



CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

May 15, 2025
Agenda Item No. 1

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

PERMITS: X2019-2085, U2024-5306

SITE LOCATION: 914 E. Ocean Front

APPLICANT: Ron Carroll

PROPERTY OWNER: Ocean Property Rentals LLC

BUILDING INSPECTOR: Jason Rudenick, Senior Building Inspector

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

PROJECT SUMMARY

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

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

FIRST HEARING WAS CONDUCTED ON FEBRUARY 20, 2025.

BUILDING PERMIT HISTORY

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

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

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

Please refer to the staff report of the hearing conducted on February 20, 2025, for permit inspection history prior to September 27, 2024 (Attachment 2).

There were three additional inspections since September 27, 2024, for Area Drains, Sewer, and Final Electrical.

The last inspection was on March 11, 2025, for Final Electrical Inspection.

Please refer to Attachment 1 for detailed permit history since last hearing on February 20, 2025.

Both permits are currently expired as of April 12, 2025.

PREVIOUS EXTENSION

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

Hearing officer granted maximum 180 days extension with expiration date of April 12, 2025, based on public hearing conducted on February 20, 2025. (Attachment 2)

RECOMMENDATION

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

PUBLIC NOTICE

Notice of this hearing was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and

waterways) including the applicant, and posted on the subject property at least 10 days before the scheduled meeting, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the city website.

ATTACHMENTS

Attachment No. 1 – Building Permit History after September 27, 2024

Attachment No. 2 – 1st Public Hearing Order

Attachment No. 3 – 1st Public Hearing Staff Report

Attachment No. 1

Building Permit History after September 27, 2024

PERMIT INSPECTION HISTORY REPORT (X2019-2085)

Permit Type:	Combo Residential	Application Date:	07/03/2019	Owner:	PAYAM CHARLES ATALL
Work Class:	New	Issue Date:	10/14/2020	Parcel	048 143 19
Status:	Expired	Expiration Date:	04/12/2025	Address:	914 OCEAN FRONT E A NEWPORT BEACH, CA 92661

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
04/02/2024	04/02/2024	Other - Plumbing	iBLD-012567-2024	Approved	Jason Rudenick	No	Complete
		Checklist Item		COMMENTS		Approved	
		Comment		Gas pressure ok		Yes	
05/08/2024	05/08/2024	Final Electrical	iBLD-017874-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
		Checklist Item		COMMENTS		Approved	
		Comment		Edison release, email sent.		Yes	
09/27/2024	09/27/2024	Final Building	iBLD-037827-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
		Checklist Item		COMMENTS		Approved	
		Comment		Progress walk for C of O		No	
03/11/2025	03/11/2025	Area Drains	iBLD-009231-2025	Approved	Jason Rudenick	No	Complete
	03/11/2025	Final Electrical	iBLD-009226-2025	Approved	Jason Rudenick	No	Complete
Reinspection of iBLD-017874-2024							
		Checklist Item		COMMENTS		Approved	
		Comment		Edison release, email sent.		Yes	
	03/11/2025	Sewer	iBLD-009227-2025	Approved	Jason Rudenick	No	Complete

Attachment No. 2

1st Public Hearing Order

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

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BEFORE THE ADMINISTRATIVE HEARING OFFICER

FOR

THE CITY OF NEWPORT BEACH

IN RE

914 EAST OCEAN FRONT

APPLICATION FOR PERMIT EXTENSION
NBMC. SECTION 15.02.095

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

Hearing Officer: Paul Early
Date: February 20, 2025
Time: 9:00 a.m.

INTRODUCTION

1. This matter involves an extension of time to complete construction for work under a building permit issued for 914 East Ocean Front (“Subject Property”) in the City of Newport Beach under Section 105.3.4 of the Newport Beach Administrative Code (a locally amended version of the California Building Code) as codified at Newport Beach Municipal Code (“NBMC”) Section 15.02.095. Paul Early (“Hearing Officer”), sitting as the Hearing Officer under NBAC Section 105.3.4 heard this matter on February 20, 2025 at 9:00 a.m. (the “Hearing”). The Hearing Officer is a licensed attorney in the State of California and serves as Hearing Officer under contract with the City of Newport Beach (“City”). Pursuant to NBAC Section 105.3.4, the Hearing Officer shall hear and decide whether this application for extension should be granted, conditionally granted, or denied.

2. City is a charter city and municipal corporation existing under the laws of the State of California. The City was represented at the Hearing by Tonee Thai, Chief Building Official and Steven Lane, Principal Building Inspector (“City Representatives”).

1 3. Ron Carroll, the Contractor for the project on the Subject Property (“Applicant”), appeared
2 in support of the application for an extension of time.

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

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

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

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

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

14 **ISSUES**

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

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

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

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

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

1 13. One such addition is the addition of Sections 105.3.3, 105.3.4, and 105.3.5 to the Newport
2 Beach Administrative Code, codified at Newport Beach Municipal Code Section 15.02.095. Section
3 105.3.3 reads:

4 “For any one-unit or two-unit dwelling for which a tentative and final tract map is
5 not required, the maximum allowable time to complete construction for any work that
6 requires a building permit including, but not limited to, any construction, reconstruction,
7 rehabilitation, renovation, addition(s), modification(s), improvement(s), or alteration(s),
8 shall be limited to three (3) years, unless an extension is granted in accordance with Section
9 105.3.4.

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

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

18 14. Building Permit No. X2019-2085 was issued by the City of Newport Beach on or about
19 October 14, 2020 (the “Permit”). The Permit expired on October 20, 2023.

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

22 16. The full, one year extension was granted by the Building Official. As a result of the Building
23 Official’s actions, the Permit was set to expire on October 13, 2024.

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

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

6 18. The Applicant filed their first request for an extension for an additional 180 days and a
7 hearing was held on February 20, 2025.

8 19. The City Representatives presented uncontroverted evidence that there has been steady and
9 regular inspections on the project and that the project is substantially completed with the most
10 significant remaining issue being an elevator. There was no objection from the City Representatives
11 to the Hearing Officer granting an extension.

12 20. Applicant provided uncontroverted evidence that the project was continuing at a regular pace
13 and that significant work has continued to occur on the Subject Property with the exception of the
14 past several months since a stop work order was issued in October, 2024 upon expiration of the
15 Building Official extension. Applicant represented that with the exception of the elevator work, the
16 only remaining issues related to final trim and appliance installation. Applicant believes the project
17 will likely take another 6 months to complete.

18 21. Credibility determinations were made in favor of the Applicant and the City. The Applicant
19 presented credible evidence that the delays were due to circumstances partially beyond their control
20 resulting from public facility improvements and design changes.

21 **DECISION AND ORDER**

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

27 23. The Hearing Officer hereby grants an extension to **5:00pm on April 12, 2025**, in order to
28 ensure the timely completion of the project.

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

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

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8 Dated: February 21, 2025



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Paul Early
Administrative Hearing Officer

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Attachment No. 3

1st Public Hearing Staff Report



CITY OF NEWPORT BEACH

BUILDING DIVISION

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

RECEIVED BY
COMMUNITY
DEVELOPMENT

JAN 08 2025

CITY OF
NEWPORT BEACH

Three Year Construction Time Limit Extension Hearing Officer Application

Project Address: 914 E. Oceanfront, Newport Beach, CA		Receipt No.: INV-00036176	
Permit No.: X2019-2085	Original Permit Issued Date: 10/14/2020	Hearing Fee: \$1,422	Date Fee Paid: 01/08/25
PETITIONER/PROPERTY OWNER INFORMATION			
Name (Must be payor of fees): Ron Carroll		Company Name: RL Carroll General Contractors, Inc.	
Street Address: 18572 Pueblo Circle		City: Huntington Beach	State: CA Zip Code: 92646
Email: rcarrollgc@gmail.com		Phone: 714-749-0622	
PROJECT INFORMATION			
Length of extension requested: 12 mos.			
New end date if request is approved: 01/08/2026			
Previous Extension(s) Granted? (Y/N): Yes		If Yes, How Many?: 1	
Description of Work Under Permit:	New Single Family Residence.		
Reason for Extension Request	(Attach Supporting Documents as Needed for Hearing) See attached document. P. Works Delay - Elevator Co. manufacturing All inspections current		
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.			
Petitioner's Signature: [Signature]	Relationship to Property Owner: Contractor General Contractor	Date: 01 / 08 / 2025	
FOR STAFF USE ONLY			
Hearing Officer's Action: <input type="checkbox"/> Approved <input type="checkbox"/> Denied			
Conditions of Approval:			
City Clerk's Staff Reviewed:	Name: LILIANI L. BROWN	Signature: [Signature]	Date: 1/10/2025
Revenue's Staff Reviewed:	Name: Meg Walsh	Signature: [Signature]	Date: 1/10/2025

Hearing Date: Thursday, February 20, 2025 9:00 am

RLCarroll

General Contractors

January 8, 2025

Jason Rudenick
Building Inspector II
Community Development
100 Civic Center Drive, 1st Floor Bay D
Newport Beach, CA 92660

Re: 12-month permit extension at 914 E. Oceanfront X2019-2085

Dear Jason,

We are requesting a 12-month time extension for the current permit at 914 E. Oceanfront.

The alley behind 912 & 914, as you know, is finally completed however City of Newport Beach Public Works Department has continued their hold on the project. This contributes to delays in obtaining the Final Inspection.

The elevator being installed at the construction location is the final mechanical element required to complete this project. Due to lingering affects of Covid 19, the elevator manufacturer endured numerous large remanufacturing issues and are finally able to deliver the product required to move the project into completion.

Please consider this extension request so we can wrap up this project in the next few months.

Sincerely,



Ron Carroll
President
RL Carroll General Contractors, Inc.

Date: September 8th, 2023

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

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

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

Mr. Rudenick,

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

Please let me know if you need any additional information.

Thank you.

A handwritten signature in black ink, appearing to read "P.C. Ataii". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

P.C. Ataii



CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

February 20, 2025
Agenda Item No. 2

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

PERMITS: X2019-2085, U2024-5306

SITE LOCATION: 914 E. Ocean Front

APPLICANT: Ron Carroll

PROPERTY OWNER: Ocean Property Rentals LLC

BUILDING INSPECTOR: Jason Rudenick, Senior Building Inspector

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

PROJECT SUMMARY

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

BUILDING PERMIT HISTORY

This project first started with Permit X2019-2085 issued on October 14, 2020. The referenced permits above are subject to Newport Beach Municipal Code 15.02.095 with initial 3 years construction limit expiration date of October 14, 2023.

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

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

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

Please refer to Attachment 1 for detailed permit history.

Notice of pending 3-Year Construction Limit expiration were sent on July 28, 2023.

Please refer to Attachment 2 for detailed notice activities.

BUILDING OFFICIAL EXTENSION

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

RECOMMENDATION

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

PUBLIC NOTICE

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

ATTACHMENTS

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

Attachment No. 1

Building Inspection History



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

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

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

LINKED PERMIT INSPECTION HISTORY REPORT (1519-2019)

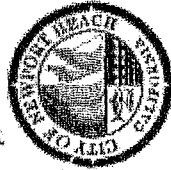
Permit Type:	Plan Check	Application Date:	07/03/2019	Owner:	
Work Class:	New	Issue Date:	10/14/2020	Parcel	048 143 19
Status:	Approved	Expiration Date:	12/30/2020	Address:	914 E OCEAN FRONT NEWPORT BEACH, CA
IVR Number:	133749				

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

LINKED PERMIT INSPECTION HISTORY REPORT (1519-2019)

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

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
06/30/2022	06/30/2022	Shower Lath	X2019-2085-A0030 04753	Approved		No	Complete
Permit: X2020-2304							
10/26/2020	10/26/2020	Final Building	X2020-2304-A0027 55734	Approved	Walter Jones	No	Complete
	10/26/2020	Final Plumbing	X2020-2304-A0027 55733	Approved	Walter Jones	No	Complete
	10/26/2020	Sewer	X2020-2304-A0027 55732	Approved	Walter Jones	No	Complete
Inspection Location: 914 OCEAN FRONT E A							
Permit: X2019-2085							
07/20/2023	07/20/2023	Gas Pressure Test	iBLD-027393-2023	Approved	Jason Rudenick	No	Complete
09/14/2023	09/14/2023	WQ-Best Management Practices	iBLD-035505-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
04/02/2024	04/02/2024	Other - Plumbing	iBLD-012567-2024	Approved	Jason Rudenick	No	Complete
05/08/2024	05/08/2024	Final Electrical	iBLD-017874-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
09/27/2024	09/27/2024	Final Building	iBLD-037827-2024	Partial Pass	Jason Rudenick	Yes	Incomplete



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



COMB Permit : X2019-2085
Project No : 1519-2019
Issued Date : 10/14/2020
Inspection Area : 1

PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION. PROJECTS MUST BE COMPLETED BY 10/15/2023 OR PERMIT WILL BE INVALID

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

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

NO CONSTRUCTION WORK

Owner: ATALL PAYAM CHARLES

Contractor: CARROLL RONALD L GEN CONTRACTORS INC Architect:

Address: 24881 ALICIA PKWY #G
LAGUNA HILLS CA 92653
Phone: 949-537-1332

Address: P O BOX 7829
HUNTINGTON BEACH CA 92615
Phone: 714-749-0622

ON SATURDAYS

State Lic:

Applicant: JEHEBER ROD
Address: 410 32ND ST #202
NEWPORT BEACH CA 92663
Phone: 949-723-4393

Engineer: REZAEI ALI
Address: 18021 SKYPARK CIR #E2
IRVINE CA 92614
Phone: 949-466-9394
State Lic: C-041068

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

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

Building Setbacks
Rear: 0
Front: 6'
Left: 3'
Right: 3'

Use Zone: Parking Spaces: 0 Fire Hazard Zone : N

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

INSPECTOR

Construction Valuation: \$535,200.00

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

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

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

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

TOTAL FEE : \$16,465.23

Fee Due at Permit Issuance : \$11,747.98

PROCESSED BY:

ZONING APPROVAL:

GRADING APPROVAL:

PUBLIC WORKS APPROVAL:

PLAN CHECK BY:

APPROVAL TO ISSUE:

OWNER-BUILDER DECLARATION

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

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

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

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

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

Signature of Property Owner or Authorized Agent _____ Date _____

LICENSED CONTRACTOR'S DECLARATION

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

WORKERS' COMPENSATION DECLARATION

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

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

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

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

Carrier _____ Policy Number _____ Expiration Date _____ 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 [Signature] Date 10-14-20

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

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

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

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

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

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

Signature of Property Owner or Authorized Agent [Signature] Print Property Owner's or Authorized Agent's Name Ron Canell Date 10-14-20

ACTION _____ DATE _____ BY [Signature] FOR OFFICE USE ONLY

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

PERMIT EXPIRED _____

PERMIT CANCELLED _____

PERMIT EXTENDED _____

PERMIT FINAL _____

CERTIFICATE OF _____

OCCUPANCY ISSUED _____

☒ SUBMITTED AS BEST PRACTICE ACTION TO

☐ EPA

☐ AQMD

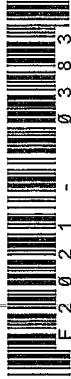
☐ ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION

SIGNATURE: _____



City of Newport Beach

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



F 2 0 2 1 - 0 3 8 3

COMB Permit : F2021-0383

Plan Check No : 2014-2021

Issued Date : 09/01/2021

Final Date:

Permit Status: Issued

Inspection Area : 1

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

Job Address : 914 W OCEAN FRONT

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

Legal Desc : N TR 234 BLK 9 LOT 4

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

Phone :

Contractor : FIREPROOF FIRE PROTECTION

Address : 1101 KINGSTON DR.
LA HABRA, CA 90631

Phone : (714) 476-5370

Con State Lic : 876004

Lic Expire : 04/30/2026

Bus Lic : BT30040107

Bus Lic Expire : 07/31/2025

Applicant :

Address :

Phone :

Workers' Compensation Insurance

Carrier : NATIONAL CASUALTY COMPANY

Policy No : WCC336253A

W. C. Expire : 2/15/2025

Owner/Builder :

Address :

Phone :

Code Edition :

Type of Construction :

Occupancy Groups :

Bldg Height :

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

Flood Zone : X

Use Zone : R-1 - Single-Unit Residential

Fire Sprinklers : NO

Fire Hazard Zone : NO

No of Units : 0

No of Stories : 2

Construction Valuation : \$0.00

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

Alteration sq. ft. Bldg : 0

Add/New sq. ft. Garage : 0

TOTAL sq. ft. : 0

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: <http://www.leginfo.ca.gov/calaw.html>.

Signature of Property Owner or Authorized Agent _____ Date _____

LICENSED CONTRACTOR'S DECLARATION

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

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

Signature of Applicant _____ Date _____

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

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

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

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

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

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

Signature of Property Owner or Authorized Agent _____

Print Property Owner's or Authorized Agent's Name _____

Date _____

FOR OFFICE USE ONLY

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

PERMIT EXPIRED _____

PERMIT CANCELLED _____

PERMIT EXTENDED _____

PERMIT FINAL _____

CERTIFICATE OF _____

OCCUPANCY ISSUED _____

☐ I SUBMITTED ASBESTOS NOTIFICATION TO _____

☐ EPA

☐ AQMD

☐ ASBESTOS NOTIFICATION IS NOT APPLICABLE TO _____

PROPOSED DEMOLITION

SIGNATURE: _____



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION

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

PRE-GRADE MEETING AGREEMENT

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

1. The grading plan check number for this site is K2019-2085 and will be referred to in all reports, certifications and correspondence.
2. **STOP ORDERS** Whenever any work is being done contrary to the provisions of the City Codes, the Chief Building Official or his authorized representative may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done and any such persons shall forthwith stop such work until authorized by the Chief Building Official to proceed with the work.
3. The stamped set of approved plans shall be on the job site at all times.
4. **NOTIFICATION OF NONCOMPLIANCE** If, in the course of fulfilling their responsibilities, the civil engineer, surveyor, the soils engineer, the engineering geologist or the testing agent finds that the work is not being done in conformance with the approved grading plans, the discrepancies shall be reported immediately in writing to the person in charge of the grading work and to the Building Division. Recommendations for corrective measures, if necessary, shall be submitted to the Building Division for approval.
5. When import or export of materials is required, haul routes to and from the site shall be approved by the City Traffic Engineer and hauling procedures shall be in accordance with Chapter 15 of the Newport Beach Municipal Code (NBMC). Contractor shall use Best Management Practices (BMP's) to insure that all water quality issues are addressed.
6. Between October 1 and April 30, erosion control BMP measures shall be in place. During the remainder of the year dry season wind erosion BMP's (dust control) shall be implemented. Sediment control BMP's shall be installed and maintained at all operational storm drain inlets internal to the project. BMP's to control off-site sediment tracking shall be implemented and maintained. Appropriate BMP's to prevent contamination of stormwater from construction activities shall be implemented. A "weather triggered" action plan and the ability to deploy BMP's to protect all exposed portions of the site within 48-hours when the National Weather Service forecasts a 50% or greater chance of rain.
7. All fills shall be compacted throughout to a minimum of 90 percent compaction as determined by ASTM test method 1557 and approved by the soils engineer. Compaction tests shall be performed according to the preliminary soils report.
8. All trench (including interior and exterior utility trenches) and retaining wall backfill shall be compacted throughout to a minimum of 90 percent relative compaction and approved by the soils engineer.
9. Whenever work on which required inspection/testing is covered by additional work without first being inspected/tested, the Chief Building Official shall require by written notice that the work be exposed for examination. The work of exposing and recovering shall not entail or be subject to expense to the City of Newport Beach and will be the sole expense of the Permittee.
10. Landscaping of all slopes and pads shall be in accordance with 15.10.130 of the NBMC.
11. Approved drainage provisions shall be used to protect adjoining properties during the grading operation.

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

OWNER/CONTRACTOR: R. Carroll Casual Catering
 By: R. Carroll
 Address: 19572 PO Box 7829 AB CA
 Telephone: 714-749-0622

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

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

GEOLOGIST:
 By: _____
 Address: _____
 Telephone: _____

GRADING CONTR: J. Perry
 By: D. Perry
 Address: 7761 Slater
 Telephone: 714-379-1888

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

NEWPORT BEACH REPRESENTATIVE: Jason Funder PHONE # 949-644-3262
 INSPECTION REQUESTS: (949) 644-3255

Newport Beach Construction Hours:
 Monday through Friday: 7:00 a.m. to 6:30 p.m.
 Saturdays: 8:00 a.m. to 6:00 p.m.
 No work on Sundays and Holidays



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

BUILDING FORMS **SETBACKS AND TOP OF SLAB/FLOOR** **ELEVATION CERTIFICATE**

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

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

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

Engineer/Surveyor's Name William D. Rolph, PE, PLS License # 76698 & 9831

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

Job Address 914 E Oceanfront Newport Beach

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

* Top of slab/floor elevation: 12.50

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

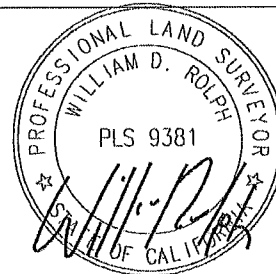
I certify that the setbacks are ☒, are not ☐, per City approved plans. Describe any deviations from plans: _____

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

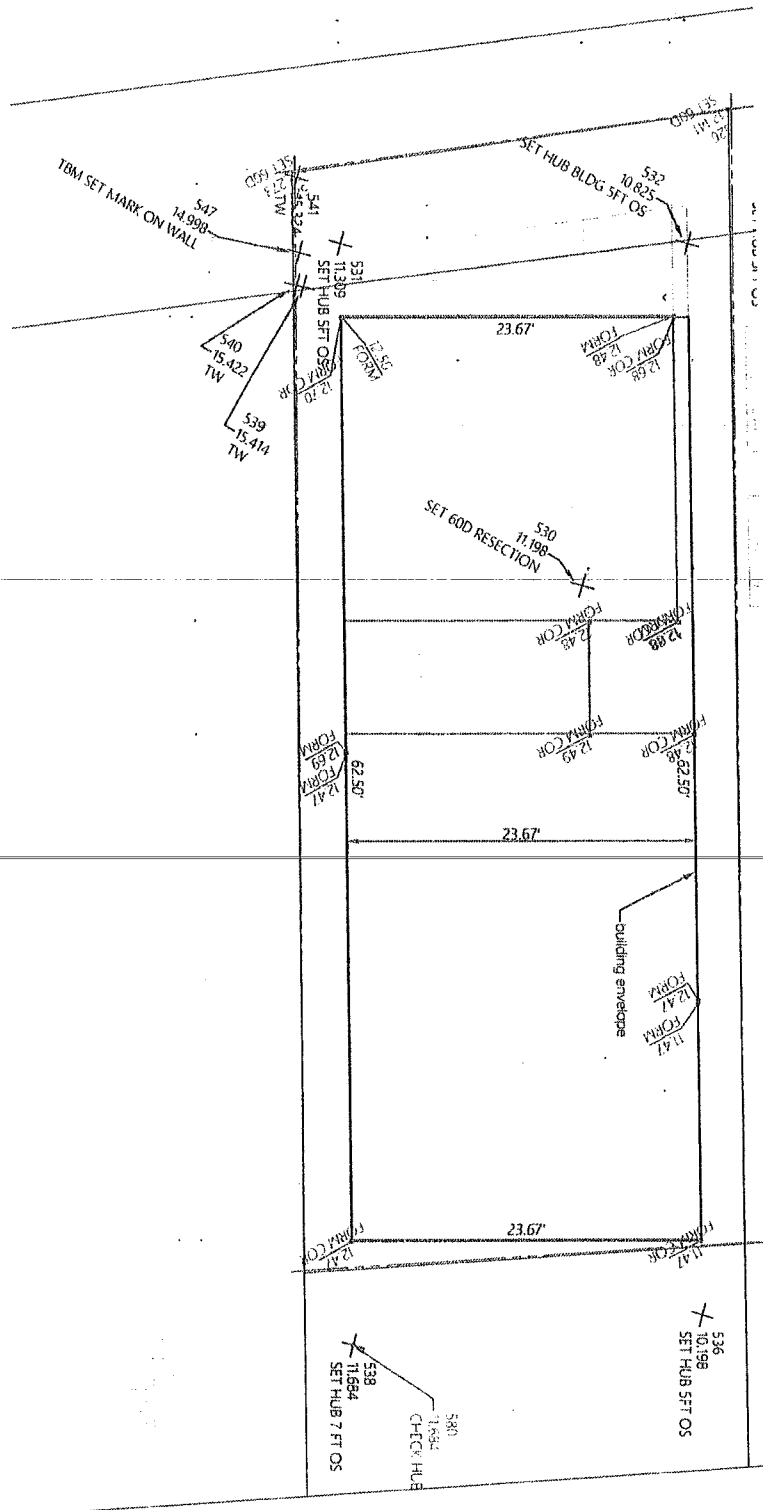
12/3/2020

Date

Forms/SetbacksandTopofSlabElevationCert.

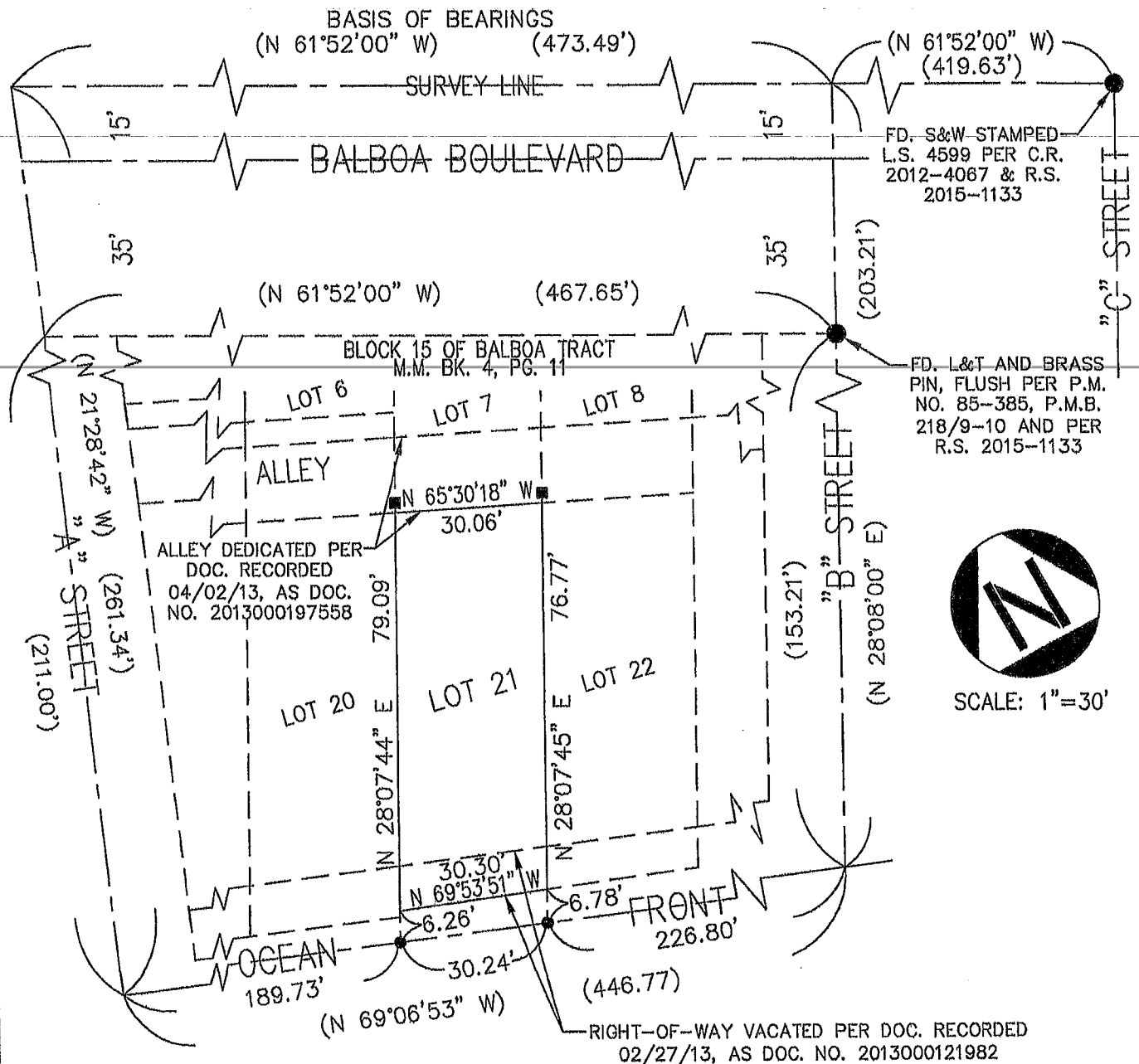


Engineer/Surveyor's stamp and signature



SURVEYOR'S NOTES:

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



R MCCARTHY

CONSULTING, INC

November 30, 2020

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

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

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

Grading Permit No: X2019-2085

References: See attached list

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

PROJECT DATA

Site: 914 East Oceanfront
Newport Beach, California

Owner: Ocean Property Rentals, LLC

General Contractor: RL Carroll

Grading Contractor: JD Demo and Grading, Inc.

Civil Engineer: Civil Scapes, Inc.

Regulatory Agency: City of Newport Beach

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

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

SITE LOCATION

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

GRADING AND EARTHWORK

A. General

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

B. Preparation of Existing Ground

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

C. Fill Placement and Compaction

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

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

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

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

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

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

CONCLUSIONS AND RECOMMENDATIONS

General

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

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

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

Foundation and Slab Recommendations

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

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

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

Concrete Construction Components in Contact with Soil

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

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

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

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

Metal Construction Components in Contact with Soil

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

Foundation Excavations

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

Hardscape Design and Construction

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

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

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

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

Surface and Subsurface Drainage

1. Finished Grade and Surface Drainage

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

2. Drainage and Drainage Devices

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

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

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

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

Utility Trench Backfill

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

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

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

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

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

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

Construction Considerations

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

Observation and Testing

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

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

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

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

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

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

List of Guidelines

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

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

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

LIMITATIONS

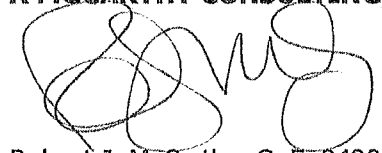
Our description of grading operations, as well as observations and testing, has been limited to those grading operations observed between November 2, 2020 and November 9, 2020. This report does not include line and grade survey results. Elevations and locations used in this report are estimated based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

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

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

Respectfully submitted,

R MCCARTHY CONSULTING, INC.



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



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

TABLE 1 – RESULTS OF FIELD DENSITY TESTS

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

Notes: *Indicates Sand Cone Test; all other tests Nuclear Gauge Method

Depth indicated is below finished pad grade

FSG = Finished Subgrade

FG = Finished Grade

RT = Retest of Failing Test

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

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

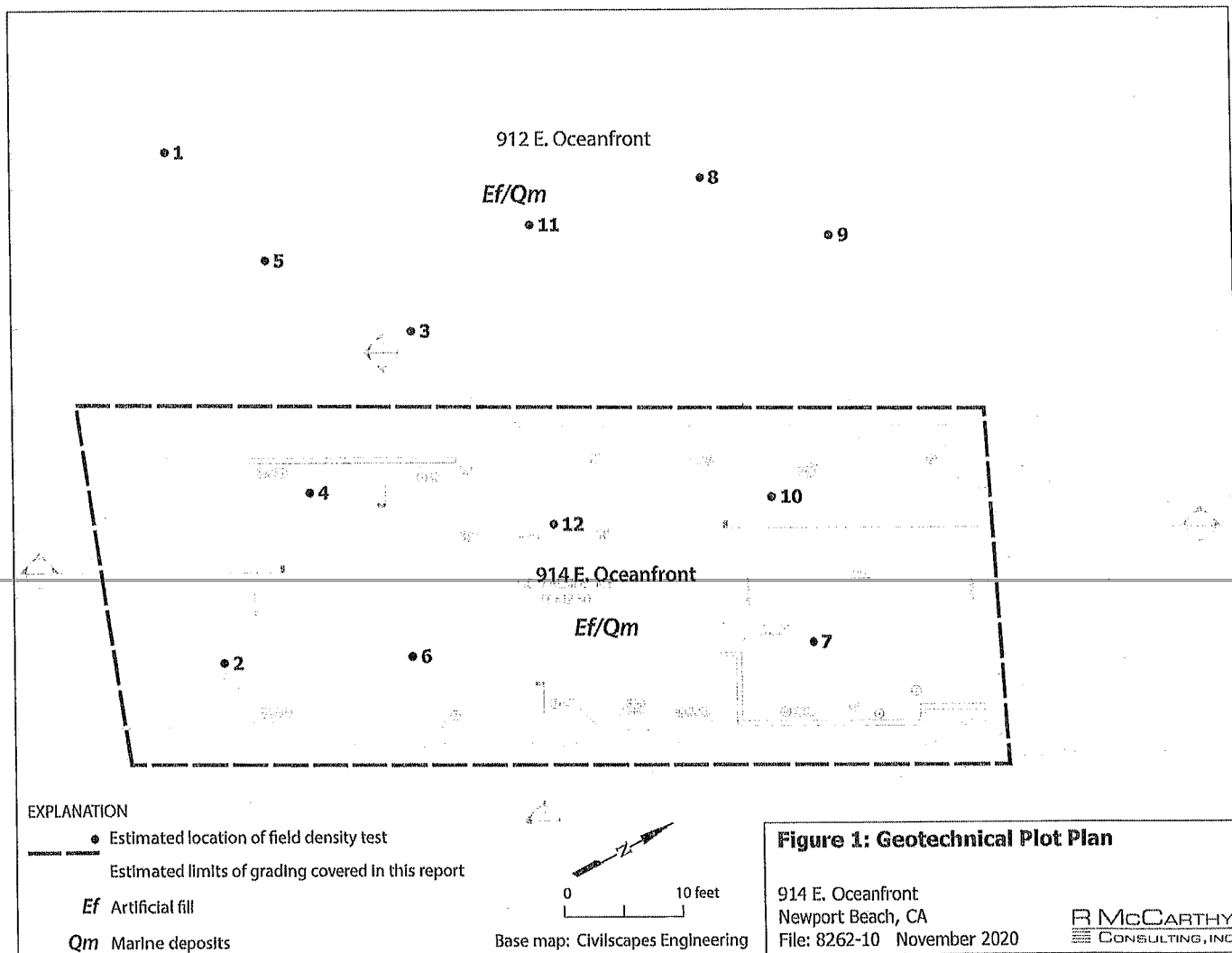
TABLE 3 – CHEMICAL TEST RESULTS

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

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Field Memorandum

Client: Charles Atall

Date: February 4, 2021

Contractor: RL Carroll Construction

File No. 8262-10

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

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

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

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

Respectfully Submitted,

R McCarthy Consulting, Inc.

Stephan Cousineau, Staff Engineer

A handwritten signature in cursive script that reads 'Stephan P. Cousineau'.



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION

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

Structural Observation Report

No. 40

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

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

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

☐ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES. X

☐ OBSERVED DEFICIENCIES AND COMMENTS: X

→ Observed upon completion of Rough MEP.

☐ REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

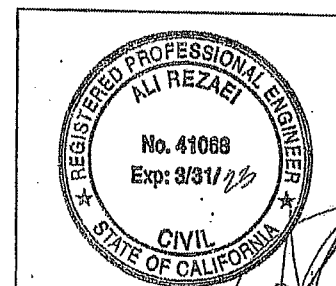
1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
2. I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction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

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

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

Form Structural Observation Report & Instructions



STAMP OF STRUCTURAL OBSERVER



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

No. 5

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

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

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

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ FINAL STRUCTURAL OBSERVATION REPORT:

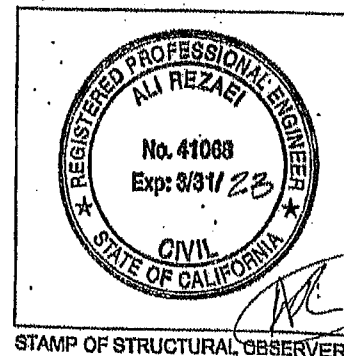
The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

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.

Ali Rezaei
SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

5/10/21
DATE



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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Structural Observation Report

No. 4

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

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

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

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES.

☒ FINAL STRUCTURAL OBSERVATION REPORT:

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

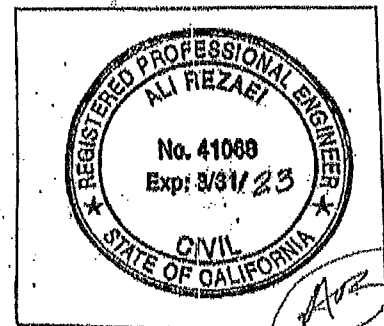
I declare that the following statements are true to the best of my knowledge:

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

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

3-30-21



STAMP OF STRUCTURAL OBSERVER

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

Form Structural Observation Report 6/1/2018



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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Structural Observation Report

No. 3

Project Address: <u>914 E. Ocean Front</u>	Report Date: <u>2-8-21</u>	CNB Inspector Name:	CNB Permit #: <u>X2019-2085</u>
Building Owner Name: <u>Charles Atai</u>	Owner's Mailing Address (if different from site): <u>Same</u>	Owner's Telephone #:	CNB Plan Check #: <u>1519-2019</u>
Full Name of Structural Observer (SO): <u>ALI REZAEI</u>	SO E-mail Address: <u>alierce-eng.com</u>	SO Telephone #: <u>949-466-9394</u>	SO License / Reg. #: <u>C41068</u>

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

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

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES.

☒ FINAL STRUCTURAL OBSERVATION REPORT:

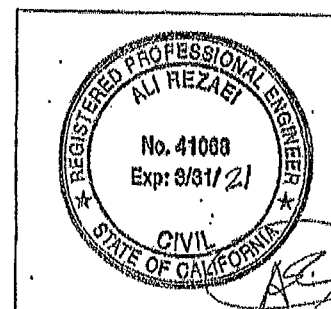
The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

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

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

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVER

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Form Structural Observation Report & Instructions



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Structural Observation Report

No. 2

Project Address: <i>914 E. Ocean Front</i>	Report Date: <i>1-30-21</i>	CNB Inspector Name:	CNB Permit #: <i>X2019-2085</i>
Building Owner Name: <i>Charles Atai</i>	Owner's Mailing Address (if different from site): <i>Same</i>	Owner's Telephone #:	CNB Plan Check #: <i>1519-2019</i>
Full Name of Structural Observer (SO): <i>ALI REZAEI</i>	SO E-mail Address: <i>alirezae-eng.com</i>	SO Telephone #: <i>949-466-9394</i>	SO License / Reg. #: <i>C41068</i>

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

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

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ FINAL STRUCTURAL OBSERVATION REPORT:

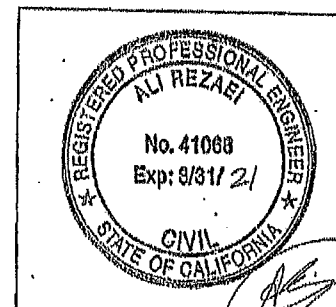
The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

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

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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.

Ali Rezaei
SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

1/30/21
DATE



STAMP OF STRUCTURAL OBSERVER

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

Forms/Structure/Observation/Report&Instructions



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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FIRE SPRINKLER NFPA 13D SYSTEM ROUGH INSPECTION CHECKLIST

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

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

CORRECTIONS AND NOTES:

FIRE SPRINKLER NFPA 13D SYSTEM ROUGH INSPECTION APPROVED:

BY:

Danny R

PERMIT #:

F2021-0383

DATE:

3-31-22

Attachment No. 2

Three-Year Construction Limit Notice Activities



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

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

PERMIT ACTIVITY REPORT (X2019-2085)

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

PERMIT ACTIVITY REPORT (X2019-2085)

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

PERMIT ACTIVITY REPORT (X2019-2085)

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

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Email		ACT-004478-2024	<p>From: Ron Carroll <rlcarrollgc@gmail.com> Sent: October 14, 2024 6:32 AM To: Rudenick, Jason <JRudenick@newportbeach.ca.gov> Subject: Re: 914 Ocean Front E - Expiration and Final items</p> <p>[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.</p> <p>Morning Jason, All is well. I will start the process today. Thanks, Ron</p> <p>On Mon, Oct 14, 2024, 5:46 AM Rudenick, Jason <JRudenick@newportbeach.ca.gov> wrote: Good morning, Ron</p> <p>Happy Monday, hope all is well!</p> <p>We will have to meet to discuss next steps as the Permit X2019-2085 has officially expired and requires immediate action.</p> <p>3yr Hearing application process. Please see attached 3yr Hearing App. This will buy you the time you need for the remaining items.</p> <p>As soon as possible please come down to NB Bay D to drop off the application. -Provide a simple letter stating the Elevator is the remaining item and a couple miscellaneous. -Provide a signed letter from owner stating you /GC can sign and represent. -Pay fee. -Susan will date stamp. -At that time, the application will be processed for review. -Once approved a Hearing date will be provided.</p> <p>Required items for C of O;</p>	Jason Rudenick

PERMIT ACTIVITY REPORT (X2019-2085)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
				<p>Permits needed to schedule for Final;</p> <p>-X2019-2085 Main House (with Holds as stated below)</p> <p>-H2021-0538 AC Units (with noise analysis and HERS Cheers)</p> <p>-BBQ /Fire Pit Permit (Required)</p> <p>-Wall Permit (with neighbor agreement)</p> <p>-F2021-0983 Fire Sprinkler Corrections for Monty;</p> <p>1. Revise plans to show added and moved heads throughout house</p> <p>2. Bell and flow switch to be functional for inspection</p> <p>3. Revise plan to show underground from meter to riser as inch and a quarter pipe and show new riser location in garage</p> <p>4. Revise permit to reflect correct address as 914 E. Ocean front</p> <p>Final docs needed for file;</p> <p>-Corner Record (with County Stamp)</p> <p>-Height Cert (need to reference parapets and guards)</p> <p>-Final Grade Report</p> <p>-Final Civil Cert (NB City form)</p> <p>-Final Elevator Cert</p> <p>-CalGreen (NB City Form, see attached)</p> <p>-Plumb Self Cert (NB City Form, see attached)</p> <p>-HERS</p> <p>Holds to remove prior to final;</p> <p>-Public Works; Permit N2020-0645 (just be certain all is good with pw).</p> <p>-Revenue Dept; Hold on final for business license sub contractors list to be submitted to Revenue.</p> <p>Thank you</p> <p>Jason</p> <p>Jason Rudenick Community Development Department Senior Building Inspector jrudenick@newportbeachca.gov</p>	

PERMIT ACTIVITY REPORT (X2019-2085)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
				949-644-3262	
				CITY OF NEWPORT BEACH 100 Civic Center Drive, First Floor Bay D, Newport Beach, California 92660 newportbeachca.gov	

PERMIT ACTIVITY REPORT (X2019-2085)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	email	ACT-004479-2024	<p>From: Ron Carroll <rlcarrollgc@gmail.com> Sent: October 14, 2024 6:32 AM To: Rudenick, Jason <JRudenick@newportbeach.ca.gov> Subject: Re: 914 Ocean Front E - Expiration and Final items</p> <p>[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.</p> <p>Morning Jason, All is well. I will start the process today. Thanks, Ron</p> <p>On Mon, Oct 14, 2024, 5:46 AM Rudenick, Jason <JRudenick@newportbeach.ca.gov> wrote: Good morning, Ron</p> <p>Happy Monday, hope all is well!</p> <p>We will have to meet to discuss next steps as the Permit X2019-2085 has officially expired and requires immediate action.</p> <p>3yr Hearing application process. Please see attached 3yr Hearing App. This will buy you the time you need for the remaining items.</p> <p>As soon as possible please come down to NB Bay D to drop off the application. -Provide a simple letter stating the Elevator is the remaining item and a couple miscellaneous. -Provide a signed letter from owner stating you /GC can sign and represent. -Pay fee. -Susan will date stamp. -At that time, the application will be processed for review. -Once approved a Hearing date will be provided.</p> <p>Required items for C of O;</p>	Jason Rudenick

PERMIT ACTIVITY REPORT (X2019-2085)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
				<p>Permits needed to schedule for Final;</p> <p>-X2019-2085 Main House (with Holds as stated below)</p> <p>-H2021-0538 AC Units (with noise analysis and HERS Cheers)</p> <p>-BBQ /Fire Pit Permit (Required)</p> <p>-Wall Permit (with neighbor agreement)</p> <p>-F2021-0983 Fire Sprinkler Corrections for Monty;</p> <p>1. Revise plans to show added and moved heads throughout house</p> <p>2. Bell and flow switch to be functional for inspection</p> <p>3. Revise plan to show underground from meter to riser as inch and a quarter pipe and show new riser location in garage</p> <p>4. Revise permit to reflect correct address as 914 E. Ocean front</p> <p>Final docs needed for file;</p> <p>-Corner Record (with County Stamp)</p> <p>-Height Cert (need to reference parapets and guards)</p> <p>-Final Grade Report</p> <p>-Final Civil Cert (NB City form)</p> <p>-Final Elevator Cert</p> <p>-CalGreen (NB City Form, see attached)</p> <p>-Plumb Self Cert (NB City Form, see attached)</p> <p>-HERS</p> <p>Holds to remove prior to final;</p> <p>-Public Works; Permit N2020-0645 (just be certain all is good with pw).</p> <p>-Revenue Dept; Hold on final for business license sub contractors list to be submitted to Revenue.</p> <p>Thank you</p> <p>Jason</p> <p>Jason Rudenick Community Development Department Senior Building Inspector jrudenick@newportbeachca.gov</p>	

PERMIT ACTIVITY REPORT (X2019-2085)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
				949-644-3262	
				CITY OF NEWPORT BEACH 100 Civic Center Drive, First Floor Bay D, Newport Beach, California 92660 newportbeachca.gov	
11/02/2023					
	Generic Activity	3-YEAR DEADLINE EXTENSION	ACT-002566-2023	MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER	Debi Schank
12/12/2024					
	Email		ACT-004866-2024	Good morning Jason, I'm sorry this hasn't been done yet. The owner of 914 E. Oceanfront has put me in a situation that I've never been involved in. He is in a battle with Public Works over the alley. He's blaming a large portion of the delays on the alley. Which is only a small portion of the delays. Regardless, there's a meeting 12/11 with all of the Public Works king pins including Mike Sinacorie. Oh joy! For 30 plus years I've managed to keep my nose clean with the City of Newport Beach. This isn't sitting well with me! Thanks, Ron	Jason Rudenick
12/05/2024					

PERMIT ACTIVITY REPORT (X2019-2085)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	email	ACT-004698-2024	<p>From GC Ron; Good morning Jason,</p> <p>I'm sorry this hasn't been done yet.</p> <p>The owner of 914 E. Oceanfront has put me in a situation that I've never been involved in.</p> <p>He is in a battle with Public Works over the alley. He's blaming a large portion of the delays on the alley. Which is only a small portion of the delays.</p> <p>Regardless, there's a meeting 12/11 with all of the Public Works king pins including Mike Sinacorie. Oh joy!</p> <p>For 30 plus years I've managed to keep my nose clean with the City of Newport Beach.</p> <p>This isn't sitting well with me!</p> <p>Thanks, Ron</p>	Jason Rudenick
03/20/2024					
	Generic Activity	3yr	ACT-001242-2024	<p>Morning Jason,</p> <p>The city of NB hired me to remove, relocate and replace the 6" water main.</p> <p>We finally poured the new alley yesterday. The city says we can't drive on it for two weeks.</p> <p>Nothing has been done for weeks.</p> <p>I'll let ya know the schedule moving forward.</p> <p>Thanks, Ron</p>	Jason Rudenick
	Email	3yr	ACT-001241-2024	<p>Morning Jason,</p> <p>The city of NB hired me to remove, relocate and replace the 6" water main.</p> <p>We finally poured the new alley yesterday. The city says we can't drive on it for two weeks.</p> <p>Nothing has been done for weeks.</p> <p>I'll let ya know the schedule moving forward.</p> <p>Thanks, Ron</p>	Jason Rudenick
03/21/2024					
	Generic Activity	Letter delivered	ACT-001255-2024	<p>3yr letter proved to GC, explained process in detail.</p>	Jason Rudenick

PERMIT ACTIVITY REPORT (X2019-2085)

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

PERMIT ACTIVITY REPORT (X2019-2085)

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

PERMIT ACTIVITY REPORT (X2019-2085)

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

Attachment No. 3

Building Official Extension



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

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APR 11 2024

CITY OF
NEWPORT BEACH

Three Year Construction Time Limit Extension
Building Official Application

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

Date: September 8th, 2023

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

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

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

Mr. Rudenick,

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

Please let me know if you need any additional information.

Thank you.

A handwritten signature in black ink, appearing to read "P.C. Ataii". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

P.C. Ataii

RLCarroll

General Contractors

April 15, 2024

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

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

Dear Jason,

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

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

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

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

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

Thank you for your consideration of this extension request.

Sincerely,



Ron Carroll, President
RL Carroll General Contractors, Inc.

RLCarroll

General Contractors

April 11, 2024

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

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

Dear Jason,

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

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

Thank you for your consideration of this extension request.

Sincerely,



Ron Carroll, President
RL Carroll General Contractors, Inc.



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

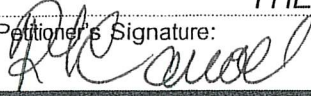
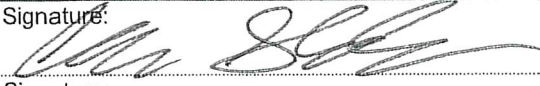

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
www.newportbeachca.gov | (949) 644-3200

RECEIVED BY
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DEVELOPMENT

APR 11 2024

CITY OF
NEWPORT BEACH

Three Year Construction Time Limit Extension
Building Official Application

Project Address: 914 E. Oceanfront NB CA		Receipt No.: INV-00025679	
Permit No.: X2019-2085	Original Permit Issued Date: 10.14.20	Extension Fee: \$214	Date Fee Paid: 04/11/24
PETITIONER/PROPERTY OWNER INFORMATION			
Name (Must be payor of fees): Ron Carroll		Company Name: RL Carroll General Contractors, Inc.	
Street Address: PO BOX 7829		City: Huntington Beach	State: CA Zip Code: 92615
Email: RLCarrollGC@gmail.com		Phone: 714.749.0622	
PROJECT INFORMATION			
Length of extension requested: 6 mos.			
New end date if request is approved: 10-1-2024			
Previous Extension(s) Granted? (Y/N): YES		If Yes, How Many?: 1	
Description of Work Under Permit:	New Single Family Residence, Fire sprinklers, Mech. permit (HVAC system); H2021-0534, F2021-0383,		
Reason for Extension Request	(Attach Supporting Documents as Needed) SEE ATTACHED LETTER DUE TO ALLEY CONSTRUCTION UNDER PERMIT ENCROACHMENT PERMIT N2023-0512		
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.			
Petitioner's Signature: 		Relationship to Property Owner: General Contractor	Date: 4/11/24
FOR STAFF USE ONLY			
Department Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied			
Conditions of Approval or Comments:	ADDITIONAL EXTENSION GRANTED FOR TOTAL OF 365 DAYS FROM INITIAL 3-YEAR EXPIRATION OF 10/14/2023. PERMIT SHALL EXPIRE ON 10/13/2024 UNLESS ADDITIONAL EXTENSION IS GRANTED BY HEARING		
Building Inspector Reviewed:	Name: Chad Shelton	Signature: 	Date: 4/15/24
Building Official Approval:	Name: TONEE HAI	Signature: 	Date: 04/19/24

RLCarroll

General Contractors

April 11, 2024

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

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

Dear Jason,

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

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

Thank you for your consideration of this extension request.

Sincerely,



Ron Carroll, President
RL Carroll General Contractors, Inc.

RLCarroll

General Contractors

April 15, 2024

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

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

Dear Jason,

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

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

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

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

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

Thank you for your consideration of this extension request.

Sincerely,



Ron Carroll, President
RL Carroll General Contractors, Inc.

Date: September 8th, 2023

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

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

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

Mr. Rudenick,

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

Please let me know if you need any additional information.

Thank you.



P.C. Atail



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

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SEP 08 2023

CITY OF
NEWPORT BEACH

Three Year Construction Time Limit Extension
Building Official Application

Project Address: 914 E. Oceanfront		Receipt No.: SEE ATTACHED	
Permit No.: X2019-2085	Original Permit Issued Date: 10-14-2020	Extension Fee: \$208.214	Date Fee Paid: 09/08/23
PETITIONER/PROPERTY OWNER INFORMATION			
Name (Must be payor of fees): Ron Carroll		Company Name: RL Carroll General Contractors, Inc	
Street Address: Po Box 7829		City: Huntington Beach	State: CA
Email: rlcarrollgc@gmail.com		Zip Code: 92645	
Phone: 714-749-0622			
PROJECT INFORMATION			
Length of extension requested: 6mo			
New end date if request is approved: march 1 2024			
Previous Extension(s) Granted? (Y/N): None		If Yes, How Many?:	
Description of Work Under Permit: NEW SINGLE Fam Res			
Reason for Extension Request: (Attach Supporting Documents as Needed) COVID 19 MATERIAL & LABOR Shortage Problem with Public Works Issuing a Permit to Complete the Alley.			
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.			
Petitioner's Signature: [Signature]		Relationship to Property Owner: General Contractor	Date: 9/14/23
FOR STAFF USE ONLY			
Department Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied			
Conditions of Approval or Comments: 180 DAYS EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 04-11-2024 UNLESS ADDITIONAL EXTENSION IS GRANTED.			
Building Inspector Reviewed:	Name: Jason Rudenich	Signature: [Signature]	Date: 9/11/23
Building Official Approval:	Name: TONEE HAT	Signature: [Signature]	Date: 09/13/23



CITY OF NEWPORT BEACH

BUILDING DIVISION

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

PAID

SEP 08 REC'D

CITY OF NEWPORT BEACH

FEE RECEIPT

DATE: _____

Plan Check #: _____ Permit #: _____ Received by: SS

<u>Ron Carroll</u> Payor	<u>914 E Ocean Front</u> Job Address
-----------------------------	---

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

TOTAL FEES \$ 214.00

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

Fee Receipt No. _____

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

RLCarroll

General Contractors

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

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


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

Mr. Rudenick,

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

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

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

Sincerely, 
Ron Carroll
President

Date: September 8th, 2023

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

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

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

Mr. Rudenick,

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Thank you.

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P.C. Ataii