

### CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

March 20, 2025 Agenda Item No. 1

SUBJECT:	Three-Year Construction Time Limit Extension in Accordance with Newport Beach Municipal Code (NBMC) 15.02.095 (Addition of Sections 105.3.3, 105.3.4 and 105.3.5), Section 105.3.4, Item 2
PERMITS:	X2020-1565, X2021-2338, X2021-2339, XR-2023-0347, XR2024-6993, U2024-5294
SITE LOCATION:	1715 W. Balboa Blvd.
APPLICANT:	Richard Selby
PROPERTY OWNER:	Richard Selby
BUILDING INSPECTOR:	Chad Shelton, Building Inspector II
PREPARED BY:	Tonee Thai, Chief Building Official - 949-718-1867, <u>tthai@newportbeachca.gov</u>

### PROJECT SUMMARY

ADD 253 SQUARE FEET AND SUBSTANTIAL 1,123 S.F. REMODEL AND RE-ROOF TO EXISTING DUPLEX.

### **BUILDING PERMIT HISTORY**

This project first started with Permit X2020-1565 issued on March 2, 2021, with subsequent permits that has since expired. Currently, referenced permits above are subject to Newport Beach Municipal Code 15.02.095 with initial three-year construction limit expiration date of March 02, 2024.

Permits X2021-2338 and X2021-2339 increases the initial scope of work to include remodel work for the lower floor and framing conditions due to field conditions that were issued on September 14, 2021.

Permit XR2023-0347 increases the initial scope of work to create 90 square feet attic that was issued on April 3, 2023.

Permits XR2024-6993 and U2024-5294 are side yard improvements between the property and 1717 W. Balboa Blvd (U2024-5294).

The first inspection for the building was on April 22, 2021, for Footings and Foundation inspection.

The last inspection for the building was on January 19, 2024, for Floor Framing and Sheathing inspection.

Please refer to Attachment 1 for detailed permit history.

Notice of pending Three-Year Construction Limit expiration were provided on January 31, 2024. Please refer to Attachment 2 for detailed notice activities.

### **BUILDING OFFICIAL EXTENSION**

The chief building official granted extensions for three-year construction time limit on February 5, 2024, July 31, 2024, and December 10, 2024, for a total of 365 days with expiration date of March 2, 2025. (Attachment 3).

### **RECOMMENDATION**

- 1) Conduct a public hearing;
- 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).

1715 W. Balboa Blvd. - X2020-1565 Administrative Hearing, March 20, 2025 Page 3

### 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 (1208-2020) FOR CITY OF NEWPORT BEACH

Permit Type:	Plan Check	Application Date:	07/07/2020	Owner:	
Work Class:	Addition/Alteration	Issue Date:	03/02/2021	Parcel	047 201 05
Status:	Approved	Expiration Date:	07/13/2021	Address:	1715 W BALBOA BLVD
IVR Number:	126854				NEWPORT BEACH, CA

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Inspection L	ocation: 1715	BALBOA BLVD W					
Permit: REV2	21-0969						
06/24/2021	06/24/2021	Legacy Inspection	REV21-0969-A002 848939	Correction	Melissa Kubischta	No	Complete
	06/24/2021	Legacy Inspection	REV21-0969-A002 848940	Correction	Melissa Kubischta	No	Complete
Permit: REV2	21-1823						
11/18/2021	11/18/2021	Legacy Inspection	REV21-1823-A002 910734	Correction	Cara Eng	No	Complete
11/29/2021	11/29/2021	Legacy Inspection	REV21-1823-A002 913915	Correction	David Lee	No	Complete
Permit: X202	0-1565						
04/22/2021	04/22/2021	Footings and Foundation	X2020-1565-A0028 22166	Partial Pass		No	Incomplete
05/06/2021	05/06/2021	Footings and Foundation	X2020-1565-A0028 27830	Partial Pass		No	Incomplete
05/20/2021	05/20/2021	Footings and Foundation	X2020-1565-A0028 34649	Partial Pass		No	Incomplete
05/25/2021	05/25/2021	Gas Pipe Underground	X2020-1565-A0028 36602	Not Ready for Inspection		No	Complete
05/26/2021	05/26/2021	Gas Pipe Underground	X2020-1565-A0028 37227	Partial Pass		No	Incomplete
	05/26/2021	Gas Pipe Underground	X2020-1565-A0028 37229	Partial Pass		No	Incomplete
06/10/2021	06/10/2021	Footings and Foundation	X2020-1565-A0028 43067	Partial Pass		No	Incomplete
06/24/2021	06/24/2021	Footings and Foundation	X2020-1565-A0028 49194	Partial Pass		No	Incomplete
07/08/2021	07/08/2021	Footings and Foundation	X2020-1565-A0028 54830	Partial Pass		No	Incomplete
09/16/2021	09/16/2021	Footings and Foundation	X2020-1565-A0028 83991	Partial Pass		No	Incomplete
01/27/2022	01/27/2022	Footings and Foundation	X2020-1565-A0029 36923	Partial Pass		No	Incomplete
01/19/2024	01/19/2024	Floor Framing & Sheathing	iBLD-002574-2024	Approved	Marshall Shelton	No	Complete
			Reinspection of iBL	D-037477-2023			
08/27/2024	08/27/2024	Shear and Hold Downs	iBLD-032814-2024	Correction	Chad Shelton	Yes	Complete
			Reinspection of iBL	D-002575-2024			
Permit: X202	1-2338						

Permit Typ	e: Plan Che	ck	Applicatio	on Date: 07/07/202	0 Owner:		
Work Class	Addition/	Alteration	Issue Date	e: 03/02/202	1 Parcel	047 201 05	
Status:	Approved	I	Expiration	Date: 07/13/202	1 Address:	1715 W BALBOA BLVD	
IVR Numbe						NEWPORT BEACH, CA	
Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
02/16/2022	02/16/2022	Other - Building	X2021-2338-A0029 45511	Approved		No	Complete
Permit: X202	1-2339						
02/16/2022	02/16/2022	Other - Building	X2021-2339-A0029 45512	Approved		No	Complete
nspection L	ocation: 1715	W BALBOA BLVD					
Permit: X202	0-1565						
07/25/2022	07/25/2022	Rough Plumbing & Pan Test	iBLD-001952-2022	Not Ready for Inspection	Marshall Shelton	Yes	Complete
	07/25/2022	Shear and Hold Downs	iBLD-001951-2022	Partial Pass	Marshall Shelton	Yes	Incomplete
01/25/2023	01/25/2023	Other - Plumbing	iBLD-002763-2023	Cancelled	Marshall Shelton	Yes	Complete
	01/25/2023	Sewer	iBLD-002760-2023	Partial Pass	Marshall Shelton	Yes	Incomplete
	01/25/2023	Soil Pipe	iBLD-002997-2023	Partial Pass	Marshall Shelton	Yes	Incomplete
	01/25/2023	Under Slab/Floor Plumbing	iBLD-002762-2023	Cancelled	Marshall Shelton	Yes	Complete
02/06/2023	02/06/2023	Slab On Grade	iBLD-004374-2023	Partial Pass	Marshall Shelton	Yes	Incomplete
02/28/2023	02/28/2023	Footings and Foundation	iBLD-007251-2023	Partial Pass	Marshall Shelton	Yes	Incomplete
03/16/2023	03/16/2023	Sewer	iBLD-009634-2023 Reinspection of iBL	Approved D-002760-2023	Marshall Shelton	No	Complete
	03/16/2023	Soil Pipe	iBLD-009633-2023 Reinspection of iBL	Approved D-002997-2023	Marshall Shelton	No	Complete
03/30/2023	03/30/2023	Slab On Grade	iBLD-011262-2023 Reinspection of iBL	Approved D-004374-2023	Marshall Shelton	No	Complete
04/19/2023	04/19/2023	Footings and	iBLD-014056-2023	Approved	Marshall Shelton	No	Complete
		Foundation	Reinspection of iBL	D-007251-2023			
05/09/2023	05/09/2023	Floor Framing & Sheathing	iBLD-016925-2023	Partial Pass	Marshall Shelton	Yes	Incomplete
	05/09/2023	Other - Building	iBLD-016926-2023	Cancelled	Marshall Shelton	Yes	Complete
09/29/2023	09/29/2023	Floor Framing & Sheathing	iBLD-037477-2023	Partial Pass	Marshall Shelton	Yes	Incomplete
			Reinspection of iBL	D-016925-2023			
01/19/2024	01/19/2024	Floor Framing & Sheathing	iBLD-002574-2024	Approved	Marshall Shelton	No	Complete
	01/10/0004	<b>0</b>	Reinspection of iBL		Marchall Obeller		In a survey lot
	01/19/2024	Shear and Hold Downs	iBLD-002575-2024 Reinspection of iBL	Partial Pass	Marshall Shelton	Yes	Incomplete
Permit: X202	1-2338						
03/17/2023	03/31/2023	Other - Building	iBLD-009788-2023	Approved	Marshall Shelton	No	Complete

### LINKED PERMIT INSPECTION HISTORY REPORT (1208-2020)

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Work Class:	Addition/Alteration	Issue Date:	03/02/2021	Parcel	047 201 05
Status:	Approved	Expiration Date:	07/13/2021	Address:	1715 W BALBOA BLVD
IVR Number:	126854				NEWPORT BEACH, CA

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
04/20/2023	04/20/2023	Soil Pipe	iBLD-014313-2023	Partial Pass	Marshall Shelton	Yes	Incomplete
Permit: X202	1-2339						
03/17/2023	03/31/2023	Other - Building	iBLD-009789-2023	Approved	Marshall Shelton	No	Complete
04/20/2023	04/20/2023	Soil Pipe	iBLD-014312-2023	Partial Pass	Marshall Shelton	Yes	Incomplete
Permit: XR20	24-6993						
12/05/2024	12/05/2024	Footings and Foundation	iBLD-047713-2024	Correction	Chad Shelton	Yes	Complete
12/10/2024	12/10/2024	Footings and Foundation	iBLD-048623-2024	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBL	D-047713-2024			
01/14/2025	01/14/2025	Footings and Foundation	iBLD-001402-2025	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBL	D-048623-2024			
01/15/2025	01/15/2025	Footings and Foundation	iBLD-001633-2025	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBL	D-001402-2025			

Inspection L	ocation: 1717	7 BALBOA BLVD W							
Permit: U2024-5294									
11/22/2024	11/22/2024	Other - Building	iBLD-046240-2024	Not Ready for Inspection	Chad Shelton	Yes	Complete		
11/26/2024	11/26/2024	Area Drains	iBLD-046326-2024	Cancelled	Chad Shelton	Yes	Complete		
	11/26/2024	Footings and Foundation	iBLD-046647-2024	Correction	Chad Shelton	Yes	Complete		
12/18/2024	12/18/2024	Other - Building	iBLD-049529-2024	Not Ready for Inspection	Chad Shelton	Yes	Complete		
			Reinspection of iBLD	-046240-2024					
01/14/2025	01/14/2025	Other - Building	iBLD-001408-2025	Not Ready for Inspection	Chad Shelton	Yes	Complete		
			Reinspection of iBLD	-049529-2024					
01/15/2025	01/15/2025	Footings and Foundation	iBLD-001703-2025	Partial Pass	Chad Shelton	Yes	Incomplete		
			Reinspection of iBLD	-046647-2024					
01/16/2025	01/16/2025	Footings and Foundation	iBLD-002017-2025	Approved	Chad Shelton	No	Complete		
			Beingpostion of iBLD	004702 2025					

Reinspection of iBLD-001703-2025

	<b>City of Newport Bea</b> 100 Civic Center Drive, Newpo Pernait Counter Phone (949)64 Junef-Jotion Requests Phone (94 Combination Type - MFP M	rt Beach, CA 92660 4-3288 49)644-3255 ECH ELEC PLUM				Project No : <b>12</b> Issued Date : <b>03</b> /0 Inspection Area	2/2021 : 1	565
Job Address: 1718 Description: MFR Legal Desc.: NEV Owner: SELE Address: PO E NEW Phone: 949-4 Applicant: SELE Address: PO E NEW Phone: Code Edit : Type of Constructio Occupancy Group: Added /New sq. ft. No of Stories: No of Units : Bldg Height:	Construction Hours: Mo W BALBOA BLVD NB ADD 253 SF & SUBSTANTIAL WPORT BEACH SEC B BLK 17 I BY RICHARD OX 10849 PORT BEACH, CA 92658 100-8941 BY RICHARD SOX 10849 PORT BEACH, CA 92658 2016 port BEACH, CA 92658 2016 port BEACH, CA 92658 2016 port BEACH, CA 92658 2016 port BEACH, CA 92658	nday - Friday 7:00 a.m. REMODEL 1123 SF W/RE-	to 6:30 p.m. and ROOF *STOP WOR OWNER/BLDR SELBY RICHA 949-400-8941 : O/B	Saturday from 8:00	Architect: Address: Phone: Engineer: Address: Phone: Designer: Address: Phone:	ED BY 03/02/2024 OR PERMIT WIL p.m. No work on Sundays or H CHOPRA ROMESH 2140 W CHAPMAN AVE #262 ORANGE CA 92868 949-922-0195 State Lic:CO BURKE THOMAS 312 OCEAN AVE LAGUNA BEACH CA 92651 949-494-0776 State Lic:S-0 ditions: LIQUEFACTION AREA OWNER/BUILDER ATTACH	ELECTRICAL, PLUMBING, MECHANICAL COMPONE	AS BUILT PERMIT
Bldg Sprinklers: Flood Zone: Construction Val Building Permit F Plan Check Fee: Overtime Plan C Investigation Fee Record Manager Energy Compliar CA Seismic Safe Disabled Access Hazardous Mat Building Green F	X vation: \$244,350.00 fee: \$3,195.00 \$2,668.29 k: \$0.00 e: \$3,195.00 nent: \$98.00 nce: \$171.05 ty: \$31.77 : \$0.00 \$0.00 fee: \$10.00 TOTAL FEE: \$12,864.41	Use Zone: R-2 Excise Tax: Additional Fee : Grading Bonds Fee: Grading PC Consultant : Grading PC Fee: WQ Insp. Fee : Electrical %: Mechanical %: Plumbing %:	Parking Spaces:           \$0.00           \$0.00           \$0.00           \$232.00           \$195.00           \$0.00           \$447.30           \$351.45           \$287.55           Plan Check Fee		\$18 \$ ment - \$43.00 \$945.00 \$0.00	Fire Department 5.00 Fire Inspection: 60.00 Fire Plan Rev 60.00 Demolition Fee 60.00 Building Dept Adm General Service Refund Deposit Grading Bond: Due at Permit Issuance :	\$0.30 \$0.00 \$26.00 \$219.00 \$564.00 \$0.00 \$0.00 \$0.00 \$0.00	······································
ZONING APPROV	AL:	LAW		PLAN CHEC	CK BY: . TO ISSUE:	ON SATURI	~	-

#### 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 or 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). , as owner of the property, or my employees with wages as their sole compensation, will do () all of or Deportions 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 3/21 Date LICENSED CONTRACTOR'S DECLARATION I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class License No \_\_\_\_\_ Date \_\_\_\_\_ Contractor Signature WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION. DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES. I hereby affirm under penalty of perjury one of the following declarations: L 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. L 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 incurance carrier and colicy number are: Carrier Policy Number Expiration Date Name of Agent Phone # Let 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. Richard W. Selly 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. Signature of Property Owner or Authorized Agent DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL ACTION DATE BY 1 FOR OFFICE USE ONLY **REGULATIONS PART 61 OF TITLE 40 AND AOMD RULE** 1403 PERMIT EXPIRED I SUBMITTED ASBESTOS NOTIFICATION TO PERMIT CANCELLED DEPA PERMIT EXTENDED DAOMD PERMIT FINAL ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLATOR Law LW. Selley CERTIFICATE OF OCCUPANCY ISSUED SIGNATURE:

G<sub>3</sub>SoilWorks GEOTECH · GEOFORENSIC · GROUNDWATER

MEMO NO.

PROJECT NO. 1175 PROJECT NAME 1715 W BALBOA BLUD DATE 9/6/24

PURSVANT TO YOUR REQUEST, WE HAVE PREPARED THIS MEMO PROVIDE A SOLUTION TO THE SEWER LINE THENON EXCAVATIN JULAT HAS UNDERMINED THE ADTALENT PROPERTY SIDEWALL AT MIT W BALBOA BLUD.

1. THE AREAS OF SIDEWALK THAT AND UNDERMINED SHOUD BE REMOVED.

2. THE EXPOSED SOIL STAVUD BE EVALUATED BY THIS OFFICE

3. ONCE THE VOIDS HAVE BOEN NOENTIFIED AND EX 1020, AND THIS OFFICE APPROVES THE REMAINING SILLS ARE SUITABLE FOR SUPPORT OF BOTH THE BUHAING POITING AND FLATINGER, THE EXPOSED EXCANATION CAN BE FILLED WITH THE ONS ITS SANDY SOILS. FILL MATERIALS SHOUD BE MOISTURE CONPITIONED AND COMPACTED JO A MINIMUM OF 90% RELATIVE COMPACTION.

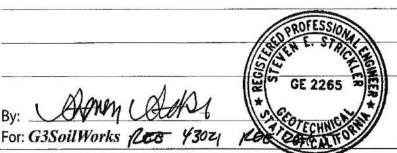
4. THE NEW CONCRETE SIDEWALK CAN THEN BE PLACED TO A DEPJUS I INCH GREATER THAN THE CURRENT EXISTING SIDEWALK.

THE NEED FOR STEEL LEINFORCEMENT AND DOWELING 5.

CAN BO DETERMINED AT THE TIME OF THE SUBGRADE

PILE PARATION.

By:



The conclusions and recommendations contained herein have been based upon observations, as noted, and were derived using generally accepted engineering approaches and principles available at this time and the degree of care and skills ordinarily exercised under similar circumstances by reputable geotechnical engineers practicing in this area. No representations are made as to the quantity or extent of material not observed and tested. No other warranty or representation, either express or implied, is included or intended.



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

### OWNER-BUILDER ACKNOWLEDGEMENT AND INFORMATION VERIFICATION (HSC 19825)

### NOTICE TO PROPERTY OWNER

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at <u>1715 W-Bellbag 131V.d.</u> Newport Beach, CH 92663 We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to

We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder.

We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

### **OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION**

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

<u>Mus</u> 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

 $\frac{\beta MS}{responsible}$  2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

 $\int \frac{W}{M} = 3$ . I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

 $\int \frac{\mu \delta}{\text{their}} 4$ . I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

<u>*KWS*</u> 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

<u>M</u><u>6</u>. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

 $\frac{2mS}{8}$  8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

<u>Abold</u> 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: \_\_\_\_\_\_ Karbog Kind. Newport Beach, CA 92663

11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.

Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the City of Newport Beach, Building Division, for issuing the permit. Note: A copy of the property owner's driver's license or form notarization is required to be presented when the permit is issued to verify the property owner's signature.

Print name of property owner: <u>Richard W. Selby</u> Property Owner's Signature: <u>Richard W. Selby</u> Date: <u>3/2/21</u>

Note: The following Authorization Form is required to be completed by the property owner only when designating an agent of the property owner to apply for a construction permit for the Owner-Builder.

### AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project. Scope of Construction Project (or Description of Work):

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. Note: A copy of the owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Property Owner's Signature:

Date:

Note: A copy of the owner's driver's license or form notarization is required to be presented when the permit is issued to verify the property owner's signature.



### COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

### **Structural Observation Report**

Project Address:	Report Date:	CNB Inspector Name:	CNB Permit #:
1715 W BALBOA BLVD	2021-04-19	BILL TUMAN	X2020-1565
Building Owner Name:	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #:
RICHARD SELBY	PO BOX 10849, NEWPORT BEACH, CA 92658	949-400-8941	1208-2020
Full Name of Structural Observer (SO):	SO E-mail Address:	SO Telephone #:	SO License / Reg. #:
THOMAS BURKE	tom@burkese.com	657-289-0460	5088

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab		□ Steel		Grade Beam GB2 and adjacent Pad Footings @ Stairs	04/19/2021
Mat Foundation, Prestressed Concrete	Masonry		□ Steel Deck		
Caissons, Piles,	Wood or Manuf. Shear Panels	Masonry	□ Wood		
□ Other:	□ Other:	□ Other:	Other:		
	ABOVE ARE APPROVE	D AND WITHOUT D	DEFICIENCIES.		
	IENCIES AND COMME	NTS:			
				□ REPORT CONTINUED ON AT	TACHED PAGES.
	AL OBSERVATION RE		on documents, and all	observed deficiencies were co	rrected.
	.,				
<ol> <li>I am the license charge of the stru</li> <li>I, or another licen my responsible of construction stag approved constru-</li> <li>I understand that</li> </ol>	ving statements are true d design professional re- ctural observation; sed design professional charge, have performed e to verify that the str ction documents; all deficiencies which I to of the structural system	etained by the own whom I have design the required site v ucture is in general nave documented mu	er to be in responsible ated above and is under isits at each significan conformance with the ust be corrected, prior to		SHSINEER *

STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

04/19/2021 DATE

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

### STRUCTURAL OBSERVATION REPORT INSTRUCTIONS

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

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

#### OBSERVED DEFICIENCIES

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

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

#### FINAL STRUCTURAL OBSERVATION REPORT

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



### COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

### **Structural Observation Report**

Project Address:	Report Date:	CNB Inspector Name:	CNB Permit #:
1715 W BALBOA BLVD	2021-04-19	BILL TUMAN	X2020-1565
Building Owner Name:	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #: 1208-2020
RICHARD SELBY	PO BOX 10849, NEWPORT BEACH, CA 92658	949-400-8941	
Full Name of Structural Observer (SO):	SO E-mail Address:	SO Telephone #:	SO License / Reg. #:
THOMAS BURKE	tom@burkese.com	657-289-0460	5088

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab		□ Steel	Concrete	Grade Beam GB2 and adjacent Pad Footings @ Stairs	04/19/2021
<ul> <li>Mat Foundation,</li> <li>Prestressed Concrete</li> </ul>	Masonry	Concrete	□ Steel Deck		
Caissons, Piles,	Wood or Manuf. Shear Panels	□ Masonry	□ Wood		
□ Other:	Other:	□ Other:	□ Other:		
	ABOVE ARE APPROVE	D AND WITHOUT	DEFICIENCIES.		
	IENCIES AND COMME	NTS:			
				REPORT CONTINUED ON AT	TACHED PAGES.
The structure general	ly complies with the a	oproved construction	on documents, and all	observed deficiencies were cor	rrected.
I declare that the follow	ring statements are true	to the best of my kno	owledge:		
1. I am the licensed	d design professional r	etained by the own	er to be in responsible	PROFESSIO.	
charge of the strue	ctural observation;		4	Se is J. River	10
my responsible c	harge, have performed e to verify that the str	the required site v	ated above and is under isits at each significant l conformance with the	ASTAN	ASINEER .
3. I understand that	all deficiencies which I h		ust be corrected, prior to ewport Beach, Building		<b>/</b> ★#
Division.	TATA		,	ATE OF CALIFORN	
	TURAL OBSERVER OF R		04/19/2021 DATE	STAMP OF STRUCTURAL	OBSERVER

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

### STRUCTURAL OBSERVATION REPORT INSTRUCTIONS

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

#### **OBSERVED DEFICIENCIES**

Forms'StructuralObservationReport&Instructions

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

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

#### FINAL STRUCTURAL OBSERVATION REPORT

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



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

### **Structural Observation Report**

Project Address:	Report Date:	CNB Inspector Name:	CNB Permit #:
1715 W BALBOA BLVD	05/05/2021	MARSHALL SHELTON	X2020-1565
Building Owner Name:	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #:
RICHARD SELBY	PO BOX 10849, NEWPORT BEACH, CA 92658	949-400-8941	1208-2020
Full Name of Structural Observer (SO):	SO E-mail Address:	SO Telephone #:	SO License / Reg. #:
THOMAS BURKE	tom@burkese.com	657-289-0460	5088

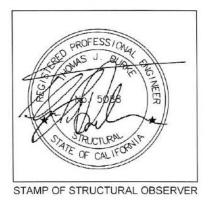
#### PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab		□ Steel		Grade Beam GB2 on Grid A and Pad Footings @ Grid 4A, 2A, 6.5C	05/05/2021
Mat Foundation, Prestressed Concrete	Masonry	Concrete	Steel Deck		
Caissons, Piles,	Wood or Manuf. Shear Panels	Masonry	□ Wood		
Other:	Other:	□ Other:	Other:		
	BOVE ARE APPROVE	D AND WITHOUT D	EFICIENCIES.		
	IENCIES AND COMME	NTS:			
REPORT CONTINUED ON ATTACHED PAGES.					
The structure general	ly complies with the ap	proved construction	on documents, and all	observed deficiencies were corr	ected.
I declare that the follow	ing statements are true	to the best of my kno	wledge:		

- 1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
- I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with the approved construction documents;
- 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

05/05/2021 DATE



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



### COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

### **Structural Observation Report**

Project Address:	Report Date:	CNB Inspector Name:	CNB Permit #:
1715 W BALBOA BLVD	05/14/2021	MARSHALL SHELTON	X2020-1565
Building Owner Name:	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #:
RICHARD SELBY	PO BOX 10849, NEWPORT BEACH, CA 92658	949-400-8941	1208-2020
Full Name of Structural Observer (SO):	SO E-mail Address:	SO Telephone #:	SO License / Reg. #:
THOMAS BURKE	tom@burkese.com	657-289-0460	5088

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab		□ Steel		Grade Beam and Footings between Grid 6 and 7	05/14/2021
Mat Foundation, Prestressed Concrete	Masonry	Concrete	Steel Deck		
Caissons, Piles,	Wood or Manuf. Shear Panels	Masonry	Wood		
Other:	Other:	□ Other:	□ Other:		
	BOVE ARE APPROVE	O AND WITHOUT DE	FICIENCIES.		
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					TACHED PAGES.
	AL OBSERVATION REP ty complies with the ap		documents, and all o	observed deficiencies were cor	rected.
<b>.</b>	, , , , , , , , , , , , , , , , , , , ,				
<ul> <li>I declare that the following statements are true to the best of my knowledge:</li> <li>1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;</li> <li>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;</li> <li>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.</li> <li>05/14/2021</li> </ul> STAMP OF STRUCTURAL OBSERVER					
SIGNATURE OF STRUCT	TURAL OBSERVER OF RE	CORD	DATE	STAMP OF STRUCTURAL	ORSEKVEK

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



#### COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

### **Structural Observation Report**

Project Address:	Report Date:	CNB Inspector Name:	CNB Permit #:
1715 W BALBOA BLVD	06/23/2021	MARSHALL SHELTON	X2020-1565
Building Owner Name:	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #:
RICHARD SELBY	PO BOX 10849, NEWPORT BEACH, CA 92658	949-400-8941	1208-2020
Full Name of Structural Observer (SO):	SO E-mail Address:	SO Telephone #:	SO License / Reg. #:
THOMAS BURKE	tom@burkese.com	657-289-0460	5088

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab		Steel		Grade Beam GB1 and pad footings F4 for moment frame on Gridline 8	06/23/2021
Mat Foundation, Prestressed Concrete	Masonry	Concrete	Steel Deck		
🗆 Caissons, Piles,	Wood or Manuf. Shear Panels	Masonry	U Wood		
D Other:	Other:	Other:	□ Other:		
	ABOVE ARE APPROVE	D AND WITHOUT D	DEFICIENCIES.		
	IENCIES AND COMME	NTS:			
				REPORT CONTINUED ON ATT	ACHED PAGES.
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The substate general	ij complico marale a		in documentas, and an		coleu.
<ol> <li>I am the licensed charge of the struct 2. I, or another license my responsible c construction stage approved construct 3. I understand that</li> </ol>	ctural observation; sed design professional harge, have performed to verify that the struc- tion documents; all deficiencies which I h	etained by the owner whom I have designate the required site v acture is in general nave documented mu	wledge: er to be in responsible ated above and is under isits at each significant conformance with the ust be corrected, prior to ewport Beach, Building	Contraction of the second seco	AG INEER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

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

DATE



### **COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION**

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

### **Structural Observation Report**

Project Address:	Report Date:	CNB Inspector Name:	CNB Permit #:
1715 W BALBOA BLVD	06/23/2021	MARSHALL SHELTON	X2020-1565
Building Owner Name:	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #: 1208-2020
RICHARD SELBY	PO BOX 10849, NEWPORT BEACH, CA 92658	949-400-8941	
Full Name of Structural Observer (SO):	SO E-mail Address:	SO Telephone #:	SO License / Reg. #:
THOMAS BURKE	tom@burkese.com	657-289-0460	5088

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab		□ Steel		Grade Beam GB1 and pad footings F4 for moment frame on Gridline 8	06/23/2021
Mat Foundation, Prestressed Concrete	Masonry	Concrete	Steel Deck		
Caissons, Piles,	Wood or Manuf. Shear Panels	Masonry	Wood		
Other:	Other:	Other:	□ Other:		
	BOVE ARE APPROVE	D AND WITHOUT D	EFICIENCIES.		
	ENCIES AND COMMEN	NTS:			
				REPORT CONTINUED ON ATT	ACHED PAGES.
FINAL STRUCTURA The structure general			n documents. and all	observed deficiencies were corr	ected.
The chuchare general	,buse		,		
<ul> <li>charge of the struct</li> <li>2. I, or another licens</li> <li>my responsible ch</li> <li>construction stage</li> <li>approved construct</li> <li>3. I understand that a</li> </ul>	design professional re tural observation; ed design professional v narge, have performed e to verify that the stru	tained by the owner whom I have designat the required site vis acture is in general ave documented mu	er to be in responsible ited above and is under sits at each significant conformance with the st be corrected, prior to	Contraction of the second seco	AG INEEP

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.



### **COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION**

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

### **Structural Observation Report**

Project Address:	Report Date:	CNB Inspector Name:	CNB Permit #:
1715 W BALBOA BLVD	09/16/2021	MARSHALL SHELTON	X2020-1565
Building Owner Name:	Owner's Mailing Address (if different from site);	•	CNB Plan Check #:
RICHARD SELBY	PO BOX 10849, NEWPORT BEACH, CA 92658		1208-2020
Full Name of Structural Observer (SO):	SO E-mail Address:	SO Telephone #:	SO License / Reg. #:
THOMAS BURKE	tom@burkese.com	657-289-0460	5088

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab	Concrete	□ Steel		Grade Beam GB2 at front unit between grids 1 and 2.	09/16/2021
Mat Foundation, Prestressed Concrete	Masonry	Concrete	Steel Deck	Two pad footings at ends of GB2 that intersect grids A	
Caissons, Piles,	Wood or Manuf. Shear Panels	Masonry	□ Wood	and C. Front unit stem wall changes	
Other:	Other:	Other:	□ Other:	per detail 14/ST1	
	BOVE ARE APPROVE	D AND WITHOUT	DEFICIENCIES.		
	IENCIES AND COMME	NTS:			
				□ REPORT CONTINUED ON AT	TACHED PAGES.
☐ FINAL STRUCTUR			on documents, and all	observed deficiencies were co	rrected.
<ul> <li>charge of the struct</li> <li>2. I, or another licens</li> <li>my responsible of construction stage</li> <li>approved construct</li> <li>3. I understand that a</li> </ul>	d design professional r ctural observation; sed design professional harge, have performed e to verify that the str ction documents; all deficiencies which I	etained by the own whom I have design the required site v ucture is in genera nave documented mi	owledge: er to be in responsible ated above and is unde risits at each significan I conformance with the ust be corrected, prior to lewport Beach, Building		CHGINEER

STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

09/16/2021 DATE

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

Forms StructuralObservationReport&Instructions

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### COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

www.newportbeachca.gov | (949) 644-3200

## **Structural Observation Report**

Project Address:	Report Date:	CNB Inspector Name:	CNB Permit #:
1715 W BALBOA BLVD	01/26/2022	MARSHALL SHELTON	X2020-1565, X2021-2338, X2021-2339
Building Owner Name:	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #: 1208-2020,
RICHARD SELBY	PO BOX 10849, NEWPORT BEACH, CA 92658	949-400-8941	REV21-0969, REV21-1356, REV21-182
Full Name of Structural Observer (SO):	SO E-mail Address:	SO Telephone #:	SO License / Reg. #:
THOMAS BURKE	tom@burkese.com	657-289-0460	5088

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	OBSERVED
Conventional Footings & Slab		□ Steel	Concrete	•Footing at gridline A between 1-2 •Footing at gridline C between 1-2	01/26/2022
<ul> <li>Mat Foundation,</li> <li>Prestressed Concrete</li> </ul>	Masonry	Concrete	Steel Deck	•Footing at gridline A between 4-5 •Footing at gridline 1A	
□ Caissons, Piles,	Wood or Manuf. Shear Panels	Masonry	□ Wood	+Footing at gridline 1C	
□ Other:	□ Other:	□ Other:	D Other:		
	ABOVE ARE APPROVE	ED AND WITHOUT D	DEFICIENCIES.		
	IENCIES AND COMME	NTS:			
				REPORT CONTINUED ON AT	TACHED PAGES.
FINAL STRUCTUR	AL OBSERVATION RE	PORT:			
The structure general	lly complies with the a	oproved construction	on documents, and all	observed deficiencies were cor	rected.
I declare that the follow	ing statements are true	to the best of my kno	owledge:		
<ul> <li>charge of the struct</li> <li>2. I, or another licens</li> <li>my responsible c</li> <li>construction stage</li> <li>approved construct</li> <li>3. I understand that</li> </ul>	ctural observation; sed design professional harge, have performed e to verify that the str ction documents; all deficiencies which I f	whom I have design the required site v ucture is in general nave documented mu	er to be in responsible ated above and is under isits at each significant I conformance with the ust be corrected, prior to ewport Beach, Building 01/26/2022	The state state	

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

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

DATE



### **COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION**

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

## Structural Observation Report

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

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab	Concrete	Steel	Concrete	2nd & 3rd floor framing	2023-09-28
Mat Foundation, Prestressed Concrete	Masonry	Concrete	□ Steel Deck		
Caissons, Piles,	Wood or Manuf. Shear Panels	□ Masonry	□ Wood		
□ Other:	□ Other:	Other: Wood	□ Other:	2nd & 3rd floor framing	2023-09-28
	ABOVE ARE APPROVE	ED AND WITHOUT DE	FICIENCIES.		
	IENCIES AND COMME	NTS:			
					TACHED PAGES.
	AL OBSERVATION RE ly complies with the a		documents, and all	observed deficiencies were co	rrected.
I declare that the follow	ing statements are true	to the best of my know	ledge:		
	d design professional r ctural observation;	etained by the owner	to be in responsible	PROFESSIONAL	
2. I, or another licens my responsible c	sed design professional harge, have performed e to verify that the str	the required site visi	ts at each significant	A COMORA	CHOINEER

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

2023-09-28

STAMP OF STRUCTURAL OBSERVER

OF CALIFOR

TE

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

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

DATE



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

### SPECIAL INSPECTION REPORT

Project Address: 21	CHARD SELBY 1715 10. BALROA BUND	8
Permit Number:	XZ020-1565	27
Inspection Type (s):	CONCRETE (EPOXY)	4
Inspection Date (s):	4-20-21 () Periodic (X) Continuous	

Describe Inspection, Including Location(s):

INSTALLATION OF #4 OBSERVED EPox RETNEORCINI STEF TAK FOOTINGS FOR AL 0 DALES INTO ES TOR ADD (PZR K CO GIZI ZLOCATIONS ESITE (5/8'8 CHECKED PROPER 4 EMBERMER MIN EXCRESS ASIFIED OF LOSE BERRIS FROM DRILL NA

List Tests Made:

UISUAL

10	Total Inspection Time Each Day:			
Date:	4-70			
Hours:	4			

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

Comments:
WORK PISE APPRIVED DRAWING 51.0.
WORK PER APPRIVED DRAWING 51.0. USED SIMPSON SEZ-XP EPOXY WITH 11-7-22 EXPIRATION

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

Special Inspector Signature:	Date:
Xcot	4-20-21
Print Full Name:	Newport Beach Registration No.:
Sato D. WHISTER	0179

SpecialInspectionReport 8-24-15



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

### SPECIAL INSPECTION REPORT

Project Address: 21	CHARD SELBY 1715 W	, BALROA BLND
Permit Number:	X2020-1565	<u>.</u>
Inspection Type (s):	CONCRETE (EPOX	Δ
Inspection Date (s):	4-20-21	() Periodic (X) Continuous

Describe Inspection, Including Location(s):

OBSERVED EPOXY INSTALLATION OF #4 RETUPOLCING STREL DOWERS INTO EXISTING, FOOTINGS FOR ADDED POOTING @ Z LOCATIONS (FZ FOOTING @ GRID 4/C + F3 POOTING @ GRID 2/C. CHECKED PROVE HOLE SIZE (5/8"0) + ENBEDMENT (6"MIN). LIER FIED RETURD OF LOSE BETRIS FROM DRILLED HOLES.

List Tests Made:

1 DISUAL

	Total Inspection Time Each Day:			
Date:	4-70			
Hours:	4			

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

NONE

Comments: WORK PER APPROVED DRAWING 31.0. USED SIMPSON SET-XP EPOXY WITH 11-7-22 EXPIRATION

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

Special Inspector Signature:	Date:	
XCODA	4-20-21	
Print Full Name:	Newport Beach Registration No.:	
Satu D. WHISTER	0179	

SpecialInspectionReport 8-24-15



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

### SPECIAL INSPECTION REPORT

Project Address:	SELBY 1715 W. BARDA BWO	
Permit Number:	X2020-1565	
Inspection Type (s):_	CONCRETE (EPOXY)	
Inspection Date (s):	らーちーこ) ()Periodic (X)Continuous	

Describe Inspection, Including Location(s): OBSERVED EPOXY INSTALLATION OF #4 REINFOLCING STEEL DOWELS INTO EXISTING FOOTINGS FOR ADDED FOOTING @ Z LOCATIONS (FZ FOOTING @ GRID 9/A + F3 FOOTING @ GRID Z/A) CHECKED PROPER IFOLD SIZE (5'8' b) + EMBEDMENT (C'MIN) VERIFIED REMOVAL OF LOOSE DEBRIS FROM BRILLED HOLDS

List Tests Made:

VISUAL

		Total Inspection Time Each Day:		
Date:	5-5			
Hours:	4			

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

NONE

Comments: WORK PER APPROVED DROWING SI.O USED SIMPSON SET-XP EPOXY WITH 11-7-22 EXPIRATION

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

Special Inspector Signature:	Date:
ten VSR	5-5-21
Print Full Name:	Newport Beach Registration No.:
SOHNO, WHISTUR	0179

SpecialInspectionReport 8-24-15

## Attachment No. 2

Three-Year Construction Limit Notice Activities



### PERMIT ACTIVITY REPORT (X2020-1565) FOR CITY OF NEWPORT BEACH

/17/2025					
	Generic Activity		ACT-000276-2025	gc tried to submit hearing officer app, but need to pay additional fee for total \$1469 per app	Chad Shelton
/21/2025					
	Generic Activity	Hearing Application Submittal	ACT-000288-2025	Hearing application submitted on 01/16/2025. Routed to City Clerk and Finance for processing.	Tonee Thai
1/31/2024					
	Generic Activity		ACT-000490-2024	Communicated to owner through phone calls and emails that 3 year deadline is 3/2/24. An extension request was emailed to owner.	Marshall Shelton
	Generic Activity		ACT-000489-2024	Application for extension was submitted.	Marshall Shelton
1/07/2025					
	Generic Activity		ACT-000080-2025	hearing officer app hand delivered with letter 1-6-25.	Chad Shelton
1/20/2024					
	Generic Activity		ACT-004514-2024	emailed contractor and spoke over phone for additional extension. form emailed. awaiting confirmation of receipt.	Chad Shelton
1/21/2024					
	Generic Activity		ACT-004523-2024	owner richard received 3 year form confirmed over email .	Chad Shelton
2/10/2024					
	Generic Activity	ADDITIONAL APPLICATION SUBMITTE	ACT-004791-2024	ADDITIONAL APPLICATION SUBMITTED ON 12/02/2024.	Tonee Thai
	Generic Activity	Building Official Extension Approved	ACT-004792-2024	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 03/02/2025 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER.	Tonee Thai
2/02/2024					
	Generic Activity		ACT-004623-2024	submitted 3 year app to SL desk.	Chad Shelton

PERMIT ACTIVITY REPORT (X2020-1565)							
reated Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By		
	Generic Activity	Building Official Extension Approved	ACT-000562-2024	3-YEAR CONSTRUCTION TIME LIMIT 6 MONTHS TOTA EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 09/02/2024 UNLESS AN ADDITIONAL EXTENSION IS GRANTED.	Tonee Thai		
3/03/2025							
	Generic Activity		ACT-000866-2025	Posted 3 year stop work	Chad Shelton		
3/06/2024							
	Generic Activity	3-YEAR DEADLINE EXTENSION	ACT-001060-2024	MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER	Debi Schank		
7/18/2024							
	Generic Activity		ACT-002770-2024	submitted 3 year app to SL desk	Chad Shelton		
7/02/2024							
	Generic Activity		ACT-002560-2024	Hand-delivered three-year permit expiration notice to owner	Chad Shelton		
//31/2024							
	Generic Activity	ADDITIONAL EXTENSION REQUEST SUBMITTED	ACT-002964-2024	ADDITIONAL APPLICATION FOR 3-YEAR TIME LIMIT EXTENSION SUBMITTED ON JULY 12, 2024.	Tonee Thai		
	Generic Activity	ADDITIONAL EXTENSION GRANTED	ACT-002965-2024	ADDITIONAL 19.5 WEEKS FOR TOTAL OF 321 DAYS GRANTED TO 01/17/2025.	Tonee Thai		
3/01/2024							
	Generic Activity	3-YEAR DEADLINE EXTENSION	ACT-002991-2024	MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER	Debi Schank		

Page 2 of 2 29

# Attachment No. 3

Building Official Extension



RECEIVED BY COMMUNITY DEVELOPMENT

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 JAN **19** 2024 www.newportbeachca.gov | (949) 644-3200

> CITY OF NEWPORT BEACH

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

Project Address:	1715 W Balboa Blvd			Receipt No.: INV - 00022436					
Permit No.:	X2020-1565, X2021-2338, Original Permit X2021-2339, XR2023-0347 Issued Date:	3/2/2021		Extension Fee: \$214					
PETITIONER/PROPERTY OWNER INFORMATION									
Name (Must be Richard Sel	e payor of fees):	Company Name:							
Street Address PO Box 108		City: Newport Beach		State: CA	Zip Code: 92658				
Email: rick.selby@	ngc.com	Phone: 949-400-8941 cell							
	PROJE	CT INFORMAT	ION						
Length of exte	nsion requested: 22.5 weeks								
New end date if request is approved: 8/8/2024									
	Previous Extension(s) Granted? (Y/N): No If Yes, How Many?:								
Description of Work Under Permit: MFR ADD 253 SF & SUBSTANTIAL REMODEL 1123 SF W/RE-ROOF; MFR LOWER FLO BACK DETACHED UNIT & MISC FRAMING TO MATCH FIELD; MFR LOWER FLOOR IN FRONT DETACHED UNIT & MISC FRAMING TO MATCH FIELD; MFR CREATE ATTIC 9									
Reason for	(Attach Supporting Documents as Needed)								
Extension Request	Please see attached document - MANUFACTURE DELAYS AND THEFT DELAYS.								
Request	I THERE DESTED THEFT DENTYS.								
<b>B</b> (11) <b>B</b>	I HEREBY CERTIFY THAT			ENT IS TRUE.					
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		Owner			1 / 18 / 2024				
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Conditions of Approval or Comments:	6 MONITHS ERTENISION CTR.	ANTEN . TI	⊃ <i>09-0</i> 7	2-2024.					
Ruilding Income	otor Noho	10: 1	7,						
Building Inspe Reviewed:	Narshall Shelpen	Signature:	the		Date: / 123124				
Building Officia Approval:	al <u>Name:</u> IONEE (HAI	Signature:	1	>	Date: 2 / 5 / 24				
		(	1						

### Permit Extension Request for 1715 W Balboa Blvd

We greatly appreciate the support from the City of Newport Beach for this project. We planned to have the project completed by 3/2/24. However, we have had some delays and we are please requesting an extension of 22.5 weeks. If this extension request is approved, then we will be able to complete the project by 8/8/24. The extension request is based on the following delays:

- 1) Two w10x68 steel columns were over heated during the welding process at the off-site steel fabricator which resulted in unacceptable deflection of the steel column flanges. This unrepairable damage caused both steel columns to be completed scraped including all the attached steel bottom plates, doubler plates, continuity plates, shear plates, and related items. Please see attached pictures. We had to procure all new material and refabricate two new w10x68 steel columns completely from scratch. This work is now completed, and the two new w10x68 steel columns have been installed successfully at the project. This caused a schedule delay of 11.5 weeks.
- 2) We had two burglaries and two acts of vandalism at the project. This resulted in loss of many of the construction tools. The burglars also damaged work that was already completed at the project. Please see two attached police reports from the Newport Beach Police Department. The tools have been replaced, and the damage has been repaired. This caused a schedule delay of 2.5 weeks.
- 3) There was unanticipated complexity to align and install the new floor beams and joists with the existing legacy joists due to the age and overall condition of the existing building. This work has now been completed successfully. This caused a schedule delay of 8.5 weeks.

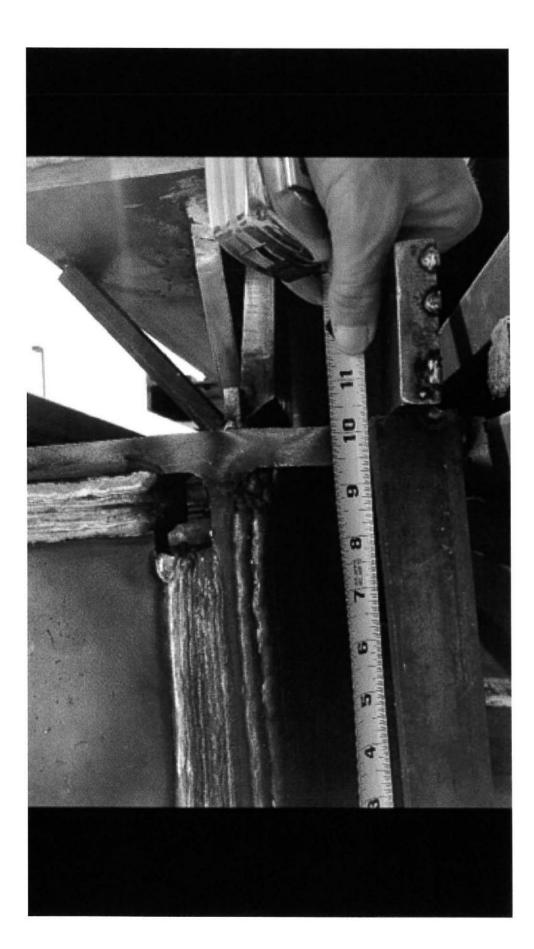
The overall extension request is for 22.5 weeks which equals 11.5 weeks plus 2.5 weeks plus 8.5 weeks. Please find attached the supporting documentation for the above items.

We greatly appreciate your consideration of this permit extension request. If you have any questions, please feel free to contact me at 949-400-8941 cell or rick.selby@ngc.com.

Thank you,

Richard Selby 949-400-8941 cell rick.selby@ngc.com

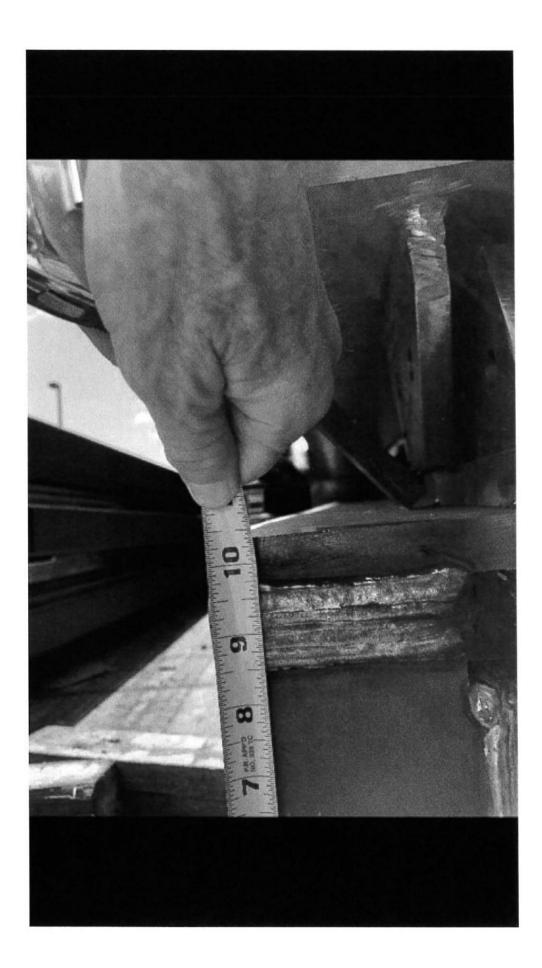




















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## Incident Report Additional Property List

Newport Beach Police Department

OCA: 22007884

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## INCIDENT/INVESTIGATION REPORT

Newport Beach Police Department

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NARRATIVE

A burglary report was taken.

-

Newport Beach Police Department		22007884
Victim SELBY, RICHARD W	Offense BURGLARY - COMMERCIAL - NO FORCED	Date / Time Reported Mon 11/07/2022 10:30
THE INFORMATION BE	LOW IS CONFIDENTIAL - FOR USE BY AUTHORIZED PERSONNEL ON	

Alcohol Related: N Involved Location: N Reportable Use of Force: N Hate Crime Related: N Weapon Involved: N Victims' Bill of Rights Provided to Victim(s): Y Victim Advised of Confidentiality Provisions Per 293 PC: N Victim Desires Confidentiality: N

On 11/7/2022, I was working uniformed patrol driving a marked black and white police vehicle for the City of Newport Beach in the County of Orange. At approximately 1007 hours, I was dispatched to 1715 W Balboa Blvd regarding a burglary report. I arrived on scene and spoke to the victim, Richard Selby, who told me the following:

Selby is the property owner and project manager at 1715 W Balboa. 1715 W Balboa is a single family residence that is currently under construction. It is fenced off along the entire perimeter and secured with pad locks. Further, the entire house is covered with tarps for added security.

On 10/28/2022 at approximately 1830 hours, Selby left the construction site secured. All gates were closed and locked. No one had permission to be on the construction site over the weekend.

On 10/31/2022 at approximately 0730 hours, Selby arrived to the construction site and observed multiple items moved throughout the residence. He found four buckets moved to the first floor, alley side, of the residence. Selby conducted an inventory of the residence and found the following items missing:

-Bosch Steel Drill (\$1,000) -Milwaukee Angle Drill (\$600) -Milwaukee Hammer Drill (\$300) -DeWalt Impact Drill (\$150) -Milwaukee Grinder (\$150) -Skil Battery Charger (\$150) -5 Skil Batteries (\$100 each) -Milwaukee Charger (\$150) -2 Milwaukee Batteries (\$100 each) -3 Milwaukee Drill (\$175 each) -Milwaukee Nail Gun (\$225) -Milwaukee Light (\$75) -Milwaukee Light (\$75) -Mise Tools (approx. \$1000)

Selby does not have any suspect information. I checked for camera in the area but was met with negative results. I photographed the scene to be uploaded to the NBPD Server.

Further, Selby informed me of another burglary that occurred between 11/4/2022 and 11/7/2022. For details, refer to DR 22-7883.

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### 10/2024 07.04

OCA

Newport Beach Police Department		22007883
Victim SELBY, RICHARD W	Offense BURGLARY - COMMERCIAL - FORCED	Date / Time Reported Mon 11/07/2022 08:24
THE INFORMATION BE	OW IS CONFIDENTIAL - FOR USE BY AUTHORIZED REPROVEMENT	

Alcohol Related: N Involved Location: N Reportable Use of Force: N Hate Crime Related: N Weapon Involved: N Victims' Bill of Rights Provided to Victim(s): Y Victim Advised of Confidentiality Provisions Per 293 PC: N Victim Desires Confidentiality: N

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Selby did not have any suspect information. I checked the area for cameras but was met with negative results.

Selby also informed me of a burglary that occurred between 10/28/2022 and 10/31/2022. For details refer to DR 22-7884.



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

RECEIVED BY COMMUNITY DEVELOPMENT

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 JUL 1 2 2024 www.newportbeachca.gov | (949) 644-3200 CITY OF

NEWPORT BEACH

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

Project Address:	1715 W Balboa Blvd			Receipt No.: / / / / / () () ()	029400
Permit No.:	X2020-1565, X2021-2338, Original Permit X2021-2339, XR2023-0347 Issued Date:	3/2/2021		Extension Fee: \$214	Date Fee Paid: 011/21/24
	PETITIONER/PROP	ERTY OWN	IER INFOR	RMATION	
Name (Must b Richard Se	e payor of fees): Iby	Company Nam	ne:		
Street Address PO Box 108		City: Newport Be	each	State: CA	Zip Code: 92658
Email: rick.selby@	ingc.com		Phone: 949-400-89	941 cell	
	PROJE	ECT INFORMAT	TION		
Length of exte	ension requested: 19.5 weeks				
New end date	if request is approved: 1/17/2025				
Previous Exte	ension(s) Granted? (Y/N): Yes	If Yes, I	How Many?: 1		
Description of Work Under Permit:	BACK DETACHED UNIT & MISC F FRONT DETACHED UNIT & MISC	RAMING TO I FRAMING TC	MATCH FIEL	D; MFR LOWER	FLOOR IN
Reason for Extension Request	(Attach Supporting Documents as Needed Thefts of materials and tools from site, and unanticipated complexing legacy materials	n the job site		and the second	and a second
	I HEREBY CERTIFY THA		ESTATEM		II
Petitioner's Si		Relationship to F Owner			Date: 7 / 11 / 2024
	FOR S	TAFF USE	ONLY	A THE	
Department A	Action:	nied	n an		
Conditions of Approval or Comments:	TOTAL 321 DAYS EXTENS ON 1 01/17/2025 MILESS	ADDITIONS	TED. PET	SION 15 GIR	-ANTED.
Building Insp Reviewed: Building Offi Approval;	Chad Shellor	Signature:		38	Date: 7//8/29 Date: 07/31/24

BuildingOfficial3YearExtension Valid Until 04/22/2025 Ordinance 2022-8 / NBMC 15:02.095 - 8-2-23

#### Permit Extension Request for 1715 W Balboa Blvd

We greatly appreciate the support from the City of Newport Beach for this project. We planned to have the project completed by 9/2/24. However, we have had some delays and we are please requesting an extension of 19.5 weeks. If this extension request is approved, then we will be able to complete the project by 1/17/25.

The extension request is based on the following delays:

- 1) We have had delays due to thefts of materials and tools from the job site. This caused a schedule delay of 2.5 weeks.
- 2) We have had delays due to vandalism of completed work at the job site. This caused a schedule delay of 3 weeks.
- 3) We have had delays due to some unanticipated complexities in the integration of new materials with the existing legacy materials due to the age and overall condition of the existing building. This caused a schedule delay of 14 weeks.

Documentation that was submitted previously:

- 4) Two w10x68 steel columns were over heated during the welding process at the off-site steel fabricator which resulted in unacceptable deflection of the steel column flanges. This unrepairable damage caused both steel columns to be completely scraped including all the attached steel bottom plates, doubler plates, continuity plates, shear plates, and related items. Please see attached pictures. We had to procure all new material and refabricate two new w10x68 steel columns completely from scratch.
- 5) We had two burglaries and two acts of vandalism at the job site. This resulted in loss of many of the construction tools. The burglars also damaged work that was already completed at the job site. Please see two attached police reports from the Newport Beach Police Department.

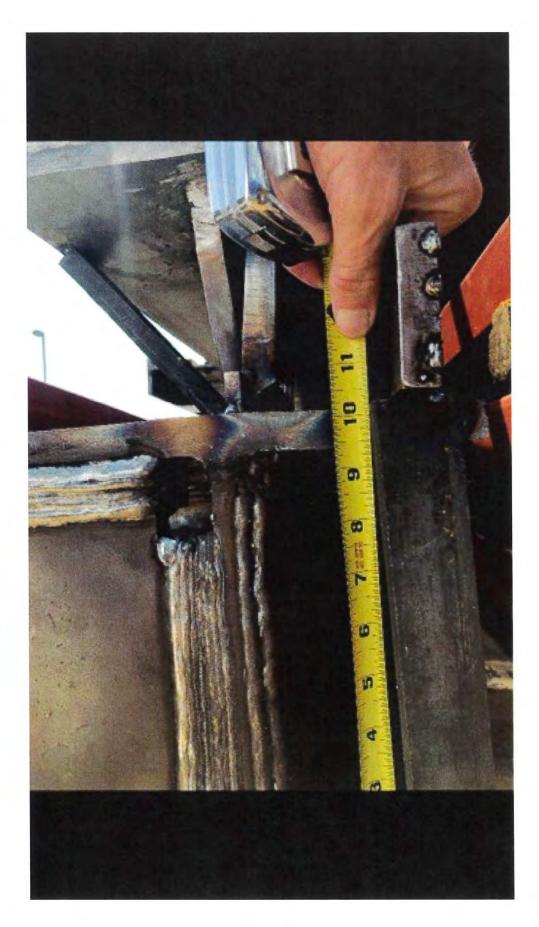
The overall extension request is for 19.5 weeks which equals 2.5 weeks plus 3 weeks plus 14 weeks. Please find attached the supporting documentation that was submitted previously.

We greatly appreciate your consideration of this permit extension request. If you have any questions, please feel free to contact me at 949-400-8941 cell or rick.selby@ngc.com.

Thank you,

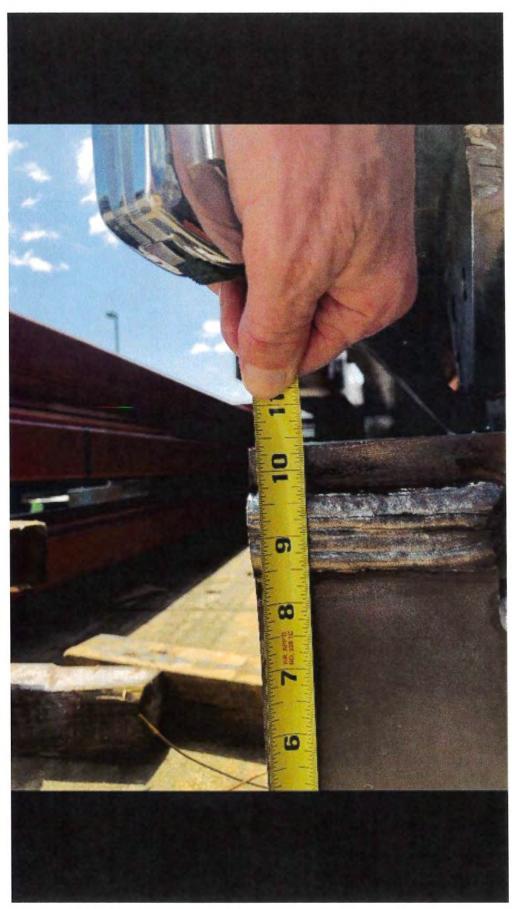
Richard Selby 949-400-8941 cell rick.selby@ngc.com

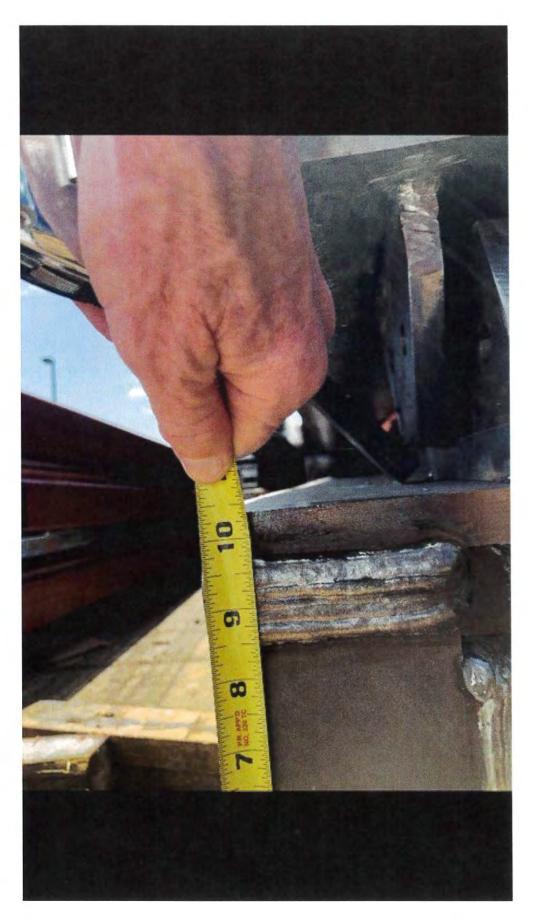










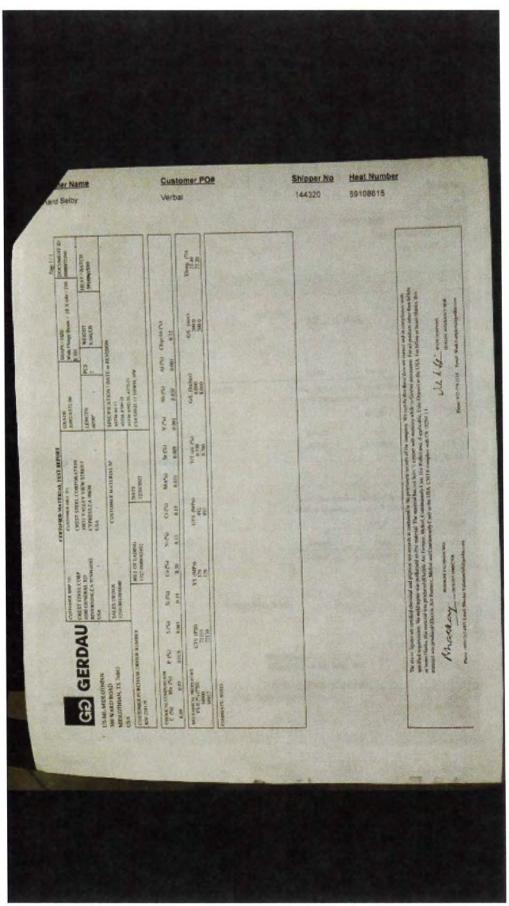












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Newport Beach Police Department

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Incident Report Additional Property List

OCA: 22007884

							Property List (Continued)		Page 2
Status Codes		1 = No	one 2	= Burned $3 = C$	ounte	rfeit / Fc	brged $4 = Damaged / Vandalized 5 = Recovered$	6 = Seized $7 = $ Stolen $8 = $ Unkno	own
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### INCIDENT/INVESTIGATION REPORT

Newport Beach Police Department

Case # 22007884

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A burglary report was taken.

Newport Beach Police Departmen	t
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OCA
 22007884
Date / Time Reported
Mon 11/07/2022 10:30

SELBY, RICHARD W

Victim

BURGLARY - COMMERCIAL - NO FORCED

THE INFORMATION BELOW IS CONFIDENTIAL - FOR USE BY AUTHORIZED PERSONNEL ONLY

Offense

Alcohol Related: N Involved Location: N Reportable Use of Force: N Hate Crime Related: N Weapon Involved: N Victims' Bill of Rights Provided to Victim(s): Y Victim Advised of Confidentiality Provisions Per 293 PC: N Victim Desires Confidentiality: N

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On 10/28/2022 at approximately 1830 hours, Selby left the construction site secured. All gates were closed and locked. No one had permission to be on the construction site over the weekend.

On 10/31/2022 at approximately 0730 hours, Selby arrived to the construction site and observed multiple items moved throughout the residence. He found four buckets moved to the first floor, alley side, of the residence. Selby conducted an inventory of the residence and found the following items missing:

-Bosch Steel Drill (\$1,000) -Milwaukee Angle Drill (\$600) -Milwaukee Hammer Drill (\$300) -DeWalt Impact Drill (\$150) -Milwaukee Grinder (\$150) -Skil Battery Charger (\$150) -5 Skil Batteries (\$100 each) -Milwaukee Charger (\$150) -2 Milwaukee Batteries (\$100 each) -3 Milwaukee Drill (\$175 each) -Milwaukee Multi Tool (\$175) -Milwaukee Light (\$75) -Misc Tools (approx. \$1000)

Selby does not have any suspect information. I checked for camera in the area but was met with negative results. 1 photographed the scene to be uploaded to the NBPD Server.

Further, Selby informed me of another burglary that occurred between 11/4/2022 and 11/7/2022. For details, refer to DR 22-7883.

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Newport Beach Police Department

Victim

OCA

22007883 Date / Time Reported Mon 11/07/2022 08:24

SELBY, RICHARD W

BURGLARY - COMMERCIAL - FORCED

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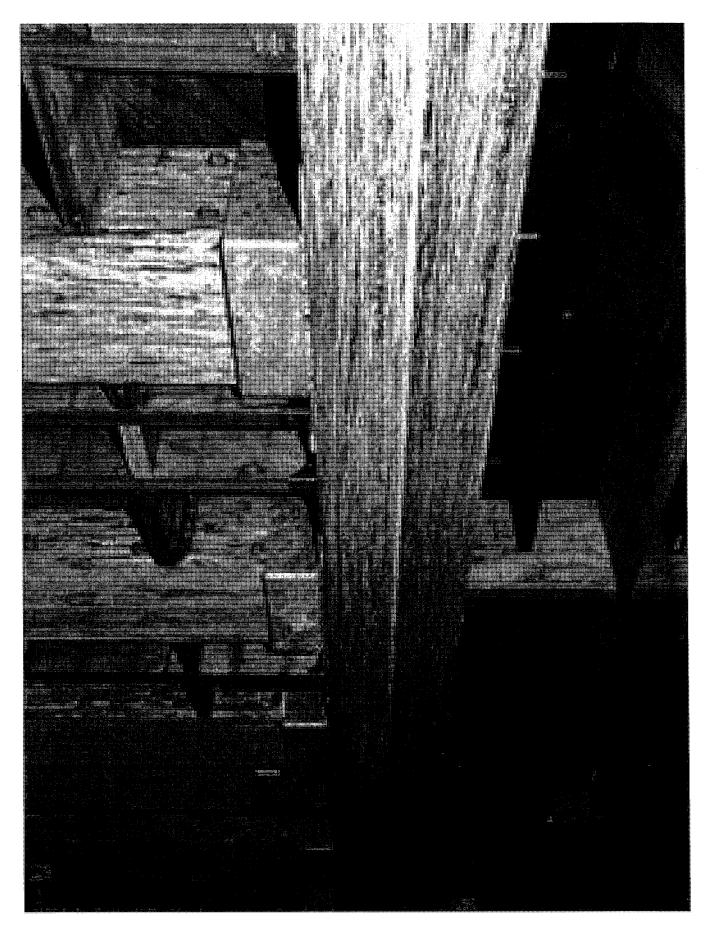
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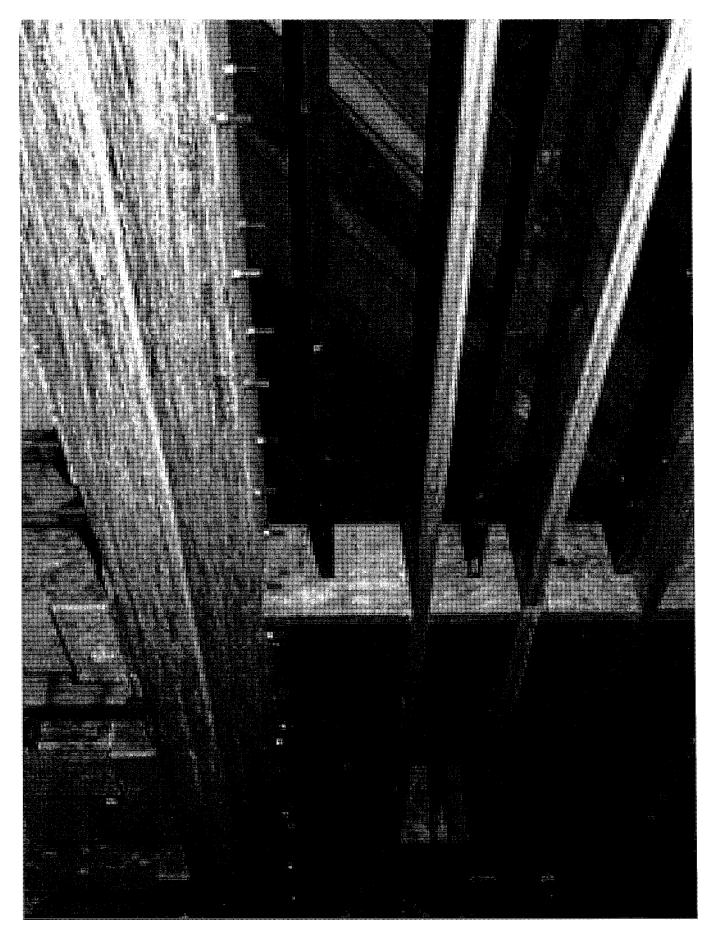
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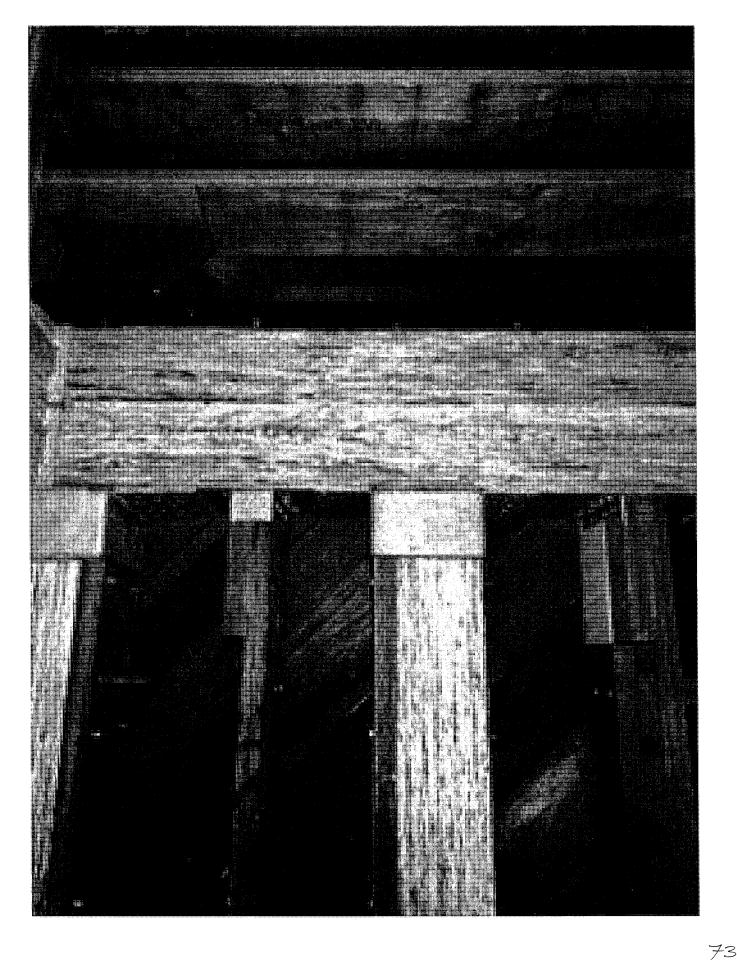




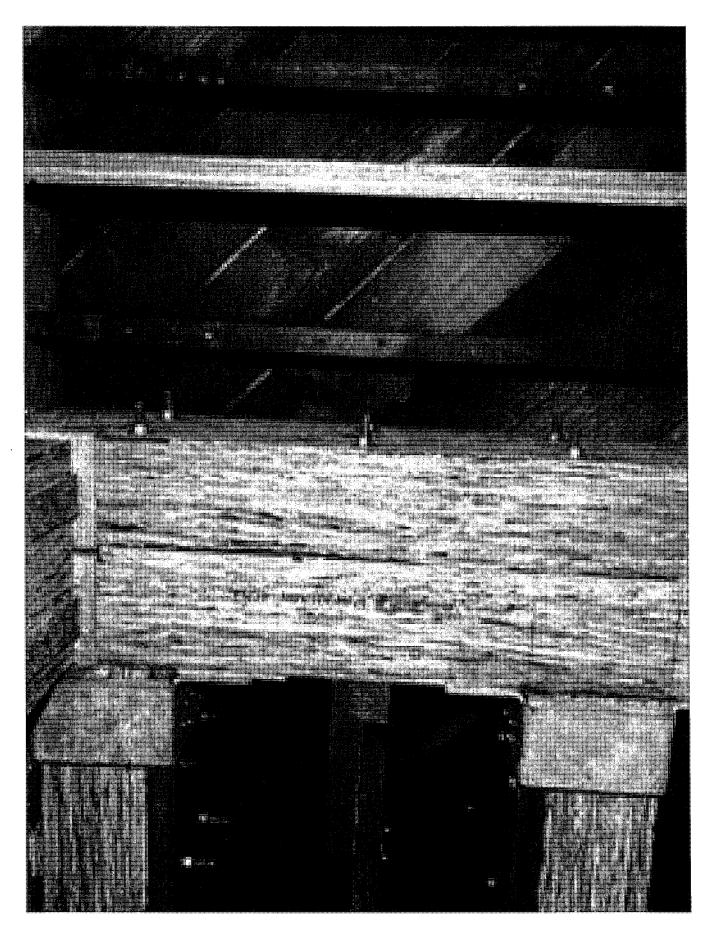




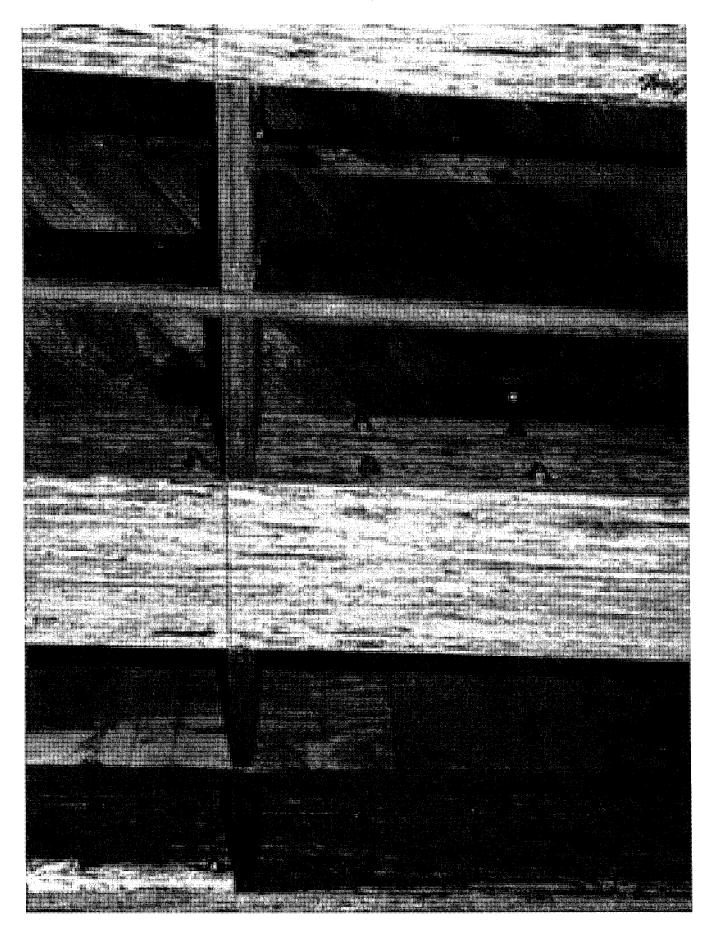
# Garage – Interface between new and legacy joists



### Garage – Interface between new and legacy joists



### Garage – Interface between new and legacy joists

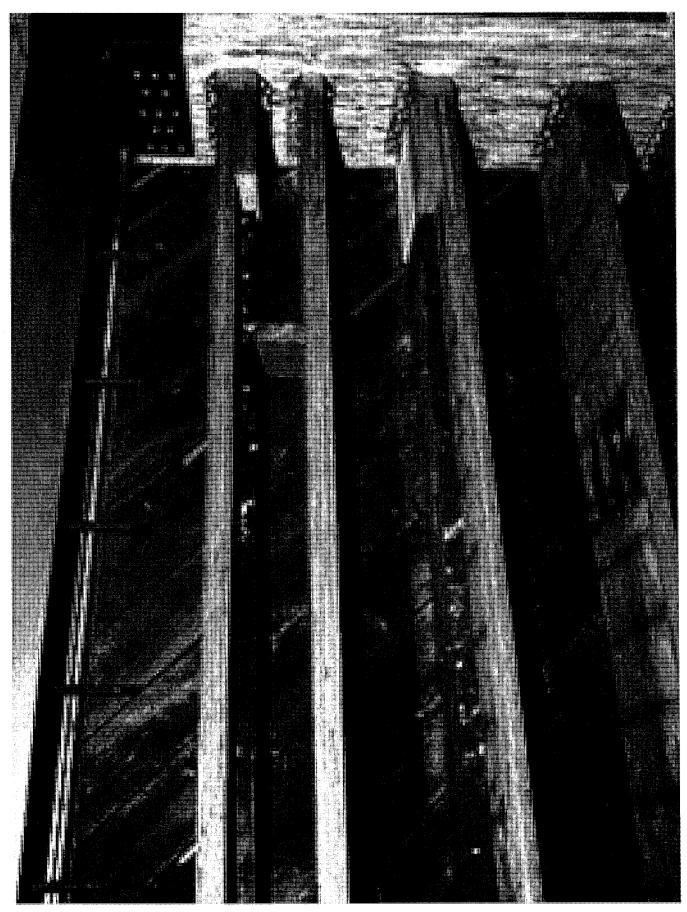


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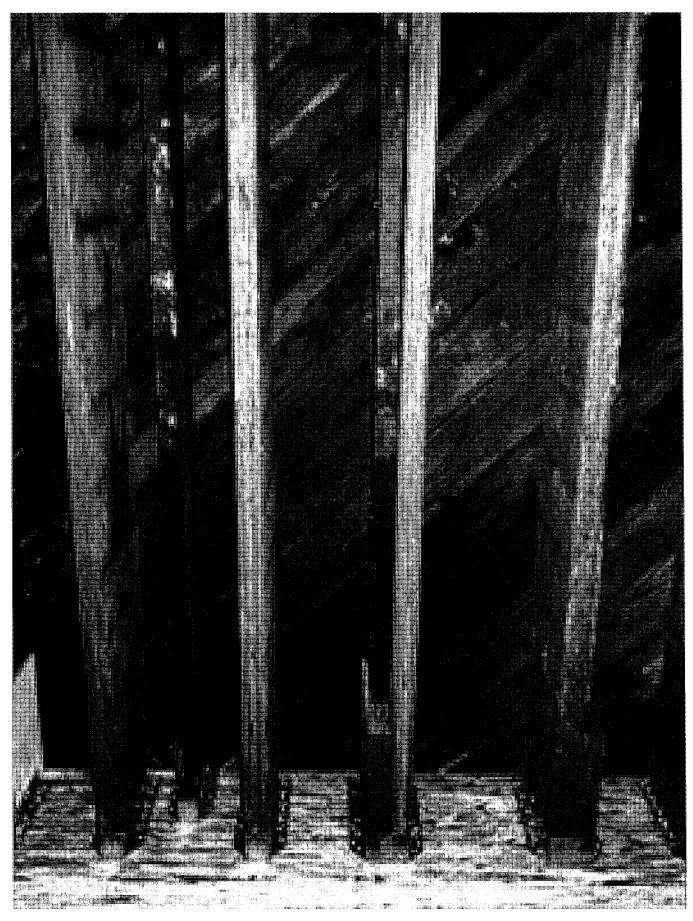


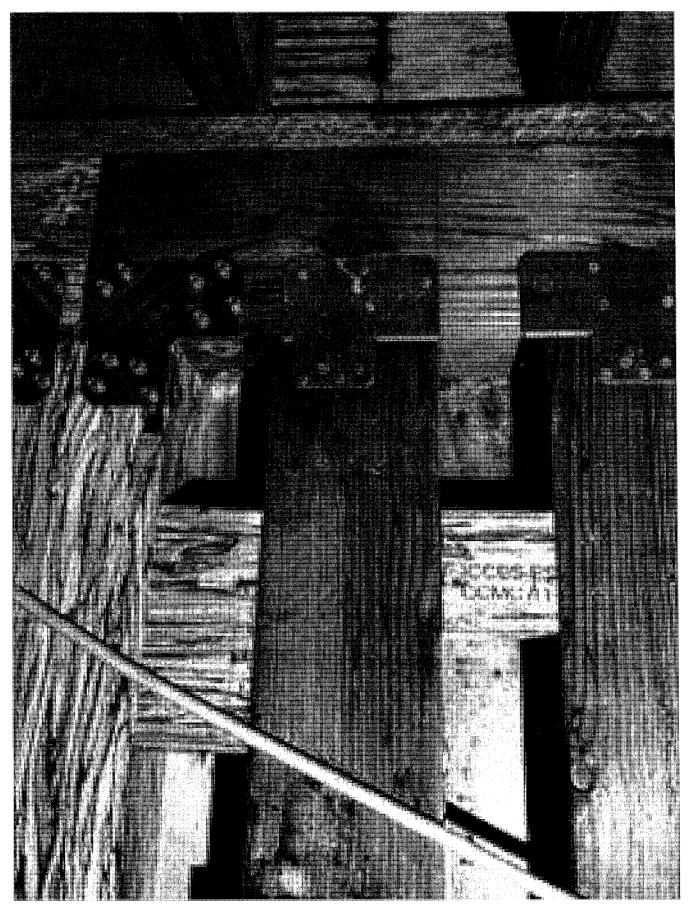














#### CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

RECEIVED BY COMMUNITY DEVELOPMENT

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

DEC 02 2024

CITY OF

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

Project Address:	1715 W Balboa Blvd	<u>×</u> =		-	Receipt No.: ////- 000	55071
Permit No.:		ginal Permit led Date:	3/2/2021		Extension Fee: \$214	Date Fee Paid: /2/02/24
	PETITIONE	R/PROP	ERTY OWN	IER INFORM	ATION	
Name (Must be Richard Selb			Company Nam	e:		
Street Address: PO Box 1084			City: Newport Be	ach	State: CA	Zip Code: 92658
Email: rick.selby@r	igc.com			Phone: 949-400-8941	cell	
		PROJE	ECT INFORMAT	ION		
	nsion requested: 6.5 we	eks				
	f request is approved: 3/2/20	25				
	sion(s) Granted? (Y/N): Yes		If Yes, H	How Many?: 2		
Description of Work Under	MFR ADD 253 SF & SUB BACK DETACHED UNIT					
Permit:	FRONT DETACHED UNI				***************************************	
Reason for	(Attach Supporting Documents				,	
Extension	Please see attached doc	·····				
Request						
	I HEREBY CER	TIFY THAT	T THE ABOV	STATEMEN	T IS TRUE.	-
Petitioner's Sigr	nature: Richarde Selby		Relationship to P Owner	roperty Owner:		Date: 12 / 2 / 2024
		FOR S	TAFF USE C	DNLY		
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Building Officia Approval:	al Name:	τ	Signature:		2	Date: 12/10/24

#### Permit Extension Request for 1715 W Balboa Blvd

We greatly appreciate the support from the City of Newport Beach for this project. We planned to have the project completed by 1/17/25. However, we have had some delays and we are please requesting an extension of 6.5 weeks. If this extension request is approved, then we will be able to complete the project by 3/2/25.

The extension request is based on the following delays:

- We have had delays due to some unanticipated complexities in the integration of new materials for the third-floor roof with the existing legacy materials due to the age and overall condition of the existing building. Please see attached pictures. This caused a schedule delay of 5.5 weeks.
- 2) We have had delays due to some unanticipated complexities in the integration of new concrete side walkways inside the fence lines on the west and east property lines due to the condition of the existing concrete. Please see attached pictures. This caused a schedule delay of 1 week.

Documentation that was submitted previously:

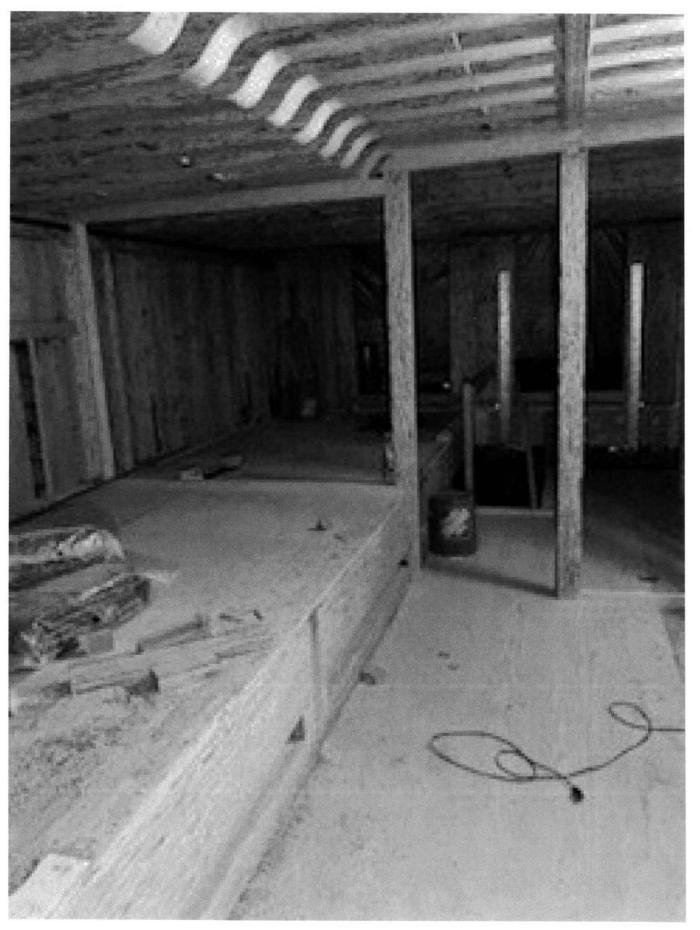
- 3) Two w10x68 steel columns were over heated during the welding process at the off-site steel fabricator which resulted in unacceptable deflection of the steel column flanges. This unrepairable damage caused both steel columns to be completely scraped including all the attached steel bottom plates, doubler plates, continuity plates, shear plates, and related items. We had to procure all new material and refabricate two new w10x68 steel columns completely from scratch. Please see attached pictures.
- 4) We had several burglaries and several acts of vandalism at the job site. This resulted in loss of many of the construction tools. The burglars also damaged work that was already completed at the job site. Please see two attached police reports from the Newport Beach Police Department.
- 5) We had unanticipated complexities in the integration of new materials for the floor joists with the existing legacy materials due to the age and overall condition of the existing building. Please see attached pictures.

The extension request is for 6.5 weeks which equals 5.5 weeks plus 1 week. Please find attached new supporting documentation as well as the documentation that was submitted previously.

We greatly appreciate your consideration of this permit extension request. If you have any questions, please feel free to contact me at 949-400-8941 cell or rick.selby@ngc.com.

Thank you,

Richard Selby 949-400-8941 cell rick.selby@ngc.com



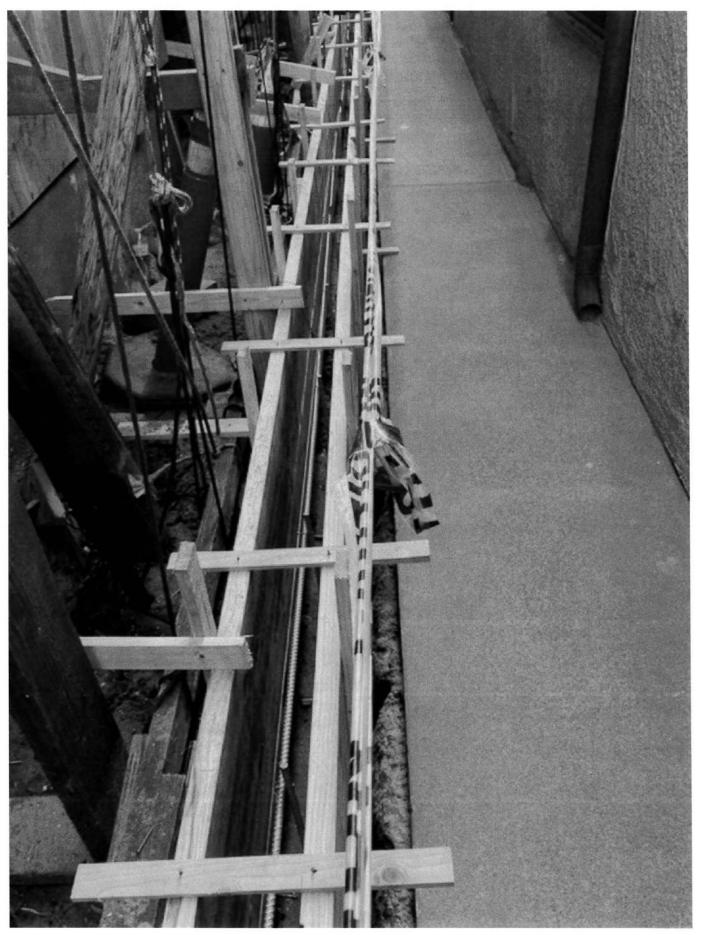






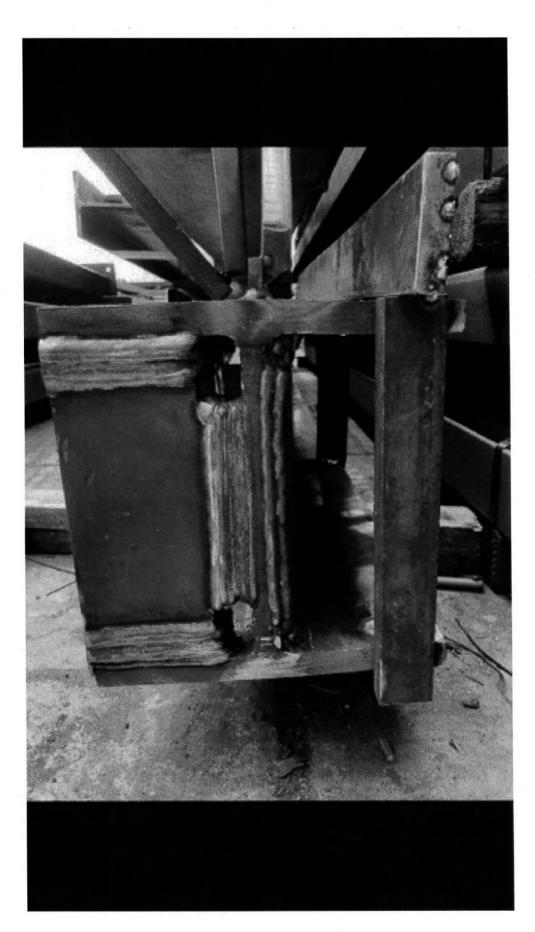


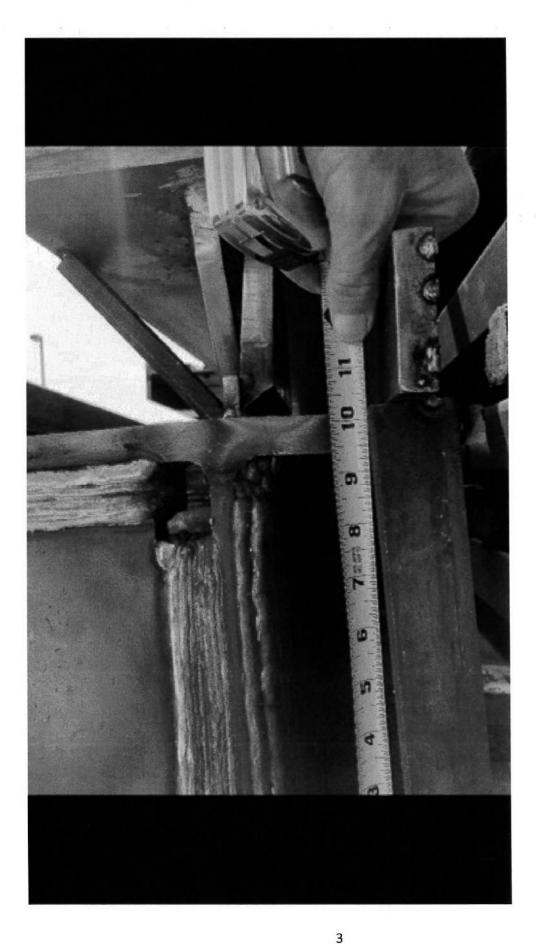
Integration of new concrete side walkways inside the fence lines on the west and east property lines



Integration of new concrete side walkways inside the fence lines on the west and east property lines



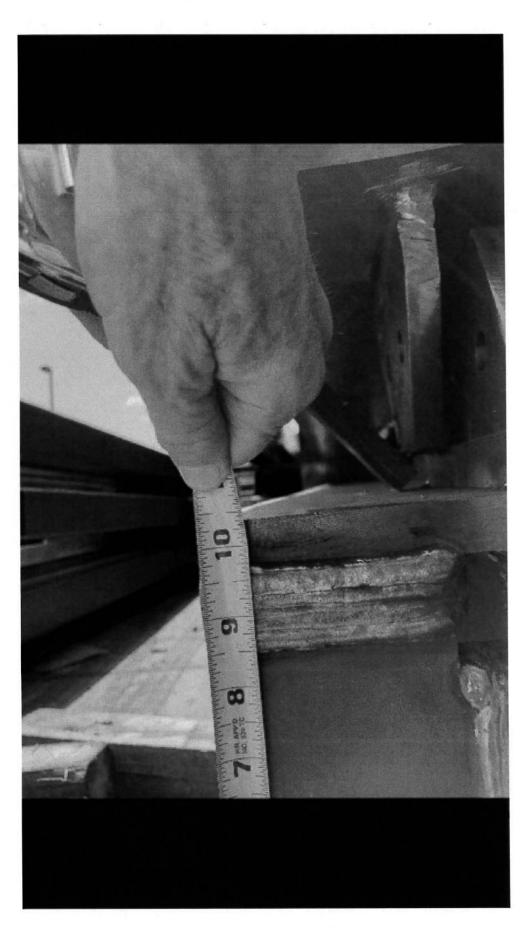






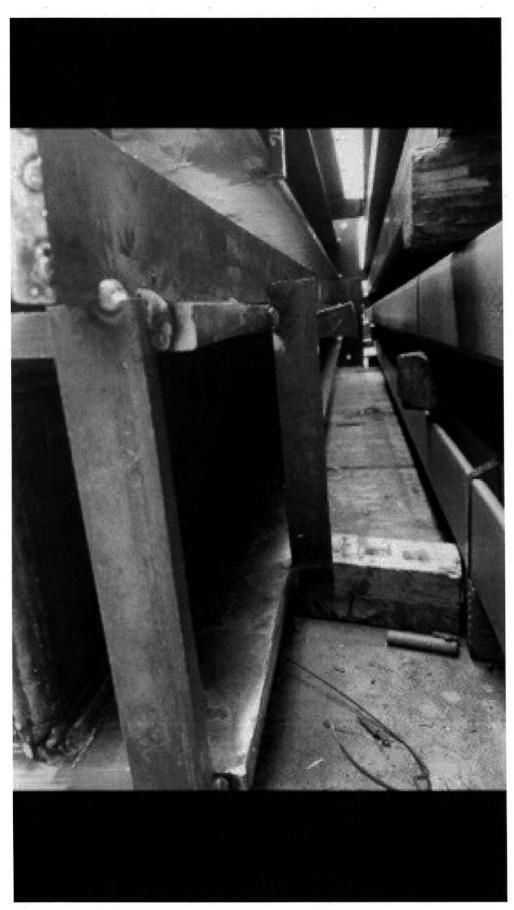














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#### Incident Report Additional Property List

Newport Beach Police Department

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OCA: 22007884

						Property List (Continued)		Pag
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#### INCIDENT/INVESTIGATION REPORT

Newport Beach Police Department

Case # 22007884

atus	1 =	None	2 = Burned  3 =	Counterfeit / Forged	4 = Damaged / Vandalized 5 = Recovered 6 =	Seized 7 = Stolen 8 = Unknown
	IBR	Status	Quantity	Type Measure	Suspected Type	
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NARRATIVE A burglary report was taken.

#### **REPORTING OFFICER NARRATIVE**

Newport Beach Police Department

Victim SELBY, RICHARD W

BURGLARY - COMMERCIAL - NO FORCED

OCA 22007884 Date / Time Reported Mon 11/07/2022 10:30

THE INFORMATION BELOW IS CONFIDENTIAL - FOR USE BY AUTHORIZED PERSONNEL ONLY

Offense

Alcohol Related: N Involved Location: N Reportable Use of Force: N Hate Crime Related: N Weapon Involved: N Victims' Bill of Rights Provided to Victim(s): Y Victim Advised of Confidentiality Provisions Per 293 PC: N Victim Desires Confidentiality: N

On 11/7/2022, I was working uniformed patrol driving a marked black and white police vehicle for the City of Newport Beach in the County of Orange. At approximately 1007 hours, I was dispatched to 1715 W Balboa Blvd regarding a burglary report. I arrived on scene and spoke to the victim, Richard Selby, who told me the following:

Selby is the property owner and project manager at 1715 W Balboa. 1715 W Balboa is a single family residence that is currently under construction. It is fenced off along the entire perimeter and secured with pad locks. Further, the entire house is covered with tarps for added security.

On 10/28/2022 at approximately 1830 hours, Selby left the construction site secured. All gates were closed and locked. No one had permission to be on the construction site over the weekend.

On 10/31/2022 at approximately 0730 hours, Selby arrived to the construction site and observed multiple items moved throughout the residence. He found four buckets moved to the first floor, alley side, of the residence. Selby conducted an inventory of the residence and found the following items missing:

-Bosch Steel Drill (\$1,000) -Milwaukee Angle Drill (\$600) -Milwaukee Hammer Drill (\$300) -DeWalt Impact Drill (\$150) -Milwaukee Grinder (\$150) -Skil Battery Charger (\$150) -5 Skil Batteries (\$100 each) -Milwaukee Charger (\$150) -2 Milwaukee Batteries (\$100 each) -3 Milwaukee Drill (\$175 each) -Milwaukee Multi Tool (\$175) -Milwaukee Light (\$75) -Mise Tools (approx. \$1000)

Selby does not have any suspect information. I checked for camera in the area but was met with negative results. I photographed the scene to be uploaded to the NBPD Server.

Further, Selby informed me of another burglary that occurred between 11/4/2022 and 11/7/2022. For details, refer to DR 22-7883.

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#### INCIDENT/INVESTIGATION REPORT

Newport Beach Police Department

Case # 22007883

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NARRATIVE A humalant mag ant sure to be

A burglary report was taken.

#### **REPORTING OFFICER NARRATIVE**

Newport Beach Police Department

Victim SELBY, RICHARD W

BURGLARY - COMMERCIAL - FORCED

OCA 22007883 Date / Time Reported Mon 11/07/2022 08:24

THE INFORMATION BELOW IS CONFIDENTIAL - FOR USE BY AUTHORIZED PERSONNEL ONLY

Offense

Alcohol Related: N Involved Location: N Reportable Use of Force: N Hate Crime Related: N Weapon Involved: N Victims' Bill of Rights Provided to Victim(s): Y Victim Advised of Confidentiality Provisions Per 293 PC: N Victim Desires Confidentiality: N

On 11/7/2022, I was working uniformed patrol driving a marked black and white police vehicle for the City of Newport Beach in the County of Orange. At approximately 1007 hours, I was dispatched to 1715 W Balboa Blvd regarding a burglary report. I arrived on scene and spoke to the victim, Richard Selby, who told me the following:

Selby is the property owner and project manager at 1715 W Balboa. 1715 W Balboa is a single family residence that is currently under construction. It is fenced off along the entire perimeter and secured with pad locks. Further, the entire house is covered with tarps for added security.

On 11/4/2022 at approximately 1830 hours, Selby left the construction site secured. All gates were closed and locked. No one had permission to be on the construction site over the weekend.

On 11/6/2022 at approximately 0104 hours, Selby was notified by his neighbor at 1717 W Balboa Blvd that their was constructions noises heard at his property. Selby notified NBPD. NBPD and Selby converged at 1715 W Balboa Blvd, but at the time determined there was nothing suspicious (NBPD Event # 2211060014).

On 11/7/2022 at approximately 0745 hours, Selby returned to the constuction site and found a piece of plywood broken leading into a secured room within the construction site. Selby stated that the suspect(s) entered the room by breaking the plywood. In the room was a wood box. The wood box had pry marks on it and Selby found a hammer wedged into it. Selby walked through the residence, but determined their was not loss.

Selby stated there were foot prints that were unknown to him and the construction workers. I informed NBPD CSI of the circumstances. CSI stated they would not respond. I photographed the scene to be uploaded to the NBPD Server.

Selby did not have any suspect information. I checked the area for cameras but was met with negative results.

Selby also informed me of a burglary that occurred between 10/28/2022 and 10/31/2022. For details refer to DR 22-7884.







