION REPORT:

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

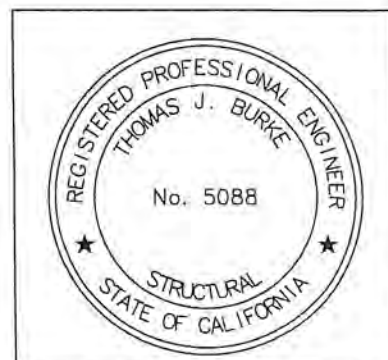
I declare that the following statements are true to the best of my knowledge:

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

2023-08-16

DATE



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Structural Observation Report

Project Address: 1400 SAN MIGUEL DR, CORONA DEL MAR, CA 92625	Report Date: 2023-09-15	CNB Inspector Name:	CNB Permit #: X2021-1337
Building Owner Name: Gallardo Adriana	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Thomas Burke	SO E-mail Address: Tom@BurkeSE.com	SO Telephone #: 657-289-0460	SO License / Reg. #:

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☒ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete	SEE BELOW	2023-09-15
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS: REBAR OF FOOTING UNDER MASTER CLOSET GENERALLY
COMPLY WITH OUR STRUCTURAL DRAWINGS PLANS AND DETAILS.

☐ 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

2023-09-15

DATE



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Structural Observation Report

Project Address: 1400 SAN MIGUEL DR, CORONA DEL MAR, CA 92625	Report Date: 2024-03-19	CNB Inspector Name:	CNB Permit #: X2021-1337
Building Owner Name: Gallardo Adriana	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Thomas Burke	SO E-mail Address: Tom@BurkeSE.com	SO Telephone #: 657-289-0460	SO License / Reg. #:

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☒ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete	SEE BELOW	2024-03-19
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS: FOOTING REBAR AT GRID 5 / GRID D TO B GENERALLY COMPLY WITH OUR STRUCTURAL DRAWINGS PLANS AND DETAILS.

☐ 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

2024-03-19

DATE



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Structural Observation Report

Project Address: 1400 SAN MIGUEL DR, CORONA DEL MAR, CA 92625	Report Date: 2024-06-07	CNB Inspector Name:	CNB Permit #: X2021-1337
Building Owner Name: Gallardo Adriana	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Christophe Chasle	SO E-mail Address: Christophe@BurkeSE.com	SO Telephone #: 657-289-0460	SO License / Reg. #:

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☒ Wood	SEE BELOW	2024-06-07
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS: UPPER ROOF SHEATHING NAILING GENERALLY COMPLY
WITH OUR STRUCTURAL DRAWINGS PLANS AND DETAILS. ROOF ABOVE 2ND FLOOR DECK AND
ABOVE EXTERIOR ENTRANCE ABOVE GRID 1 NOT PART OF THIS OBSERVATION.

☐ 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

2024-06-07

DATE



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

BUILDING HEIGHT CERTIFICATION

Project Street Address: 1400 San Miguel Drive, Corona Del Mar, CA 92625

Building Permit Number(s): #

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

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

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

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

RIDGES (3:12 slope or greater)

Approved elevation point of ridge is _____ and actual elevation point is _____.
Approved elevation point of ridge is _____ and actual elevation point is _____.
Approved elevation point of ridge is _____ and actual elevation point is _____.
Approved elevation point of ridge is _____ and actual elevation point is _____.
Approved elevation point of ridge is _____ and actual elevation point is _____.
Approved elevation point of ridge is _____ and actual elevation point is _____.

FLAT ROOFS, PARAPETS AND GUARDRAILS

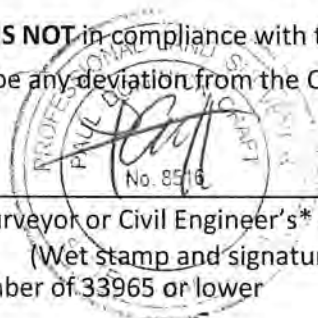
(A) Approved elevation point of flat roof or parapet is 227.00 and actual elevation point is 226.84.
(B) Approved elevation point of flat roof or parapet is 227.00 and actual elevation point is 226.86.
(C) Approved elevation point of flat roof or parapet is 227.00 and actual elevation point is 226.80.
(D) Approved elevation point of flat roof or parapet is 227.00 and actual elevation point is 226.79.
(E) Approved elevation point of flat roof or parapet is 227.00 and actual elevation point is 226.77.
(F) Approved elevation point of flat roof or parapet is 227.00 and actual elevation point is 226.78.

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

☒ **IS** in compliance with the City-approved plans.

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

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

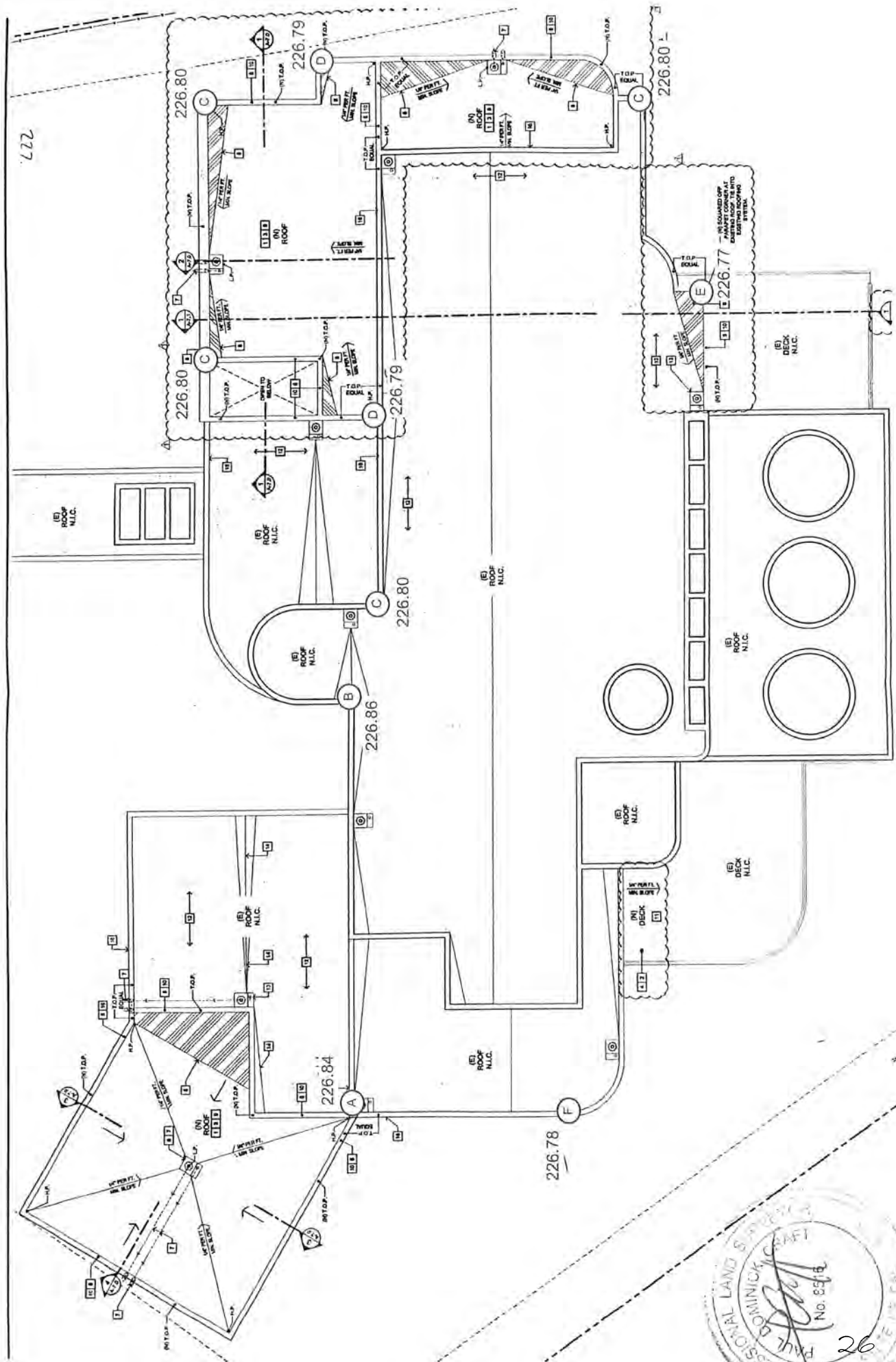


Surveyor or Civil Engineer's* signature and seal JN: 22107
(Wet stamp and signature required)

* License number of 33965 or lower

10/14/2024

Date





CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Structural Observation Report

Project Address: 1400 SAN MIGUEL DR, CORONA DEL MAR, CA 92625	Report Date: 2024-10-22	CNB Inspector Name:	CNB Permit #: X2021-1337
Building Owner Name: Gallardo Adriana	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Christophe Chasle	SO E-mail Address: Christophe@BurkeSE.com	SO Telephone #: 657-289-0460	SO License / Reg. #:

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☒ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood	SEE BELOW	2024-10-22
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS: WHOLE BUILDING SHEAR WALLS GENERALLY COMPLY
WITH OUR STRUCTURAL DRAWINGS PLANS AND DETAILS.

☐ 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

2024-10-22

DATE



STAMP OF STRUCTURAL OBSERVER

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

Attachment No. 2

Three-Year Construction Limit Notice Activities



City of Newport Beach

Community Development

Tuesday, January 21, 2025

C JONES & COMPANY
P.O. Box 2946
COSTA MESA, CA 92628

Subject: Notice of Three (3)-Year Expiration Deadline for Building Permits

Address: 1400 SAN MIGUEL DR NEWPORT BEACH, CA 92625

Thank you for your continued interest in investing in the City of Newport Beach. Per Ordinance No. 2022-8, all residential one-unit and two-unit dwelling projects must be completed in a three (3)-year period. Our records indicate that your permit **X2021-1337** issued on **03/25/2022** is set to expire on **03/25/2025**, as set forth in Newport Beach Municipal Code Section 15.02.095. This includes any *related* permits, such as electrical, mechanical, plumbing, swimming and fire permits issued at a later date.

A property owner, or authorized agent of the property owner, may request an extension in writing with the Chief Building Official. The application for extension can be found online at <https://newportbeachca.gov/permitextension>.

The application shall include all information to help assess if an extension is warranted. At a minimum, you will be required to include: the length of the time extension requested; justification for the requested extension; and the projected date of completion.

Please submit your application no later than forty-five (45) calendar days prior to the expiration of the building permit.

Permits that need more time than granted by the Building Official may file an additional extension application with an Administrative Hearing Officer. The extension application for the Hearing Officer shall be submitted no later than forty-five (45) days prior to the expiration date granted by the Building Official.

For any questions, please contact **Rick La Bare** at **949-644-3261** or RLABARE@newportbeachca.gov.

Sincerely,

TONEE THAI, P.E., C.B.O., CASp
Community Development Department
Deputy Director-Building / Chief Building Official



PERMIT ACTIVITY REPORT (X2021-1337) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
01/27/2026					
	Generic Activity	Hearing Officer Application submitted	ACT-000286-2026	Hearing Officer application submitted but requested editing of verbiage in the supporting documentation letter on 01.27.26 communicated to Brian Carroll	John Thornton
01/29/2026					
	Generic Activity	HEARING APPLICATION SUBMITTED	ACT-000344-2026	COMPLETE APPLICATION SUBMITTED ON 01/28/2026.	Tonee Thai
01/05/2026					
	Generic Activity	Spoke with New GC Brian Carroll via phone	ACT-000014-2026	Informed Brian Carroll, 3-year extension hearing officer application needs to start ASAP as the outstanding building official extension expires 03.25.26.	John Thornton
12/15/2025					
	Change of Contractor or Change of Owner-Builder		CoC-000203-2025		Ronald Mejia
12/08/2025					
	Generic Activity	GC releasing project	ACT-000100-2025	GC rep Chris Jones informs via phone call that the contract has been terminated and he will provide a release letter as owner plans to change to owner builder, permitting department informed to place hold on permits until change of contractor is done	John Thornton
02/06/2025					
	Generic Activity	60 day posting	ACT-000570-2025	handed to GC on site 01/27/2025	Rick La Bare
03/25/2025					
	Generic Activity	Revised app accepted	ACT-001214-2025	Revised application with supporting documents and owners letter finally submitted week of March 17th (I think it was March 19th)	Rick La Bare
	Generic Activity	Building Official Extension Approved	ACT-001233-2025	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 03/25/2026 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER.	Tonee Thai

PERMIT ACTIVITY REPORT (X2021-1337)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
04/28/2025					
		LOCKSTEP PERMIT WORK IN PROGRESS		XR2022-3090	Kayla Hudson
05/02/2025					
	Generic Activity	3-YEAR DEADLINE EXTENSION	ACT-001764-2025	MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER	Debi Schank
08/11/2025					
	Generic Activity	Voicemail left for Inactivity	ACT-003096-2025	Voicemail left for Chris Jones and Company about all permits, being expired and requiring re-issuance	John Thornton
08/20/2025					
		LOCKSTEP PERMIT WORK IN PROGRESS		XR2022-3090	Mark Christian

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

Three Year Construction Time Limit Extension
Building Official Application

Project Address: 1400 San Miguel Drive		Receipt No.: INV-00037068	
Permit No.: X2021-1337	Original Permit Issued Date: 3-25-22	Extension Fee: \$221	Date Fee Paid: 01/30/25
PETITIONER/PROPERTY OWNER INFORMATION			
Name (Must be payor of fees): Chris Jones		Company Name: C. Jones & Company	
Street Address: P.O. Box 2946		City: Costa Mesa	State: CA Zip Code: 92628
Email: cjones@cjonesandcompany.com		Phone: 714-668-1190	
PROJECT INFORMATION			
Length of extension requested: 12 months			
New end date if request is approved: April 12, 2026			
Previous Extension(s) Granted? (Y/N): No		If Yes, How Many?:	
Description of Work Under Permit:	This project consists of renovations and additions to existing single family residence, including site work improvements. XR2022-2816, XR2022-3090, XR2022-3248, XR2023-1886		
Reason for Extension Request	(Attach Supporting Documents as Needed) Due to several unforeseen conditions on this project our original schedule has been extended. These conditions involved large structural changes & repairs, which also affected ordering other long lead materials.		
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.			
Petitioner's Signature:	Relationship to Property Owner: General Contractor		Date: 1/29/25
FOR STAFF USE ONLY			
Department Action: ☒ Approved ☐ Denied			
Conditions of Approval or Comments:	TOTAL 365 DAYS EXTENSION GRANTED PERMITS SHALL EXPIRE ON 03-25-2026 UNLESS EXTENSION IS GRANTED BY HEADING OFFICER		
Building Inspector Reviewed:	Name:	Signature:	Date: 3/10/25
Building Official Approval:	Name: TUNEY HATT	Signature:	Date: 3/25/2025

Charles Smith Enterprises LLC
Attention: Adriana Gallardo
9445 Charles Smith Ave, Rancho Cucamonga, CA 91730
323-629-2655

March 3, 2025

Subject: Authorization as Contractor Agent for 1400 San Miguel Drive, Corona Del Mar, CA 92625

This letter serves to formally authorize Chris Jones of C. Jones & Company Inc. to act as my agent on my behalf in all matters related to the construction project at 1400 San Miguel Drive, Corona Del Mar.

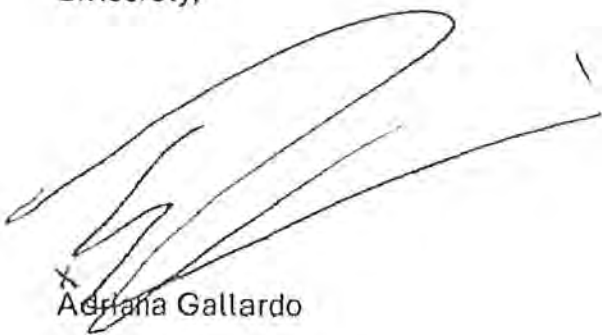
As my authorized agent, C. Jones & Company is hereby granted the authority to:

- Communicate with relevant parties regarding the project on my behalf.
- Submit necessary permits and applications to the appropriate authorities.
- Sign other City of Newport Beach related documents related directly to the construction project.

This authorization is specifically limited to the aforementioned project at 1400 San Miguel Drive, Corona Del Mar and shall remain in effect until the completion of the construction work.

Please do not hesitate to contact me if you have any questions regarding this authorization.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'Adriana Gallardo'.

Adriana Gallardo

Property Owner

C. JONES & COMPANY

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City of Newport Beach
Community Development Department Building Division
100 Civic Center Drive
P.O. Box 1768
Newport Beach, CA 26858-8915

January 27, 2025

C. Jones & Company Inc.
P.O. Box 2946
Costa Mesa, Ca 92628
CSLB License Number: 1064530

Re: Permit XR2021-1337 3-Year Construction Time Limit Extension Building Official Application

Dear Tonne Thai:

In conjunction with the City of Newport Beach Construction time limit & time limit extension we are writing this letter on behalf of our client to provide an explanation as to why we are requesting an extension to this permit.

Upon the start of demolition on the project in mid-April of 2022 we immediately found that the existing structure was in disrepair. The existing structure was almost 50%-60% deteriorated from water damage. In addition to the water damage, we found major structural defects throughout the structure. In conjunction with the Architect & Structural Engineer several major revisions had to be developed & submitted to the City of Newport Beach to address these existing unforeseen conditions and repairs. During this time, we had to pause our window & door order several times to ensure that the final window & door order aligned with the approved revisions. Some of the existing window & door rough openings were located in areas where structural repairs were needed. This also created several procurement & lead time issues with the order and subsequent reorder(s).

During the 2023 through 2024 winter season, we encountered substantial inclement weather-related delays on the project. Unfortunately, this could not have come at a more challenging time during the progress of work. During this time, we were working on completing the foundation work and starting our structural framing & steel work. Although precautions were taken to protect the as-built structure we incurred some damages to the framing & site work, all of which had to be corrected.

In March 2024 we learned along with our client and the design team that her entire plumbing fixture and appliance package was part of the Pirch Bankruptcy situation. This resulted in the design team & C. Jones & Company having to pause any planned plumbing rough-in work as we worked with the design team to ensure that all the previously approved fixtures could be repurchased from an alternative supplier.

C. JONES & COMPANY

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As the project continued to progress, in June 2024, a declaration of special restrictions & notice of special conditions on the property was provided to our owner by an adjoining neighbor. Although the plans had already been approved by the City of Newport Beach and the adjoining Homeowners Association, the project was paused out of an abundance of caution for several months while the Architect, C. Jones & Company & the Owner addressed the situation with the recorder of the original document, The Irvine Company, The City of Newport Beach & the adjacent Homeowners Association. Eventually this situation was successfully resolved with limited changes to the approved design and no legal action taken by any party.

We have a comprehensive project schedule that has been used from the start of the project. This schedule is updated monthly. We plan to continue to manage the project carefully to ensure the timely completion. We are currently underway with our plumbing & mechanical rough-in work. We are also taking measures to dry-in the project so that we can continue with work on the interior & mitigate any weather-related delays. We are happy to cooperate with the City of Newport Beach in any way we can. We have also been working closely with our Building inspector Mr. Rick LaBare to ensure that the project continues to meet inspection milestones.

Please contact me with any questions or if you need any further information regarding the project.

Sincerely,



Chris Jones
Owner - C. Jones & Company
714.668.1190 office
626.840.4247 mobile
cjones@cjonesandcompany.com

cc:
Trifon Metodiev - Vulkan Architects
Kim Hernandez- Owners Executive Assistant
Matthew T. Vujovich- Project Executive
File copy- 1400 San Miguel "Owner" file

LaBare, Richard

From: Chris Jones <CJones@cJonesandcompany.com>
Sent: January 29, 2025 12:04 PM
To: LaBare, Richard
Subject: Permit XR2021-1337 3-Year Construction Time Limit Extension Application
Attachments: 1400 San Miguel Permit Extension Letter 1-27-25.pdf; 3yearexpirationSanMiguel.pdf; Time Limit Extension Application XR2021-1337.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: ViewMail

[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.

Rick-

Please see attached Construction Time Limit Extension Application for Permit XR2021-1337. I have also attached the referenced letter dated 1-27-25. Below is a link to all the supporting documents referenced in my letter.

Happy to provide the City with any other documents that may be needed.

Link to Supporting Documents: <https://www.dropbox.com/scl/fo/zhvkszdwsdlb99fkmva0i/AOEHab2rU-8KJ7S6fxCjI8A?rlkey=7btwaff0tbuc97pxns0k56r21&st=wgin4b8c&dl=0>

Thank you.

Chris Jones
C.Jones & Company Inc.
office | 714-668-1190 cell | 626-840-4247
email cjones@cJonesandcompany.com
www.cJonesandcompany.com

C. JONES & COMPANY

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Chris Jones

From: Chris Jones
Sent: Tuesday, June 11, 2024 6:00 PM
To: Trifon Metodiev
Subject: 1400 San Miguel Project- Neighbors Complaint (court documents included)
Attachments: Steve Leonard v Charles Smith Enterprises LLC.pdf; FW: Broadmoor Hills Community Association - 1400 San Miguel Drive, NB

Trifon, see attached PDF and snapshot below. The Civil case documents state 227 on Page 3 (snapshot below that is highlighted). The court documents call out a maximum top of roof height at 227. The document references the original declaration of special conditions filed by the Irvine Company back in 1982.

The approved city plans and also HOA approved plans call out a top of finished parapet height of 229.53. Which is what our benchmark is set to on the roof. This is the difference of 2-1/2".

I believe you already clarified this to the HOA? See attached email. Maybe we just need to clarify this to the neighbor?

provided to future purchasers of the Property.

NOW, THEREFORE, Declarant hereby imposes this Declaration upon the Property. The conditions and restrictions contained in this Declaration shall be binding upon and provide notice to all parties having or acquiring any right, title, or interest in the Property. The benefit of the restrictions contained herein shall run to the owners of that adjacent property described as Tract 6385....

3. Construction.

The elevation of the building ridge line of the residence constructed upon the Property shall be limited to 227 feet above mean sea level (17 feet above the building pad).

4. Trees and Landscaping.

All trees or landscaping located upon the Property shall be pruned to a height not to exceed the ridge line of the residence located on the Property.

13. As the owner of a property in Tract 6385, Plaintiff receives the benefit of the restrictions contained within the Restrictive Covenant.

Chris Jones
C.Jones & Company Inc.
office | 714-668-1190 cell | 626-840-4247
email cjones@cjonesandcompany.com
www.cjonesandcompany.com

Chris Jones

From: Chris Jones
Sent: Tuesday, June 6, 2023 12:48 PM
To: Trifon Metodiev; kimberlyh@agibusinessgroup.com
Cc: Ron Garcia
Subject: RE: 1400 San Miguel HOA Response - NAD 83 - NAVD 88

Trifon & Kim-

My suggestion at this point is to have AG's real estate attorney write a letter to the HOA this week and explain to them the unforeseen condition & "as-built" condition that was found on the property during the course of this extensive renovation. The real estate attorney will then need to determine in conjunction with the HOA and or their board if the height restriction can be amended or if the as-built condition of the house will need to be changed to be in compliance with the original height restriction.

We need to get this done & approved by the HOA before we start framing. **This is critical and could significantly affect the project schedule.**

Chris Jones
C.Jones & Company Inc.
office | 714-668-1190 cell | 626-840-4247
email cjones@cjonesandcompany.com
www.cjonesandcompany.com

C. JONES & COMPANY
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From: Trifon Metodiev <trifon@vulkanarchitects.com>
Sent: Friday, June 2, 2023 3:46 PM
To: kimberlyh@agibusinessgroup.com
Cc: Chris Jones <CJones@cjonesandcompany.com>; Ron Garcia <rgarcia@vulkanarchitects.com>
Subject: RE: 1400 San Miguel HOA Response - NAD 83 - NAVD 88

Kim, I wanted to explain this to you separately. I've cc'd you on these emails, but I'm not sure you have been following. The existing house is 2" higher than the allowable height on the Deed Restriction from HOA. This is all HOA we are dealing with, not city. My first HOA submittal was returned with comments, and they thought we were approx. 2.5 feet over the height, but there were changes to the way those points were measured since the deed restriction was written. We have the conversion factor and difference figured out, but we are still over by 2". I've asked the civil engineer to write up a letter to re-submit explaining our case. I am building a case to get us through the HOA.

Trifon Metodiev
Principal
949.612.7257 office
949.293.2176 mobile
trifon@vulkanarchitects.com

VULKAN ARCHITECTS
www.vulkanarchitects.com

From: J. Jason Douglas <jdouglas@lagunasurvey.com>
Sent: Friday, June 2, 2023 1:49 PM
To: Trifon Metodiev <trifon@vulkanarchitects.com>
Cc: Chris Jones <CJones@cjonesandcompany.com>; Ron Garcia <rgarcia@vulkanarchitects.com>;
kimberlyh@agibusinessgroup.com
Subject: Re: 1400 San Miguel HOA Response - NAD 83 - NAVD 88

Good morning Trifon,

I apologize for not getting back to you sooner on this. We did send a crew out to check into nearby benchmarks but didn't find any significant disagreement that would alter the topo (+/- 0.02').

I then compared our topo to the original topo from 1987. I dropped the elevations of my topo down to the 1929 datum holding the same benchmark and overlaid the 1987 topo. MacArthur Blvd. appears to have been widened at some point and has no data to compare, however San Miguel had several common measurements that were surprisingly close. I put call-outs on the attached pdf drawing topo29 (2.1). Unfortunately, this still doesn't help our case.

Lastly, I re-examined my topo for any errors. The earlier issues of the topo intentionally did not include roof ridge measurements. I've now updated the topo to show the parapet along the rear building line. These are the most reliable measurements of the roof line and any other points found on locked or hidden AutoCAD layers should be removed. This brings the roof height down a little bit, but ultimately the as-built roof height is still approximately 2" over the deed restriction height limit. Given the variables, this seems very reasonable to me.

As for the Datum issue...I've put a datum equation on the topo88 (2.1) to help better understand the shift. I've also included literature explaining the shift. If you still need a formal letter I can certainly prepare that as well. Let me know how you would like to proceed.

Thanks again for your patience and let me know if you have any questions.

Have a great day.

J. Jason Douglas, PLS

Laguna Survey & Mapping
(619) 987-5338 mobile

On Tue, May 30, 2023 at 4:08 PM Trifon Metodiev <trifon@vulkanarchitects.com> wrote:

Hi Jason, please call me when you get a chance. I am following up to HOA parapet height comments we need to address. Thank you.

Trifon Metodiev

Principal

949.612.7257 office

949.293.2176 mobile

trifon@vulkanarchitects.com

VULKAN ARCHITECTS

www.vulkanarchitects.com

From: Trifon Metodiev

Sent: Wednesday, May 10, 2023 2:42 PM

To: J. Jason Douglas <jdouglas@lagunasurvey.com>; Chris Jones <CJones@cjonesandcompany.com>

Cc: Ron Garcia <rgarcia@vulkanarchitects.com>; kimberlyh@agibusinessgroup.com

Subject: RE: 1400 San Miguel HOA Response - NAD 83 - NAVD 88

Hi Jason, just following up to a call just now... were you able to verify another benchmark and how that affects us? I'd like to figure out a clear solution here. Ultimately, I need you to draft a letter of response to the HOA explaining the delta difference. Thanks.

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From: J. Jason Douglas <jdouglas@lagunasurvey.com>

Sent: Monday, April 3, 2023 6:20 AM

To: Chris Jones <CJones@cjonesandcompany.com>

Cc: Trifon Metodiev <trifon@vulkanarchitects.com>; Ron Garcia <rgarcia@vulkanarchitects.com>; kimberlyh@agibusinessgroup.com

Subject: Re: 1400 San Miguel HOA Response - NAD 83 - NAVD 88

Good morning All,

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Unfortunately, using the 1929 benchmark still reports the elevations about 3-1/2" high. It should be noted that this benchmark was established by OC Survey in 1999, long after the NAVD88 datum had been adopted. It's possible that this benchmark was never directly tied to the 1929 datum and derived from a datum transformation model.

I suggest that we tie the project to a different benchmark that has a true NGVD29 elevation and see if that gets us a little closer to the 2.67' delta.

Let me know what you think.

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C. JONES & COMPANY
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Morning Jason,

I need help in responding to an HOA comment to a project you worked on and did the survey. Backstory: the neighboring HOA has a height restriction on our property to protect their views dated 1982 (declaration attached). The original house was built in 1986/87. My assumption is that the original survey datum points used were based on NAD 83, your survey uses NAVD 88. The difference between the two is the height they are saying we are over. **Can you provide a letter that I can respond to them explaining the difference?** Below is the email I received from their HOA liaison. Thank you.

"Hello Trifon,

As per the Architect for Broadmoor Hills Community Association,

"After reviewing the new and existing plans it appears that the new plans indicate the existing and proposed new addition roof height as 229.67'. The old existing plans indicate the maximum height as 227.0', making the existing constructed home and the addition 2.67' higher than permitted in the Declaration. Additionally, the existing plans indicate a 1st floor elevation as 205.5' and the new as 208.09'.

Consequently, it appears that the existing structure was built 2.67' higher or that the noted roof height on the new plans is not based on 227' above mean sea level.

We need a certified survey of the existing roof & associated parapet and 1st floor finish elevation submitted based on 227' above mean sea level. We also need as-built elevations of the existing structure".

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trifon@vulkanarchitects.com

VULKAN ARCHITECTS

82-404898

WHEN RECORDED RETURN TO:

THE IRVINE COMPANY
550 Newport Center Drive
P. O. Box 1
Newport Beach, CA 92660-9959

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INS. CO.
RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

\$8.00
C7

3 20 PM NOV 17 '82

Attn: Community Development Division
Building and Land Management

Los A. Branch, County Recorder

(Space above for Recorder's Use Only)

DECLARATION OF SPECIAL RESTRICTIONS

AND

NOTICE OF SPECIAL CONDITIONS

LOT 21 - TRACT 10625

THIS DECLARATION OF SPECIAL RESTRICTIONS AND NOTICE OF SPECIAL CONDITIONS ("Declaration") is made this 16th day of November, 1982, by The Irvine Company, a Michigan corporation ("Declarant").

THIS DECLARATION is made with reference to the following facts.

A. Declarant is the owner of that property located in the City of Newport Beach ("City"), County of Orange, State of California, described as follows:

Lot 21 of Tract 10625 as shown on that map recorded in Book 481 at Pages 6 to 9, inclusive, Miscellaneous Maps, official records of said County ("Property").

B. In connection with the approval of the subdivision map for Tract 10625, the City has required that certain restrictions be imposed by the Declarant upon the Property and that notice of these restrictions as well as additional conditions concerning the Property be provided to future purchasers of the Property.

NOW, THEREFORE, Declarant hereby imposes this Declaration upon the Property. The conditions and restrictions contained in this Declaration shall be binding upon and provide notice to all parties having or acquiring any right, title, or interest in the Property. The benefit of the restrictions contained herein shall run to the owners of that adjacent property described as Tract 6385 as shown on that map recorded in Book 335 at Pages 1 through 9, inclusive, official records of said County as well as the owners of Lot 1 through 20 of Tract 10625.

1. Noise.

The Property is subject to high noise levels due to traffic on San Miguel and MacArthur Blvd.

2. Access.

Access to the Property is restricted to the existing curb cut on San Miguel Drive as shown on the tract map for Tract 10625 and on improvement plans for the Property.

3. Construction.

Construction plans for the Property shall be subject to the review of the Broadmoor Hills Community Association, a California non-profit corporation and the approval of the City, so as to assure that the view planes of residences within Tract 6385 are not obstructed.

82-404898

The elevation of the building ridge line of the residence constructed upon the Property shall be limited to 227 feet above mean sea level (17 feet above the building pad).

4. Trees and Landscaping.

All trees or landscaping located upon the Property shall be pruned to a height not to exceed the ridge line of the residence located on the Property.

IN WITNESS WHEREOF, Declarant has executed this Declaration on the date first written above.

THE IRVINE COMPANY,
a Michigan corporation



BY Peter C. Kremer EGS
BY Chick D. Willette

STATE OF CALIFORNIA)

COUNTY OF ORANGE)

89.

On NOV 16 1982, before me, the undersigned, a Notary Public in and for said State, personally appeared PETER C. KREMER and CHICK D. WILLETTE personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as President and ASSISTANT Secretary, on behalf of THE IRVINE COMPANY the corporation therein named and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature Linda Russell

Linda Russell



Chris Jones

From: Chris Jones
Sent: Monday, April 8, 2024 4:36 PM
To: Adriana Gallardo - Exec
Cc: adriana fregoso
Subject: RE: PIRCH: Order 231366 (or QUO-375697)
Importance: High

Hi Kathy & Adriana, based on what we are hearing from other interior designers we are working with & other industry professionals, the situation with Pirch seems to be worsening. There has been no confirmed communication across the construction industry from Pirch regarding their closure. We have not heard back from Pirch regarding the email we sent on March 22 requesting a full refund for all orders on the project. Many other industry professionals & clients are in the same situation.

Most of our other clients and some of their designers have begun to retain legal counsel to help navigate the situation with Pirch. I would advise at this point that we have you do the same. There have also been some early discussions about the formation of a class action lawsuit against Pirch. However, we do not know much more about that at this time. Can you contact your legal counsel and see if they have experience dealing with insolvency & possible bankruptcy matters? If so, can we set up a call with them to discuss the immediate next steps? If your legal team does not have experience with these types of matters maybe they can recommend someone, or I may have someone I can recommend that is familiar with the Pirch situation.

Please let me know if you have any immediate questions.

Thank you.

Chris Jones

C.Jones & Company Inc.

office | 714-668-1190 cell | 626-840-4247

email cjones@cjonesandcompany.com

www.cjonesandcompany.com

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From: Adriana Gallardo - Exec <agexecutive2018@gmail.com>
Sent: Monday, April 8, 2024 3:40 PM
To: Chris Jones <CJones@cjonesandcompany.com>
Cc: adriana fregoso <afregoso02@gmail.com>
Subject: Re: PIRCH: Order 231366 (or QUO-375697)

Correction: The \$55,000 paid with Kim's AMEX was on PIRCH: Order 219396, NOT on this order.

We paid this invoice with company checks through online billpay.

On Mon, Apr 8, 2024, 2:55 PM Adriana Gallardo - Exec <agexecutive2018@gmail.com> wrote:
Hi Chris and Nana,

Total Paid: \$107,890.52 -- Paid in Full.

\$55,000 was made by AMEX credit card. AMEX said it's been too long and cannot credit/refund Adriana.

I've attached the most recent invoice Kim and I have as well as breakdown of payments (attached).

Below is a link to the items ordered from Pirch.

Thank you

From: Lindsey Handberg <Lindsey.Handberg@pirch.com>

Date: Friday, January 6, 2023 at 11:37 AM

To: kimberlyh@agibusinessgroup.com <kimberlyh@agibusinessgroup.com>, Jenifer Dipasquale <jdipasquale@fullenenany.com>, cjones@cjonesandcompany.com <cjones@cjonesandcompany.com>

Cc: Xochilt Rodriguez <xochilt.rodriguez@pirch.com>

Subject: ORD-231366 - GALLARDO PLUMBING SPECS

Hi again,

Here are the PLUMBING specs for the order on this project! Please download and save asap

Best,

LINDSEY HANDBERG Sales Consultant- Costa Mesa Monday-Friday

619.417.5502 // lindsey.handberg@pirch.com // www.pirch.com



3303 Hyland Ave. Suite D

Costa Mesa, Ca. 92626



Mali Sustaita shared a file with you

Link will expire in 30 days - be sure to download



ORD-231366 - GALLARDO PLUMBING SPECS



This link will work for anyone.



[Privacy Statement](#)



Chris Jones

From: Chris Jones
Sent: Wednesday, August 21, 2024 11:48 AM
To: kimberlyh@agibusinessgroup.com; Adriana Gallardo - Exec
Subject: FW: 1400 San Miguel Project, Newport Beach- Pirch Matter Attorney Introductions

Hi Kim & Kathy per your request please see emails below that I sent regarding the attorney we know that was handling the Pirch bankruptcy matter with some of our other clients.

His name is Greg Jones, and I also copied him on an introduction email sent back on April 18th. I spoke with him a few days before that email was sent and he was, at that time, taking on new clients related to the Pirch matter and asked that I connect him with Nana.

Hope this helps.

From: Chris Jones
Sent: Monday, May 6, 2024 11:36 AM
To: Adriana Fregoso <afregoso02@gmail.com>
Cc: Matthew Vujovich <mvujovich@vincerocg.com>
Subject: RE: 1400 San Miguel Project, Newport Beach- Pirch Matter Attorney Introductions

Hi Adriana-

Just following up on this again. I left you a few voicemails and sent a couple of text messages. I haven't heard anything back yet about the Pirch situation and how you would like to proceed with that or about the updates on the project. I am still copying you on all correspondences to Trifon as well regarding the information we are waiting on to get things moving on the project again.

Please reach out to me as soon as possible.

Thank you.

Chris Jones
C.Jones & Company Inc.
office | 714-668-1190 cell | 626-840-4247
email cjones@cjonesandcompany.com
www.cjonesandcompany.com

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From: Chris Jones
Sent: Friday, April 26, 2024 1:02 PM
To: 'Adriana Fregoso' <afregoso02@gmail.com>
Cc: Matthew Vujovich <mvujovich@vincerocg.com>
Subject: RE: 1400 San Miguel Project, Newport Beach- Pirch Matter Attorney Introductions
Importance: High

Hello Adriana, any additional thoughts on how you would like to handle the Pirch bankruptcy matter on the project? I know per you text a few days ago you mentioned that you didn't want to hire an attorney to deal with this, but I think its best to at least consult with one for advice on how best to proceed. Preferably an attorney who delas with Bankruptcy and insolvency matters. All our other clients & interior designers at this point have their attorneys working on this due to the complicated nature of bankruptcy.

We need to also discuss next steps for having to re-order all the plumbing fixtures and appliances for the project. Once framing on the project wraps up and the roof is temporarily dried in, we will be ready to start the rough plumbing work on the project. At this time, we generally need a handful of the plumbing fixtures & drains on site ready to install.

On most of our other projects we are taking over the previous Pirch orders and shifting them over to our other suppliers.

Please let me know how we can help.

Chris Jones

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From: Chris Jones

Sent: Thursday, April 18, 2024 2:39 PM

To: Adriana Fregoso <afregoso02@gmail.com>

Subject: RE: 1400 San Miguel Project, Newport Beach- Pirch Matter Attorney Introductions

No. Usually it's a retainer based on your discussion with the attorney.

From: Adriana Fregoso <afregoso02@gmail.com>

Sent: Thursday, April 18, 2024 2:30 PM

To: Chris Jones <CJones@cjonesandcompany.com>

Subject: Re: 1400 San Miguel Project, Newport Beach- Pirch Matter Attorney Introductions

Hello Chris

Do you know how much we would need to pay in attorney fees?

On Thu, Apr 18, 2024 at 1:25 PM Chris Jones <CJones@cjonesandcompany.com> wrote:

Hello Adriana & Kathy-

Emailing you both to provide introductions to Attorney Greg Jones with Stradling Law. I have also copied Greg on this email. Greg is handling the Pirch business matter with another client we work with. I spoke with Greg last week and provided him with a general update on the situation with your family's project.

Kathy at this time I will let you speak with Greg regarding the total amounts paid to Pirch so far.

Not knowing what the outcome will be with Pirch at this point I think it would be best to stay proactive and try and get ahead of the situation with Greg as a resource. I want to do everything we can to limit your financial exposure and set you up with the best possible outcome with recovering money already paid to Pirch.

Gregs email is gjones@stradling

Main Office Number: 424-214-7000

Link for Greg: <https://www.stradlinglaw.com/professionals/gregory-k-jones.html>

Please reach out to me with any questions.

Chris Jones

C.Jones & Company Inc.

office | 714-668-1190 cell | 626-840-4247

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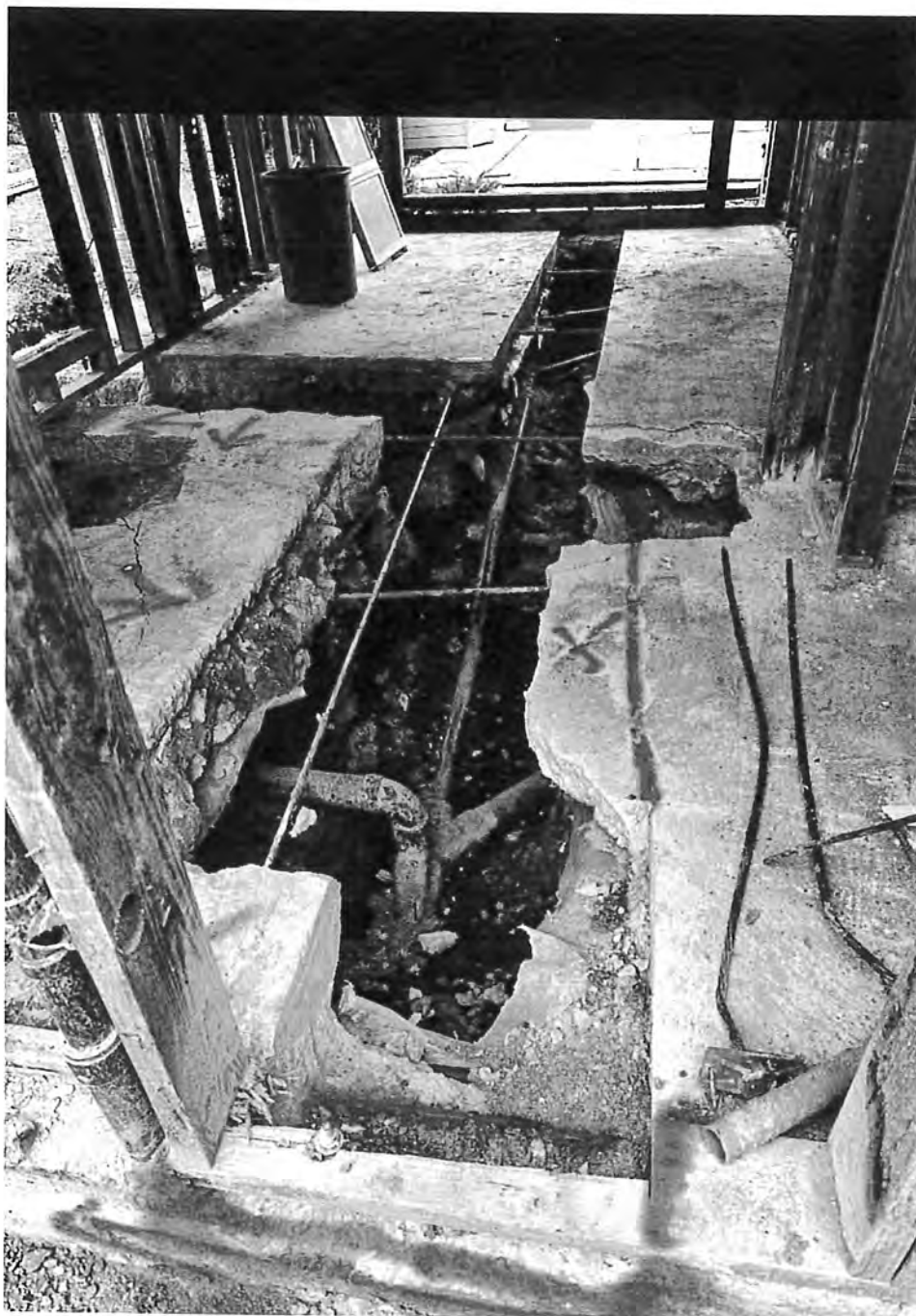
Adriana Fregoso



















**BROADMORE HILLS COMMUNITY ASSOCIATION
ARCHITECTURAL COMMITTEE - DESIGN REVIEW COMMENTS**

Owner/Applicant:	Gallardo Residence
Address:	1400 San Miguel
Architect:	Vulkan Architects
Surveyor:	Laguna Survey & Mapping
Review Date:	9/19/2023

I. Roof Height Review Comments:

Based on the survey by Laguna Survey & Mapping dated 5/9/2023, the existing ridge height has been validated from the 1929 Datum (Topo per NGVD29) to the 1988 Datum Topo per NAVD88) to provide a maximum height of the Deed Restriction of 227.00' to the new datum of 229.35'.

The Existing Parapet Roof height as surveyed is 229.53' NAVD88 or 227.18' NGVD, 2-1/8" above the maximum allowable.

The Proposed addition is requesting a 2nd floor addition to match or align with the 229.53' NAVD88 (227.18' NGVD29).

The ARC is to determine if the 2-1/8" height encroachment is acceptable.

Should you have any questions or concerns regarding these comments do not hesitate to call.

Sincerely,
David George + Associates, Inc.



David H George, AIA
Principal

On behalf of the Broadmoor Hills Architectural Committee

DGA/Broadmoor Hills_Design Reviews_Gallardo_1400 San Miguel_Roof Height Review_091923

In reviewing these plans, the Broadmoor Hills Community Association and/or its review consultant are not rendering and cannot render any opinion as to whether such plans meet and/or comply with any applicable rules or requirements of any appropriate governmental agencies. This review addresses aesthetic issues only. Technical and/or engineering drawings and specifications are not reviewed.

Trifon Metodiev

From: J. Jason Douglas <jdouglas@lagunasurvey.com>
Sent: Friday, June 2, 2023 1:49 PM
To: Trifon Metodiev
Cc: Chris Jones; Ron Garcia; kimberlyh@agibusinessgroup.com
Subject: Re: 1400 San Miguel HOA Response - NAD 83 - NAVD 88
Attachments: 21-108 topo88 (2.1).pdf; 21-108 topo29 (2.1).pdf; Appendix B - Tidal Datum Relationships.pdf; National Geodetic Vertical Datum of 1929.pdf

Good morning Trifon,

I apologize for not getting back to you sooner on this. We did send a crew out to check into nearby benchmarks but didn't find any significant disagreement that would alter the topo (+/- 0.02').

I then compared our topo to the original topo from 1987. I dropped the elevations of my topo down to the 1929 datum holding the same benchmark and overlaid the 1987 topo. MacArthur Blvd. appears to have been widened at some point and has no data to compare, however San Miguel had several common measurements that were surprisingly close. I put call-outs on the attached pdf drawing topo29 (2.1). Unfortunately, this still doesn't help our case.

Lastly, I re-examined my topo for any errors. The earlier issues of the topo intentionally did not include roof ridge measurements. I've now updated the topo to show the parapet along the rear building line. These are the most reliable measurements of the roof line and any other points found on locked or hidden AutoCAD layers should be removed. This brings the roof height down a little bit, but ultimately the as-built roof height is still approximately 2" over the deed restriction height limit. Given the variables, this seems very reasonable to me.

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email cjones@cJonesandcompany.com

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Trifon Metodiev

Principal

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949.293.2176 mobile

trifon@vulkanarchitects.com

VULKAN ARCHITECTS

BENCHMARKS MAY HAVE MORE THAN ONE HEIGHT DUE TO THE DATUM, ADJUSTMENTS, AND YEAR LEVELLED. TO AVOID CONFUSION, ALWAYS STATE THESE AS REFERENCES WHEN USING BENCHMARK ELEVATION VALUES.

Chris Jones

From: noreply@mygovpay.com
Sent: Thursday, January 30, 2025 1:37 PM
To: Chris Jones
Subject: Payment Confirmation - Newport Beach, CA



Newport Beach, CA

Payment Confirmation

Payment Date Thursday, January 30, 2025
Order Number 11493

Line Items

Invoice #	Item Description	Quantity	Unit Price	Total Price
INV-00037068	NONE	1	\$221.00	\$221.00
	Item Total			\$221.00
	Order Total			\$221.00

Thank you for your payment,

Newport Beach, CA

Job Name: 1400 San Miguel
Cost Code: 01-028
Notes: Paid online w/ AMEX

Charles Smith Enterprises LLC
c/o Adriana Gallardo
1400 San Miguel Dr
Corona del Mar, CA 92625

Date: 12/10/2025

City of Newport Beach
Community Development Department
Building Division
100 Civic Center Drive
Newport Beach, CA 92660

Re: 1400 San Miguel Drive ☐ Change of Contractor / Owner-Builder Authorization

To Whom It May Concern,

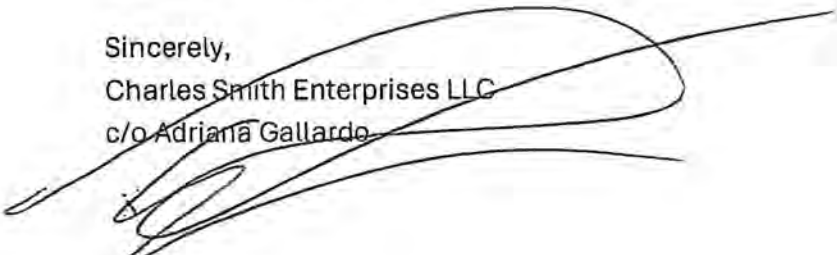
I am writing to formally notify the City of Newport Beach that I am terminating the contractor of record, Chris Jones and Co. for my residential project located at 1400 San Miguel Drive, Newport Beach, CA 92660.

I am hereby requesting to assume responsibility as the Owner-Builder for this project. Please update all records, permits, and legal instruments to reflect this change.

Additionally, I authorize Brian Carroll to act as my agent for all matters related to this project. His California B-1 Contractor's License number is 348696. Please include him as the designated agent in all project-related documentation.

I appreciate your assistance in processing this request. Should you require any additional information, please do not hesitate to contact me.

Sincerely,
Charles Smith Enterprises LLC
c/o Adriana Gallardo



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange)

On December 12, 2025 before me, Philip Andrew Horn, Notary Public
(insert name and title of the officer)

personally appeared Adriana Gallardo,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Philip Horn (Seal)

