

March 27, 2025 Agenda Item No. 1

Three-Year Construction Time Limit Extension in Accordance with SUBJECT:

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

X2020-1565, X2021-2338, X2021-2339, XR-2023-0347, XR2024-6993,

U2024-5294

SITE LOCATION: 1715 W. Balboa Blvd.

APPLICANT: Richard Selby

PROPERTY

PERMITS:

Richard Selby OWNER:

BUILDING

Chad Shelton, Building Inspector II INSPECTOR:

Tonee Thai, Chief Building Official - 949-718-1867, PREPARED BY:

tthai@newportbeachca.gov

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;
- 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 (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 Lo	ocation: 1715	BALBOA BLVD W					
Permit: REV2	1-0969						
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	1-1823						
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: X2020	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 iBLI)-037477-2023			
08/27/2024	08/27/2024	Shear and Hold Downs	iBLD-032814-2024	Correction	Chad Shelton	Yes	Complete
			Reinspection of iBLI	J-002575-2024			

LINKED PERMIT INSPECTION HISTORY REPORT (1208-2020)

Permit Type: Plan Check **Application Date:** 07/07/2020

Addition/Alteration 047 201 05 Work Class: 03/02/2021 Issue Date: Parcel

Status: Approved **Expiration Date:** 07/13/2021 Address: 1715 W BALBOA BLVD

126854 IVR Number:

NEWPORT BEACH, CA

Owner:

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	s Primary Inspector	Reinspection Required?	Complete
02/16/2022	02/16/2022	Other - Building	X2021-2338-A0029 45511	Approved		No	Complete
ermit: 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					
ermit: 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
)2/28/2023	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	Approved	Marshall Shelton	No	Complete
			Reinspection of iBL	D-004374-2023			
04/19/2023	04/19/2023	Footings and Foundation	iBLD-014056-2023	Approved	Marshall Shelton	No	Complete
			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				
01/19/2024	01/19/2024	Floor Framing & Sheathing	iBLD-002574-2024	Approved	Marshall Shelton	No	Complete
	04/40/0004		Reinspection of iBL		Manakall Obalkan	Var	
	01/19/2024	Shear and Hold Downs	iBLD-002575-2024 Reinspection of iBLI	Partial Pass	Marshall Shelton	Yes	Incomplete
ormit: V202	4 2220		Memapection of IBL	D-00 190 1-2022			
Permit: X202		Other Duit die	:DLD 000700 0000	A	Marshall Challer	NI.	Camaria
03/17/2023	03/31/2023	Other - Building	iBLD-009788-2023	Approved	Marshall Shelton	No	Complete



LINKED PERMIT INSPECTION HISTORY REPORT (1208-2020)

Permit Type: Plan Check

Application Date:

Issue Date:

07/07/2020

Work Class: Addition/Alteration

03/02/2021

047 201 05

Status:

IVR Number:

Approved

126854

Expiration Date: 07/13/2021

Parcel
Address:

Owner:

1715 W BALBOA BLVD

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	BALBOA BLVD W					
Permit: U202	4-5294						
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 iBL	D-046240-2024			
01/14/2025	01/14/2025	Other - Building	iBLD-001408-2025	Not Ready for Inspection	Chad Shelton	Yes	Complete
			Reinspection of iBL	D-049529-2024			
01/15/2025	01/15/2025	Footings and Foundation	iBLD-001703-2025	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBL	D-046647-2024			
01/16/2025	01/16/2025	Footings and Foundation	iBLD-002017-2025	Approved	Chad Shelton	No	Complete
			Reinspection of iBL	D-001703-2025			





City of Newport Beach - Building Division

100 Civic Center Drive, Newport Beach, CA 92660 Pernait Counter Phone (949)644-3288 visition Requests Phone (949)644-3255 Combination Type - MFP MECH ELEC PLUM



INSPECTOR

COMB Permit: X2020-1565

m

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PERM

Project No: 1208-2020

Issued Date: 03/02/2021 Inspection Area: 1

PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION. PROJECTS MUST BE COMPLETED BY 03/02/2024 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: 1715 W BALBOA BLVD NB M

MFR ADD 253 SF & SUBSTANTIAL REMODEL 1123 SF W/RE-ROOF *STOP WORK I19-2162* Description:

Legal Desc.: NEWPORT BEACH SEC B BLK 17 LOT 22

Owner: Address: SELBY RICHARD PO BOX 10849

NEWPORT BEACH, CA 92658

Phone:

949-400-8941

Applicant: Address:

Phone:

Code Edit:

No of Stories:

No of Units:

Bldg Height:

Flood Zone:

Bldg Sprinklers:

Type of Construction:

Added /New sq.ft. Bldg:

Added /New sq. ft. Garage:

GRADING APPROVAL:

Occupancy Group:

SELBY RICHARD PO BOX 10849

NEWPORT BEACH, CA 92658

2016

R3/U

3

2

Y

X

29

V-B-SPR

253

373

Contractor: Address:

Phone:

OWNER/BLDR

SELBY RICHARD

949-400-8941

Con State Lic: O/B

Lic Expire: Bus Lic:

Lic Exp Date:

Worker's Compensation Insurance

Carrier: Policy No:

Expire:

Building Setbacks

MAN

Rear: 0 Front: 5 Left: 3

Right: 3 Parking Spaces:

Use Zone: R-2

Architect:

CHOPRA ROMESH

2140 W CHAPMAN AVE #262 Address:

ORANGE CA 92868

Phone: 949-922-0195 BURKE THOMAS Engineer:

> 312 OCEAN AVE LAGUNA BEACH CA 92651

Phone:

949-494-0776

State Lic: S-005088

State Lic: C009900

Designer: Address:

Address:

Phone:

Special Conditions: LIQUEFACTION AREA

OWNER/BUILDER ATTACHED

Fire Hazard Zone: N

Building Permit Fee: \$3,195.00 Plan Check Fee: \$2,668.29 Divertime Plan Ck: \$0.00 Record Management: \$98.00 Energy Compliance: \$171.05 CA Seismic Safety: \$31.77 Disabled Access: \$0.00 Hazardous Mat Building Green Fee: \$10.00 Second Management: \$10.00 Excise Tax: Additional Fee: Grading Bonds Fee: Grading PC Consulta Grading PC Fee: WQ Insp. Fee: Disabled Access: \$0.00 Helectrical %: Plumbing %:	\$0.00 \$0.00 \$0.00 nt: \$0.00 \$232.00 \$195.00 \$0.00 \$447.30 \$351.45 \$287.55	Planning Department - Plan check Fee: Fair Share: SJH Trans: In-lieu Housing Fee: Public Works Department - Park Dedication: \$0.00 P/W Plan Check: \$43.00 San Dist: \$945.00 NMUSD Fee: \$0.00)	Fire Department Fire Inspection: Fire Plan Rev Demolition Fee Building Dept Adm General Service Refund Deposit Grading Bond:	\$0.00 \$0.00 \$26.00 \$219.00 \$564.00 \$0.00
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TOTAL FEE: \$12,864.41

Plan Check Fee: \$12,864.41

Fee Due at Permit Issuance:

\$0.00

PROCESSED BY:	- Stra
ZONING APPROVAL:	LAW
Onnito III I I I I	

PUBLIC WORKS APPROVAL:

PLAN CHECK BY:

APPROVAL TO ISSUE:

CONSTRUCTION NOISEML

ON SATURDAYS

OWNER-BUILDE	R DECLARA	TION					
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I am exempt from li	icensure under	the Contractors	' State License Law for t	he following reason:			SHOOT CHILD TATUE ★ CHI
By my signature below	I acknowledge	that, except for	my personal residence in	which I must have resided for	or at least one year prior to c	ompletion of the improvemen	nts covered by this permit, I cannot legally
Professions Code is a	ive built as an d vailable upon re	owner-builder if	it has not been construct	ed in its entirety by licensed c or at the following Web site:h	ontractors. I understand that	t a copy of the applicable law	, Section 7044 of the Business and
Signature of Property C	wner or Author	rized Agent 🔭	Kichard	W. Je My	up.//www.legimo.ca.gov/call	aw.mm.	Date 7 3/2/2/
LICENSED CONTRA	ACTOR'S DE	CLARATION	_/,				
I hereby affirm under pe and effect. License Cl	enalty of perjury	that I am licen	sed under provisions of (ection 7000) of Division 3 of	f the Business and Professio	ns Code, and my license is in full force
WORKERS' COMPE		CLABATION	License No		Date	Contractor Signature	
				SHALL SUBJECT AN EMPLOYER TO	CRIMINAL PENALTIES AND CIVIL	EINES LIB TO ONE ULINDRED THO	USAND DOLLARS (\$100,000), IN ADDITION TO THE
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I have and will main incurance carrier and pr	tain workers' colicy number ar	ompensation in	surance, as required by	Section 3700 of the Labor C	ode, for the performance of	f the work for which this per	mit is issued. My workers' compensation
01117	-		Policy Number		E	xpiration Date	
Name of Agent	r .				P	hone #	
Signature of Applicant _	subject to the	workers' compe	nsation provisions of Sec	shall not employ any person ttion 3700 of the Labor Code,	n any manner so as to beco I shall forthwith comply with	me subject to the workers' c those provisions. Date	ompensation laws of California, and agree
DECLARATION REGAL	malty of periup	that there is a	DING AGENCY	ncy for the performance of the	work for which this pormit is	ingual (Section 2007 Fivil	Y-4-1
Lender's Name	many or perjury	that there is a	construction lending age	Lender's Address	work for which this permit is	s issued (Section 3097, Civil	Code).
By my signature below,	I certify to each	n of the following	g:				
			e property owner's behalt				
			ave provided is correct.				
Lauthorize represer	ntition and applicable	e city and count	enter the above-identifie	aws relating to building constr	uction.	1101	0, 0, 0, 0, -1-1
Signature of Property O	wner or Author	ized Agent	The house	d property for inspection purp	Owner's or Authorized Agen	it's Name X /Cicha	andw. Selby 3/2/21
ACTION	DATE		DECLARATION OF COMPL	ANCE WITH CODE OF FEDERAL		To Humo	- Jaka
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19	G ₃ SoilWorks
	GEOTECH · GEOFORENSIC · GROUNDWATER

MEMO NO.	PAGE	OF
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FIELD MEMORANDUM

PROJECT NO. 1176 PROJECT NAME 17/5 W BALBOA BLVD DATE 9/6/24
PURSUANT TO YOUR REQUEST, WE HAVE PROJAMED THIS MEMO PROVIDED H
SOLUTION TO THE SEWERLLINE TROND'S EXCAVATION THAT HAS UNDERMINED THE ADJALD
PROPERTY SIDEWALL AT MITW BALBOA BLUD.
1. THE ALGAS OF SIDEWALK THAT AND UNDERMINED SHOUD BE REMOVED.
2. THE EXPOSED SOIL SHAVED BY EVALUATED BY THIS OFFICE
3. ONCE THE VOIDS HAVE BEEN IDENTIFIED AND EXCOSED, AND THIS OFFICE
APPROVES THE REMAINING SILLS ARE SVITABLE FOR SUPPORT OF BOTH THE BUILDING
POITING AND FLATINGER, THE BUPOSES GULLAVATION CAN GO FLUED WITH THE ONS IT
SANDY SOICE. FILL MATERIALS SHOUD BE MUISTURE CONFITTIONED AND COMPACTED
TO A MINIMUM OF 90% RESTATIVE COMPACTION.
4. THE NEW CONCRETE SIDEWALK CAN THEN BE PLACED TO A
DEPTH I INCH GREATEN THAN THE CURRENT EXISTING SIDEWALK.
5. THE NEED FOR STEEL LEINFORCEMENT AND DOWELING
CAN BO DOTERNINED AT THE TIME OF THE SUBGRADE
PIWPARATION.
PROFESSION E. STAN
GE 2265 3 5
Bu Alan All The Se 2203
For: G3SoilWorks (LES 4302) LOS CECHNICATION

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.



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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:

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.

- 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.
- 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.
- RWG 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.
- fiv 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.
- RWS 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.
- 6. 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.
- 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.
- 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.

,	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	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: 1715 W. Bellog Blud., Newport Beach, CA 92663
R	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.
10	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: Richard W. Selby
	Print name of property owner: Richard W. Selby Property Owner's Signature: Richard W. Selby Date: 3/2/21
	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):
	Project Location or Address:
	Name of Authorized Agent:Tel No
	Address of Authorized Agent:
	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.

2 of 2



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

FOUNDATIONS	SHEAR WALLS				
	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab	☐ Concrete	□ Steel	□ Concrete	Grade Beam GB2 and adjacent Pad Footings @ Stairs	04/19/2021
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	□ Concrete	☐ Steel Deck		
☐ Caissons, Piles,	☐ Wood or Manuf. Shear Panels	☐ Masonry	□ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		
	ABOVE ARE APPROVE		DEFICIENCIES.		
				☐ REPORT CONTINUED ON AT	TACHED PAGES
☐ FINAL STRUCTURATION The structure general			on documents, and all	observed deficiencies were co	rrected.

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;
- 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.

04/19/2021

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVER

STRUCTURAL OBSERVATION REPORT INSTRUCTIONS

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

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

OBSERVED DEFICIENCIES

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

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

FINAL STRUCTURAL OBSERVATION REPORT

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

Forms\StructuralObservationReport&Instructions



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

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes) **DIAPHRAGMS** INDICATE LOCATION(S) **FOUNDATIONS** SHEAR WALLS **FRAMES** (Floor/Roof) OBSERVED OBSERVED

			(1 1001/1001)	ODGLICVED	ODOLIVALD
Conventional Footings & Slab	□ Concrete	□ Steel	□ Concrete	Grade Beam GB2 and adjacent Pad Footings @ Stairs	04/19/2021
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	□ Concrete	☐ Steel Deck		
☐ Caissons, Piles,	☐ Wood or Manuf. Shear Panels	☐ Masonry	□ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		
TITEMS CHECKED	ABOVE ARE APPROVE	ED AND WITHOUT	DEFICIENCIES.		
□ OBSERVED DEFIC	CIENCIES AND COMME	NTS:			
				☐ REPORT CONTINUED ON A	ITACHED PAGES.

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:

☐ FINAL STRUCTURAL OBSERVATION REPORT:

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

- 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.

04/19/2021



STAMP OF STRUCTURAL OBSERVER

STRUCTURAL OBSERVATION REPORT INSTRUCTIONS

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

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

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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.

Forms\StructuralObservationReport&Instructions



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

Structural Observation Report

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

PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND	CONNECTIONS OF	SSERVED (check applicable b	ooxes)
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab	□ Concrete	□ Steel	□ Concrete	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:		
TITEMS CHECKED	ABOVE ARE APPROVE	D AND WITHOUT D	DEFICIENCIES.		
□ OBSERVED DEFIC	IENCIES AND COMME	NTS:			
				☐ REPORT CONTINUED ON ATT	ACHED PAGES.
	AL OBSERVATION RE			11.61	
The structure general	ly complies with the ap	proved construction	on documents, and all	observed deficiencies were corr	ected.

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

- 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 DATE



STAMP OF STRUCTURAL OBSERVER



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

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes) DIAPHRAGMS INDICATE LOCATION(S) DATE **FRAMES FOUNDATIONS** SHEAR WALLS (Floor/Roof) **OBSERVED OBSERVED** Grade Beam and Footings Conventional ☐ Concrete ☐ Steel □ Concrete 05/14/2021 between Grid 6 and 7 Footings & Slab ☐ Concrete Mat Foundation. ☐ Masonry ☐ Steel Deck Prestressed Concrete ☐ Caissons, Piles, ☐ Wood or Manuf. ☐ Masonry □ Wood Shear Panels ☐ Other: ☐ Other: ☐ Other: □ 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.

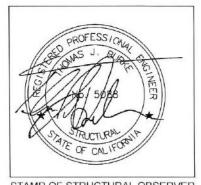
I declare that the following statements are true to the best of my knowledge:

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- 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.

05/14/2021

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVER



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

Structural Observation Report

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

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes) INDICATE LOCATION(S) DIAPHRAGMS DATE **FOUNDATIONS** SHEAR WALLS **FRAMES OBSERVED** (Floor/Roof) **OBSERVED** Grade Beam GB1 and pad footings Conventional □ Concrete ☐ Steel □ Concrete 06/23/2021 F4 for moment frame on Gridline 8 Footings & Slab □ Mat Foundation, ☐ Masonry ☐ Concrete ☐ Steel Deck Prestressed Concrete ☐ Caissons, Piles, □ Wood or Manuf. ☐ Masonry □ Wood Shear Panels ☐ Other: ☐ Other: ☐ Other: ☐ 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.

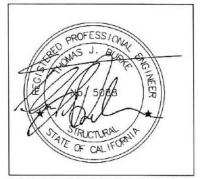
I declare that the following statements are true to the best of my knowledge:

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- 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

06/23/2021

DATE



STAMP OF STRUCTURAL OBSERVER



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

		.73	
Project Address: 1715 W BALBOA BLVD	Report Date: 06/23/2021	CNB Inspector Name: MARSHALL SHELTON	CNB Permit #: X2020-1565
Building Owner Name: RICHARD SELBY	Owner's Mailing Address (if different from site); PO BOX 10849, NEWPORT BEACH, CA 92658	Owner's Telephone #: 949-400-8941	CNB Plan Check #: 1208-2020
Full Name of Structural Observer (SO): THOMAS BURKE	SO E-mail Address: tom@burkese.com	SO Telephone #: 657-289-0460	SO License / Reg. #: 5088

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes) INDICATE LOCATION(S) DATE DIAPHRAGMS **FOUNDATIONS** SHEAR WALLS FRAMES **OBSERVED** OBSERVED (Floor/Roof)

			(1 1001/11001)	OBOLITIES	ODOLIVED
Conventional Footings & Slab	□ Concrete	□ Steel	□ Concrete	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:		
TEMS CHECKED	ABOVE ARE APPROVE	ED AND WITHOUT	DEFICIENCIES.		
□ OBSERVED DEFIC	IENCIES AND COMME	ENTS:			
				☐ REPORT CONTINUED ON ATT	ACHED PAGES.
☐ FINAL STRUCTUR	AL OBSERVATION RE	PORT:			

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

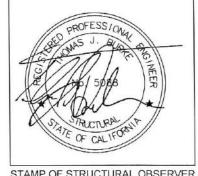
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- I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.

06/23/2021

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVER



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	Report Date: 09/16/2021	CNB Inspector Name: MARSHALL SHELTON	CNB Permit #: X2020-1565
Building Owner Name: RICHARD SELBY	Owner's Mailing Address (if different from site); PO BOX 10849, NEWPORT BEACH, CA 92658	Owner's Telephone #: 949-400-8941	CNB Plan Check #: 1208-2020
Full Name of Structural Observer (SO): THOMAS BURKE	SO E-mail Address: tom@burkese.com	SO Telephone #: 657-289-0460	SO License / Reg. #: 5088

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes) INDICATE LOCATION(S) DIAPHRAGMS DATE **FRAMES FOUNDATIONS** SHEAR WALLS (Floor/Roof) **OBSERVED OBSERVED** Grade Beam GB2 at front Conventional ☐ Concrete ☐ Steel □ Concrete 09/16/2021 unit between grids 1 and 2. Footings & Slab Two pad footings at ends of □ Concrete ☐ Steel Deck ☐ Mat Foundation. □ Masonry GB2 that intersect grids A Prestressed Concrete ☐ Wood ☐ Caissons, Piles, □ Wood or Manuf. ☐ Masonry Front unit stem wall changes Shear Panels per detail 14/ST1 ☐ Other: ☐ Other: ☐ Other: □ Other: ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES. ☐ OBSERVED DEFICIENCIES AND COMMENTS: □ REPORT CONTINUED ON ATTACHED PAGES. ☐ FINAL STRUCTURAL OBSERVATION REPORT: The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

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09/16/2021 DATE

STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD



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

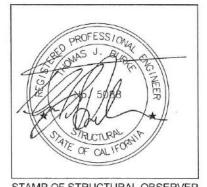
Project Address:	Report Date:	CNB Inspector Name: MARSHALL SHELTON	CNB Permit #:
1715 W BALBOA BLVD	01/26/2022		X2020-1565, X2021-2338, X2021-2339
Building Owner Name:	Owner's Mailing Address (if different from site);	Owner's Telephone #: 949-400-8941	CNB Plan Check #: 1208-2020,
RICHARD SELBY	PO BOX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

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes) DIAPHRAGMS INDICATE LOCATION(S) DATE **FOUNDATIONS FRAMES** SHEAR WALLS (Floor/Roof) **OBSERVED OBSERVED** ☐ Concrete Conventional ☐ Steel ☐ Concrete •Footing at gridline A between 1-2 01/26/2022 Footings & Slab •Footing at gridline C between 1-2 •Footing at gridline A between 4-5 ☐ Mat Foundation. ☐ Masonry □ Concrete ☐ Steel Deck ·Footing at gridline 1A Prestressed Concrete ·Footing at gridline 1C ☐ Caissons, Piles, ☐ Wood or Manuf. □ Masonry ☐ Wood Shear Panels ☐ Other: ☐ Other: ☐ Other: ☐ Other: ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES. ☐ OBSERVED DEFICIENCIES AND COMMENTS: ☐ REPORT CONTINUED ON ATTACHED PAGES. ☐ FINAL STRUCTURAL OBSERVATION REPORT: The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

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01/26/2022 SIGNATURE OF STRUCTURAL OBSERVER OF RECORD DATE



STAMP OF STRUCTURAL OBSERVER



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

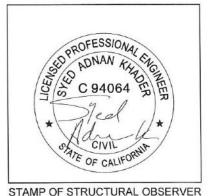
Project Address: 1715 W BALBOA BLVD			CNB Permit #: X2020-1565, X2021-2338, X2021-2339, XR2023-0347
Building Owner Name: RICHARD SELBY	Owner's Mailing Address (if different from site); PO BOX 10849, NEWPORT BEACH, CA 92658	Owner's Telephone #: 949-400-8941	CNB Plan Check #: 1208-2020, REV21-0969, REV21-1356,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

PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND	CONNECTIONS OF	SERVED (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
■ ITEMS CHECKED	ABOVE ARE APPROVE	D AND WITHOUT DE	FICIENCIES.		
□ OBSERVED DEFIC	IENCIES AND COMME	NTS:			
				☐ REPORT CONTINUED ON AT	TACHED PAGES.
☐ FINAL STRUCTURAL OBSERVATION REPORT:					
The structure general	ly complies with the ap	proved construction	documents, and all	observed deficiencies were cor	rected.

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

- 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.

2023-09-28



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

DATE

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: ZICHORD SELRY 1	715 W. BALROS BLVO
Permit Number: X2070-1565	
Inspection Type (s): CONCRETE (EPOKY)
Inspection Date (s): 4 - 20 - 21	() Periodic (X) Continuous
(1)	
	n, Including Location(s):
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Total Inspect	ion Time Each Day:
Date: 1 -73	
Hours:	
	clude Previously Listed Uncorrected Items):
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	mments:
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Special Inspector Signature:	Date:
Koo A	4-20-21
XOURAN	
Print Full Name:	Newport Beach Registration No.:
SSIRMU. O WHOSE	0179
Sail O'Morridae	_L

SpecialInspectionReport 8-24-15



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: ZICHORD SELRY	1715 IN BARDA BUYO
Permit Number: X2070-1565	5 B
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Inspection Date (s): 4-20-21	() Periodic (X) Continuous
(a)	(), chicals (X) commission
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X	4-20-21
Print Full Name:	Newport Beach Registration No.:
SOLAN O. WHISTER	0179
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COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

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specifica	Special In Prin	e workmanship provi	sions of the U.B.C. ex	ept as noted above. Da	te:

SpecialInspectionReport 8-24-15

Attachment No. 2

Three-Year Construction Limit Notice Activities



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

Generic Activity ACT-000288-2025 Generic Activity ACT-000490-2024 ACT-000490-2024 ACT-000490-2024 Application for extension was submitted. Marshall Shelton was submitted. Marshall Shelton was submitted. ACT-000490-2024 ACT-000490-2024 ACT-000490-2024 ACT-000490-2024 ACT-000490-2024 ACT-000490-2024 ACT-000490-2025 Generic Activity ACT-000490-2026 ACT-000490-2026 Generic Activity ACT-000490-2026 Generic Activity ACT-000490-2026 ACT-000490-2026 Generic Activity ACT-004523-2024 Owner inchard received 3 year form confirmed over email . ACT-004790-2026 ACT-0047						
ACT-000276-2025 gc tried to submit hearing officer app, but need to pay deficient app, but need to pay additional fee for total \$1469 per app. 101/21/2025 Meaning Application Submitted Congressing. Generic Activity Hearing Application Submitted Congressing. Marshall Shelton officer application submitted on 011/62/025. Routed to City Client and Finance for processing. Generic Activity ACT-000490-2024 Communicated to owner through phone calls and emiles that 3 year deadline is 3/2/24. An activity as a submitted. Generic Activity ACT-000498-2024 Application for extension request was emiled to owner and emiles that 3 year deadline is 3/2/24. An activity as a submitted. Marshall Shelton was submitted. Marshall Shelton was submitted. ACT-000489-2024 Application for extension was submitted. Generic Activity ACT-000489-2024 Semiled contractor and spoke over phone for additional extension. Emmershalls on the cover phone for additional extension. Emmershall extension for received a waster form confirmed over email. ACT-004792-2024 Semiler on 1/20/2024 ACT-004791-2024 Semiler on 1/20/2024 ACT-004792-2024 Semiler on 1/20/202	Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
difficiency application per application submitted on 01/16/2022s. Routed to City Clerk and Finance for processing. Generic Activity Generic Activity ACT-000499-2024 Generic Activity ACT-000499-2024 Generic Activity ACT-000499-2024 Generic Activity ACT-000499-2024 ACT-00049-2024 ACT-00049-2004 ACT-000	01/17/2025					
Generic Activity Hearing Application Submitted		Generic Activity		ACT-000276-2025	officer app, but need to pay additional fee for total \$1469	Chad Shelton
Submittal Contribution City Clerk and Finance for processing. 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. ACT-000489-2024 Application for extension request was emailed to owner. ACT-00089-2025 ACT-00089-2025 Dearling officer app hand delivered with letter 1-8-25. Chad Shelton delivered with letter 1-8-25. Chad Shelton over phone for additional extension or members delivered with letter 1-8-25. ACT-004514-2024 emailed contractor and spoke over phone for additional extension. Form emailed, awaiting confirmation of receipt. ACT-004523-2024 owner richard received 3 year form confirmed over email. ACT-004791-2024 ACT-004791-2024 ACT-004791-2024 ACT-004792-2024 Submitted 3 year form confirmed over email. ACT-004792-2024 SUBMITTE ON 12/02/2024. ACT-004792-2024 ACT-004792-2024 ACT-004792-2024 APPLICATION SUBMITTE ON 12/02/2024. ACT-004792-2024 SUBMITTEON SUBMITTE ON 12/02/2024. ACT-004792-2024 SUBMITTEON SUBMITTED ON 12/02/2024. ACT-004792-2024 SUBMITTEON SUBMITTED ON 12/02/2024. ACT-004792-2024 SUBMI	01/21/2025					
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Generic Activity ACT-004623-2024 submitted 3 year app to SL Chad Shelton desk.		Generic Activity	_	ACT-004792-2024	TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 03/02/2025 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING	Tonee Thai
Generic Activity ACT-004623-2024 submitted 3 year app to SL Chad Shelton desk.	12/02/2024					
2/05/2024		Generic Activity		ACT-004623-2024		Chad Shelton
	02/05/2024					

PERMIT ACTIVITY REPORT (X2020-1565)

Created 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
7/31/2024					
	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
8/01/2024					
	Generic Activity	3-YEAR DEADLINE EXTENSION	ACT-002991-2024	MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER	Debi Schank

Attachment No. 3

Building Official Extension



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

RECEIVED BY COMMUNITY DEVELOPMENT

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 JAN 1 9 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.:	002436
Permit No.:	X2020-1565, X2021-2338, Original Permit X2021-2339, XR2023-0347 Issued Date:	t 3/2/2021		Extension Fee \$214	
	PETITIONER/PROPE	ERTY OWN	IER INFORI	MATION	
Name (Must Richard Se	be payor of fees):	Company Nan			
Street Address PO Box 10		City: State: CA		Zip Code: 92658	
Email: rick.selby@	@ngc.com	Phone: 949-400-8941 cell			
	PROJE	CT INFORMA	TION		
Length of ext	tension requested: 22.5 weeks				
	e if request is approved: 8/8/2024				
	ension(s) Granted? (Y/N): No	If Yes	How Many?:		
Description of Work Under Permit: Reason for Extension Request	MFR ADD 253 SF & SUBSTANTIAL BACK DETACHED UNIT & MISC FF FRONT DETACHED UNIT & MISC F (Attach Supporting Documents as Needed) Please see attached document - 1/1/	RAMING TO I	MATCH FIELD MATCH FIEL	; MFR LOWER D; MFR CREA	R FLOOR IN TE ATTIC 90 SF
	I HEREBY CERTIFY THAT	THE ABOV	ESTATEMEN	IT IS TRUE	
Petitioner's S	ignature:	Relationship to P Owner		VI IO INCL.	Date: 1 / 18 / 2024
	FOR ST	AFF USE O	DNLY		
Department A	Action: ☑Approved □ Deni	ed			
Conditions of Approval or	6 MONITHS EXTENISION CTR	AMIN TO	09-02	-2024.	
Comments:					
Building Insp Reviewed: Building Offic Approval:	Narshall Shelpen	Signature: Signature:	4	>	Date: / 123124 Date: 2 / 5 / 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 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:

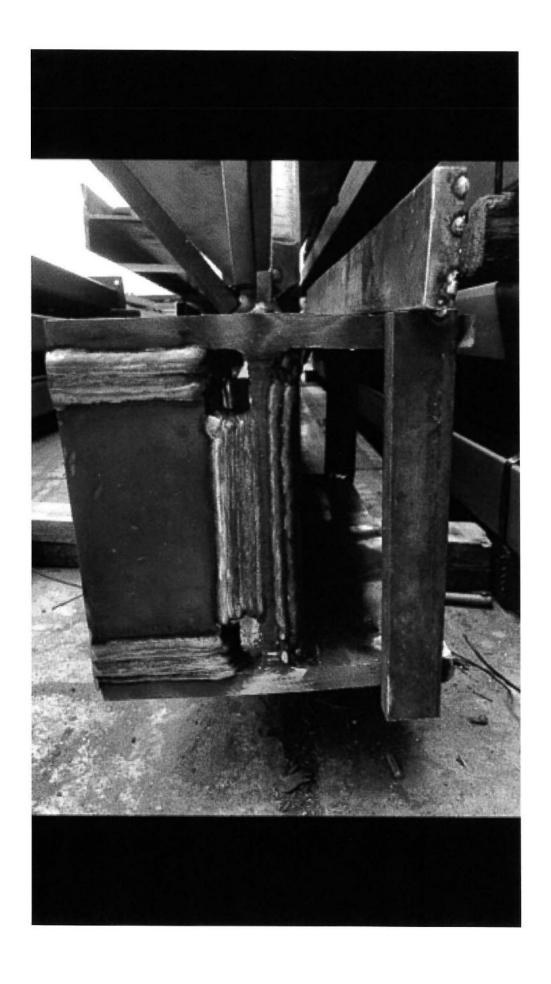
- 1) Two w10x68 steel columns were over heated during the welding process at the off-site steel fabricator which resulted in unacceptable deflection of the steel column flanges. This unrepairable damage caused both steel columns to be completed scraped including all the attached steel bottom plates, 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.

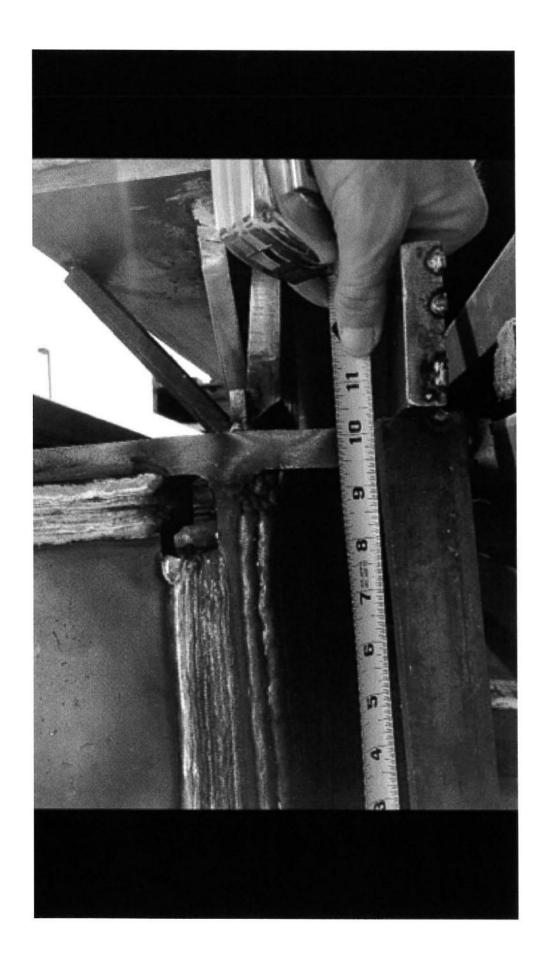
The overall extension request is for 22.5 weeks which equals 11.5 weeks plus 2.5 weeks plus 8.5 weeks. Please find attached the supporting documentation for the above items.

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

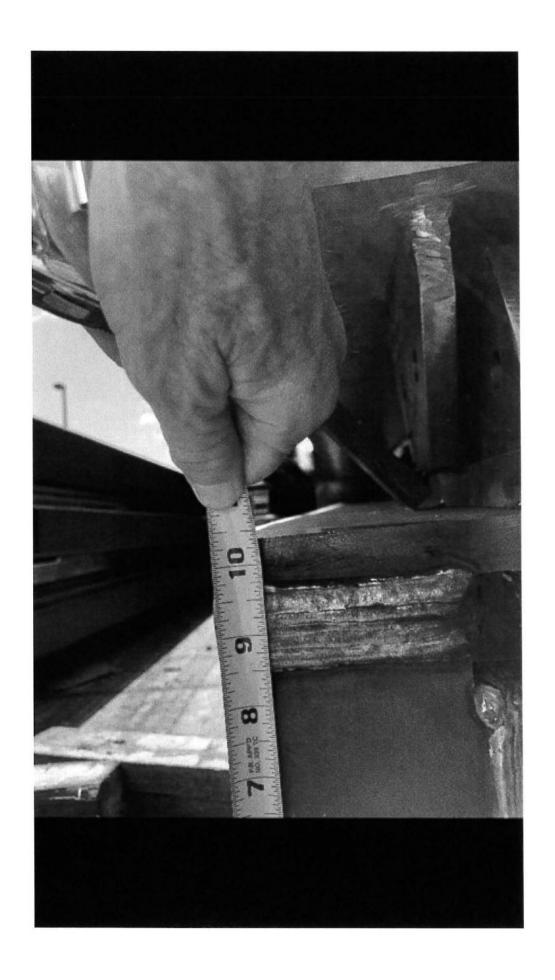










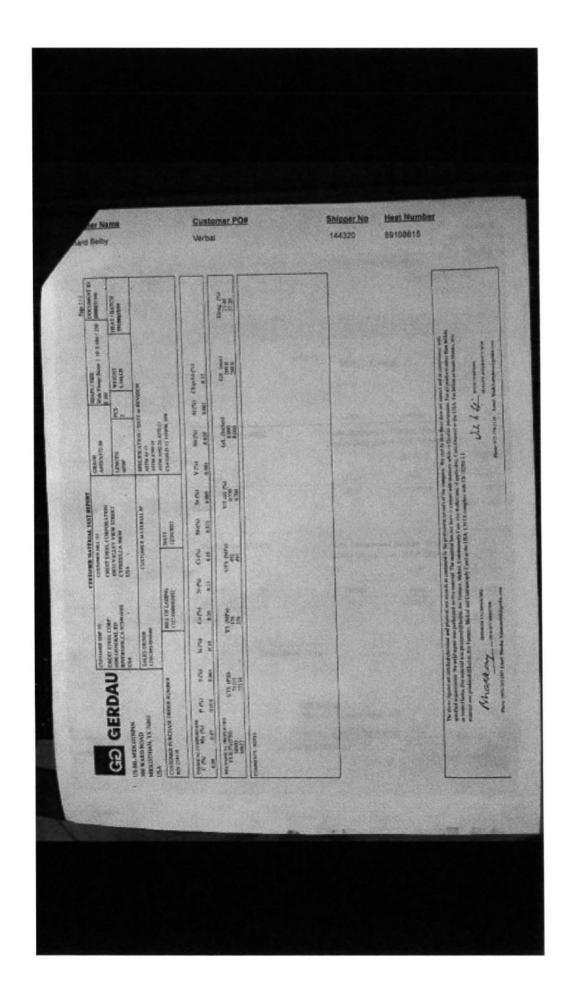












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Incident Report Additional Property List

Newport Beach Police Department

OCA: 22007884

Property List (Continued)

Page 2

VI	15-57	Status	100		1		T	
#	Code	Frm/Tc	Value	OJ	QTY	Property Description	Make/Model	Serial Number
1	36	7	\$225.00		1	NAIL GUN	MILW	
1	36	7	\$175.00		1	MULTI TOOL	MILW	

INCIDENT/INVESTIGATION REPORT

Newport Beach Police Department

Case # 22007884

Statu: Code	5 1 =	None	2 = Burned 3 =	Counterfeit / Forged	4 = Damaged / Vandalized $5 = Recovered$ $6 = 5$	Seized 7 = Stolen 8 = Unknown
	IBR	Status	Quantity	Type Measure	Suspected Type	
D						
R U						
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	Assis	ting Off	icers			
		1 (2.5)				

Suspect Hate / Bias Motivated: NONE (NO BIAS)

NARRATIVE

A burglary report was taken.

REPORTING OFFICER NARRATIVE

Newport Beach Police Department	REFORTING OFFICER NARRATIVE	OCA 22007884
Victim SELBY, RICHARD W	Offense BURGLARY - COMMERCIAL - NO FORCED	Date / Time Reported Mon 11/07/2022 10:30

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

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 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. 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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REPORTING OFFICER NARRATIVE

Newport Beach Police Department	CEPORTING OFFICER NARRATIVE	OCA 22007883
Victim SELBY, RICHARD W	Offense BURGLARY - COMMERCIAL - FORCED	Date / Time Reported Mon 11/07/2022 08:24

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

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 construction 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.



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

RECEIVED BY COMMUNITY DEVELOPMENT

JUL 1 2 2024

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 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.:	0029400
Permit No.:	X2020-1565, X2021-2338, Original Permit X2021-2339, XR2023-0347 Issued Date:	3/2/2021		Extension Fe	e: Date Fee Paid: 071/21/24
	PETITIONER/PROPI	ERTY OWN	ER INFOR	MATION	
Name (Must be Richard Sell	e payor of fees): by	Company Nam	ie:		
Street Address PO Box 108		City: Newport Be	each	State: CA	Zip Code: 92658
Email: rick.selby@	ngc.com		Phone; 949-400-89	41 cell	
	PROJE	CT INFORMAT	TION		
Length of exte	nsion requested: 19.5 weeks				
New end date	if request is approved: 1/17/2025				
Previous Exter	nsion(s) Granted? (Y/N): Yes	If Yes, I	How Many?: 1		
Description of Work Under Permit:	MFR ADD 253 SF & SUBSTANTIAL BACK DETACHED UNIT & MISC F FRONT DETACHED UNIT & MISC (Attach Supporting Documents as Needed)	RAMING TO I FRAMING TO	MATCH FIEL	D; MFR LOWE	ER FLOOR IN
Extension Request	Thefts of materials and tools from site, and unanticipated complexit legacy materials	n the job site			
	I HEREBY CERTIFY THA	T THE ABOV	E STATEME	ENT IS TRUE.	
Petitioner's Sig	gnature: Richaulw. Selby	Relationship to P Owner	Property Owner:		Date: 7 / 11 / 2024
	FOR S	TAFF USE	ONLY	7 T	V
Department A	ction:	nied			
Conditions of Approval or Comments:	TOTAL 321 DAYS ESTENIS	ADDITION!	TED. PER	SION IS G	IRANTED.
Building Insper Reviewed:	Grad Shelfor	Signature:			Date: 7/8/29 Date: 07/3//24
Building Office Approval:	Name:	Signature:			Date: 07/31/24

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 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.

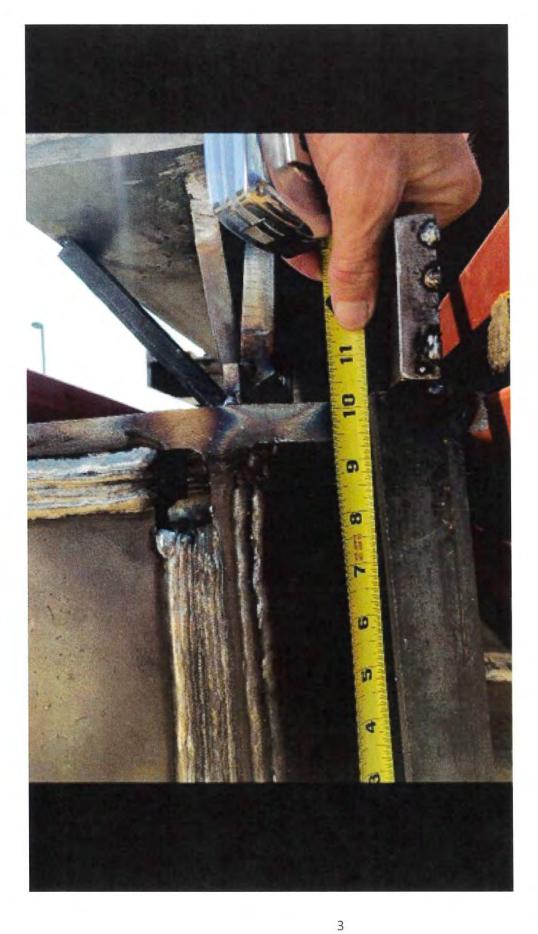
The overall extension request is for 19.5 weeks which equals 2.5 weeks plus 3 weeks plus 14 weeks. Please find attached the supporting documentation that was submitted previously.

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.

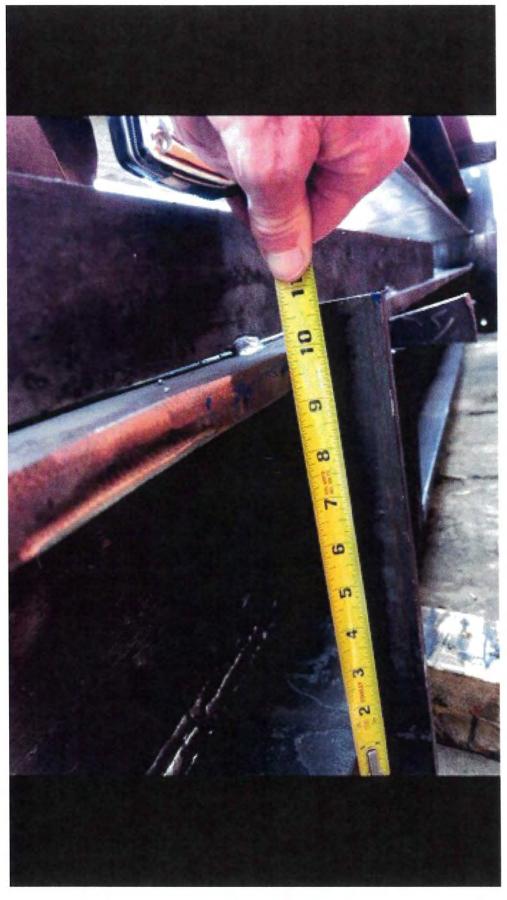
Thank you,

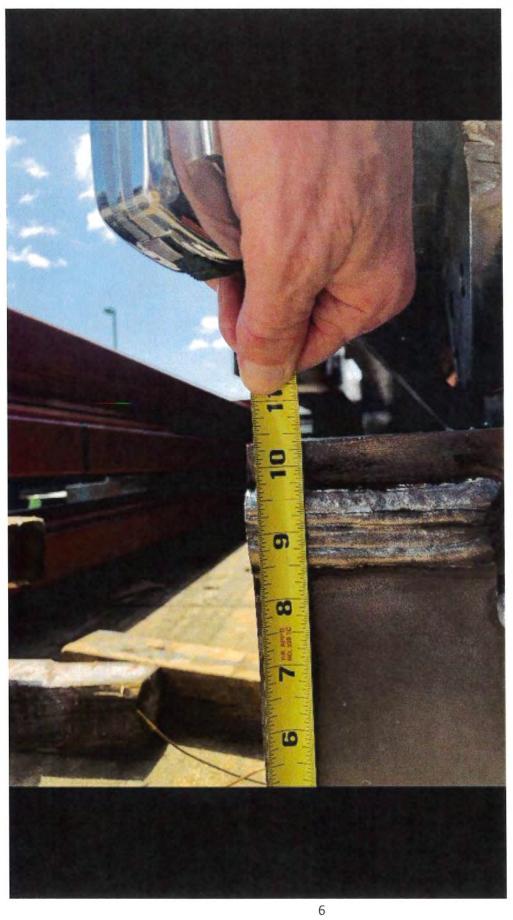
Richard Selby 949-400-8941 cell rick.selby@ngc.com

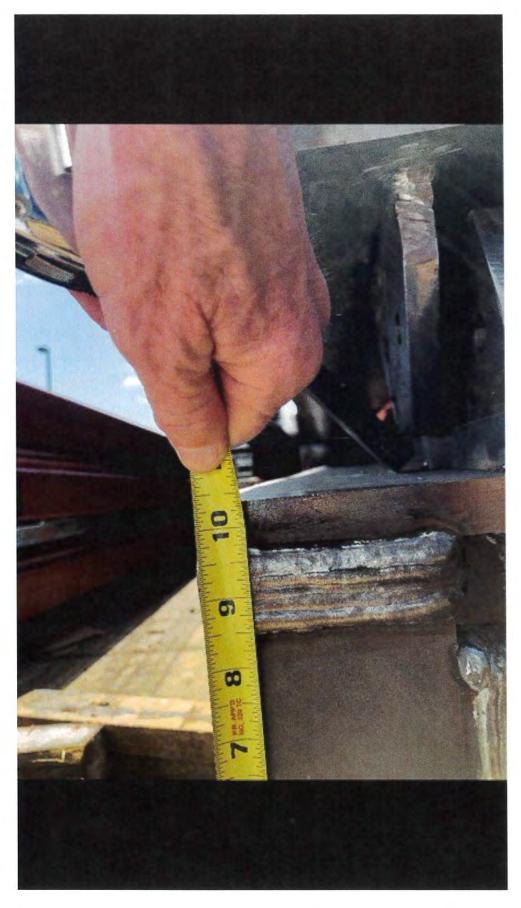








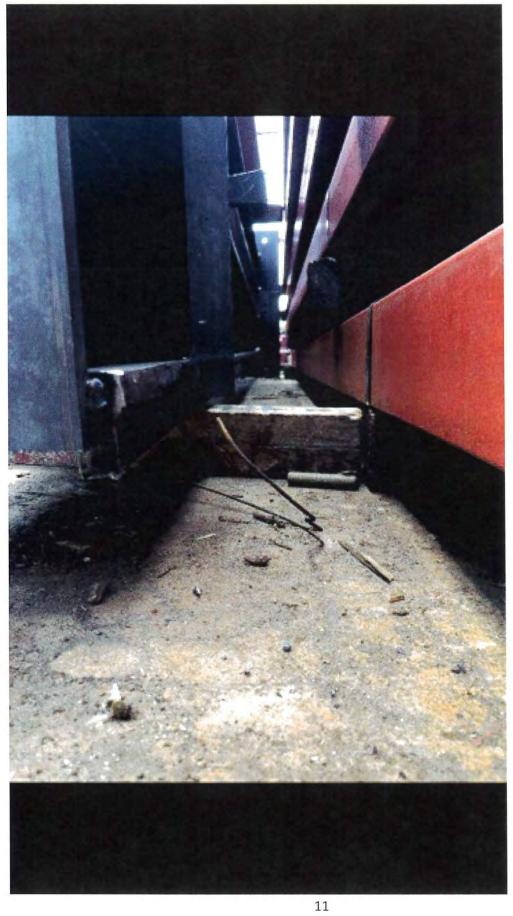


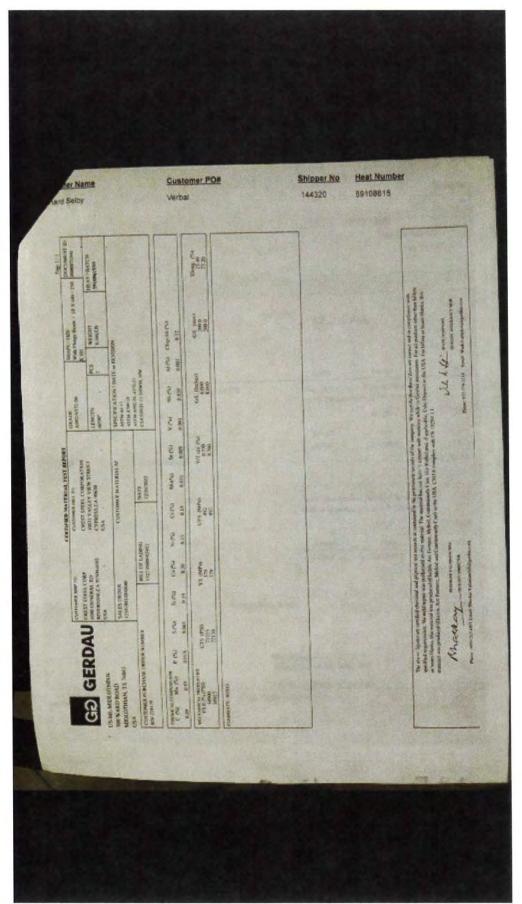












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Incident Report Additional Property List

Newport Beach Police Department

OCA: 22007884

Property List (Continued)

Page 2

Statu	S S	1 = No	ne 2	= Burned 3 = C	ounte	rfeit / Fo	orged 4 = Damaged / Vandalized 5 = Recovered 6	= Seized 7 = Stolen 8 = Unknown	own
	VI #	Code	Status Frm/To	Value	Ol	QTY	Property Description	Make/Model	Serial Number
	1	36	7	\$225.00		1	NAIL GUN	MILW	
	1	36	7	\$175.00		1	MULTI TOOL	MILW	

INCIDENT/INVESTIGATION REPORT

Newport Beach Police Department

Case # 22007884

Statu: Code	s 1=	None	2 = Burned 3 =	Counterfeit / Forged	4 = Damaged / Vandalized 5 = Recovered 6 = S	eized 7 = Stolen 8 = Unknown
	IBR	Status	Quantity	Type Measure	Suspected Type	
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					Cont. 1 Sept. 10.	

Suspect Hate / Bias Motivated: NONE (NO BIAS)

NARRATIVE

A burglary report was taken.

REPORTING OFFICER NARRATIVE

OCA Newport Beach Police Department 22007884 Victim Offense Date / Time Reported SELBY, RICHARD W BURGLARY - COMMERCIAL - NO FORCED Mon 11/07/2022 10:30

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

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 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. 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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REP	ORTING OFFICER NARRATIVE	OCA
Newport Beach Police Department		22007883
Victim	Offense	Date / Time Reported
SELBY, RICHARD W	BURGLARY - COMMERCIAL - FORCED	Mon 11/07/2022 08:24

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

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 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.

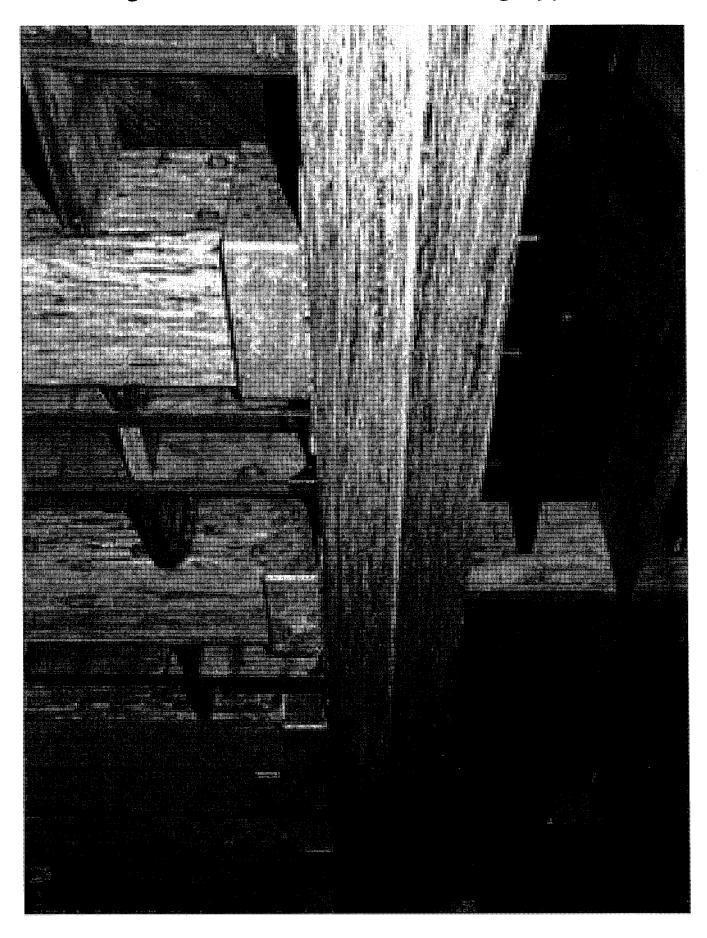
Selby stated there were foot prints that were unknown to him and the construction workers. I informed NBPD CSI of the circumstances. CSI stated they would not respond. I photographed the scene to be uploaded to the NBPD Server.

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

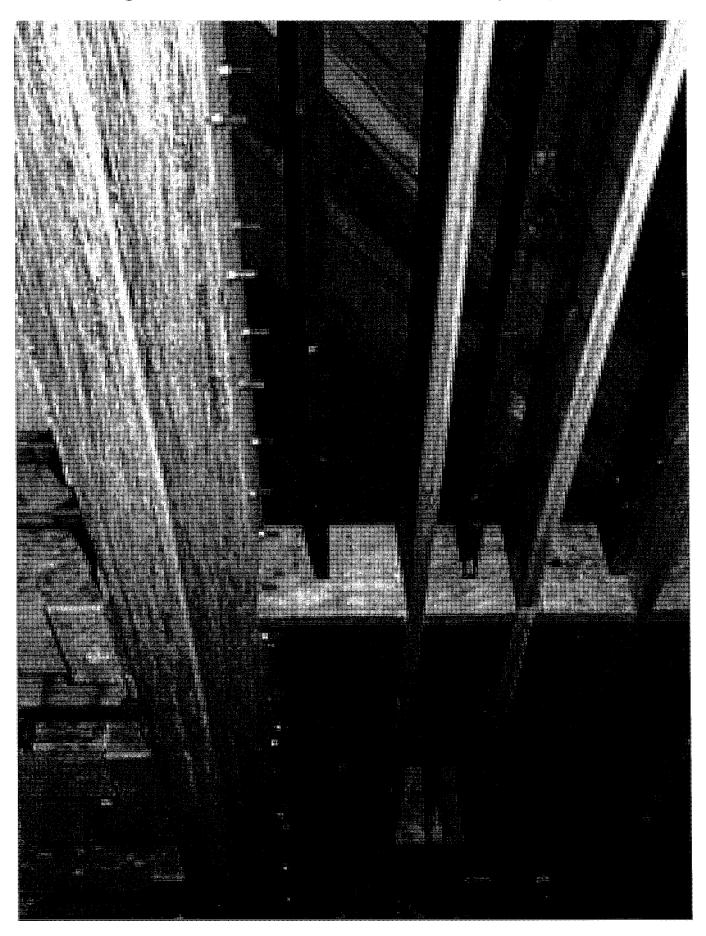
Selby also informed me of a burglary that occurred between 10/28/2022 and 10/31/2022. For details refer to DR 22-7884.

Reporting Officer: TORRES, M. R_CS3NC

Garage – Interface between new and legacy joists



Garage – Interface between new and legacy joists



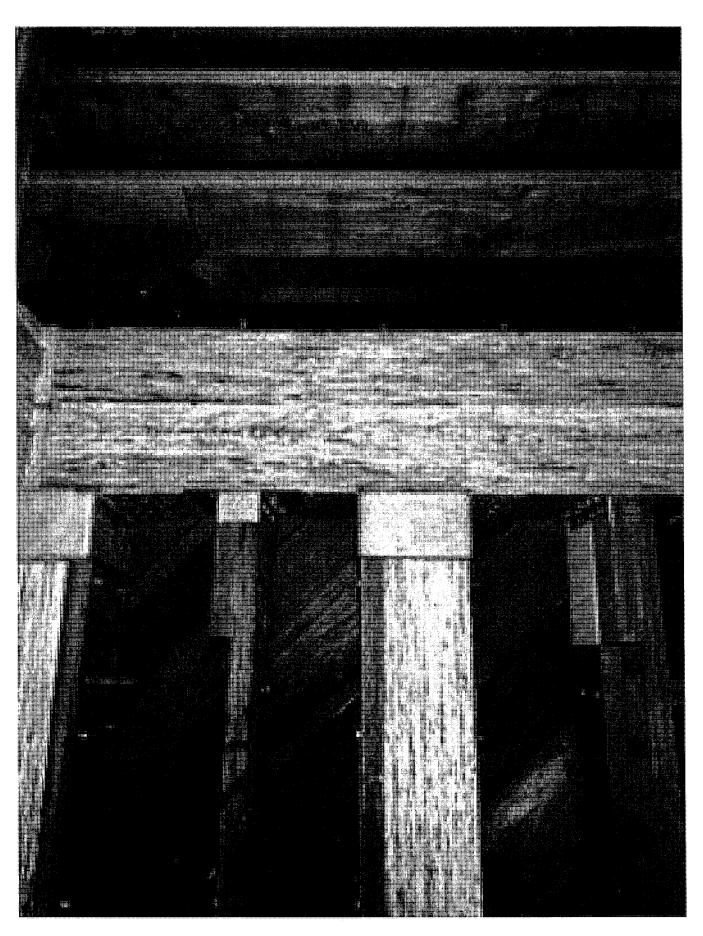
Garage – Interface between new and legacy joists



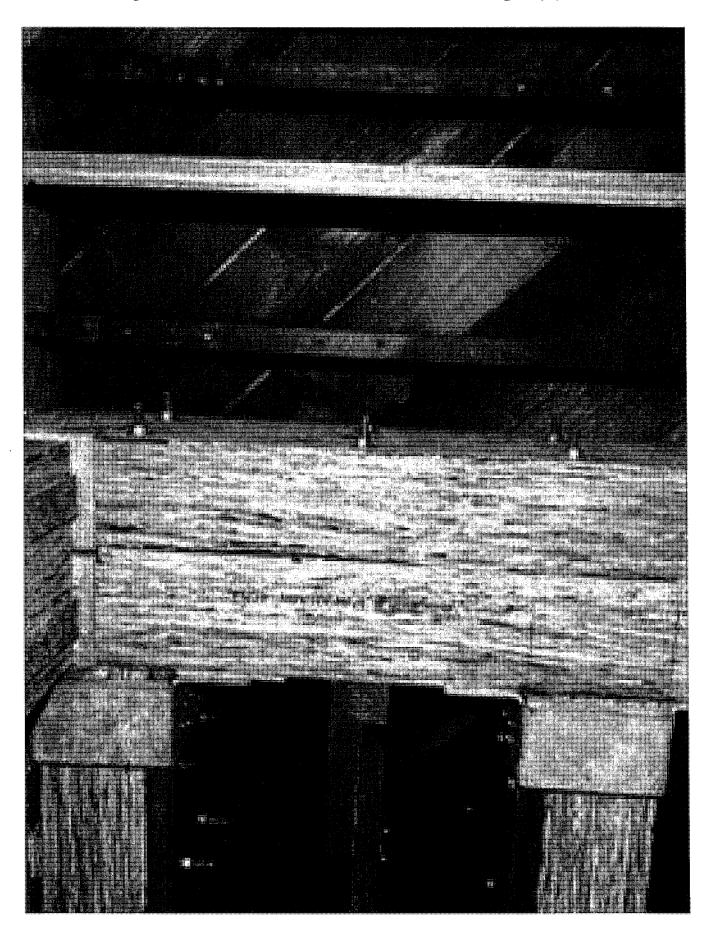
Garage – Interface between new and legacy joists



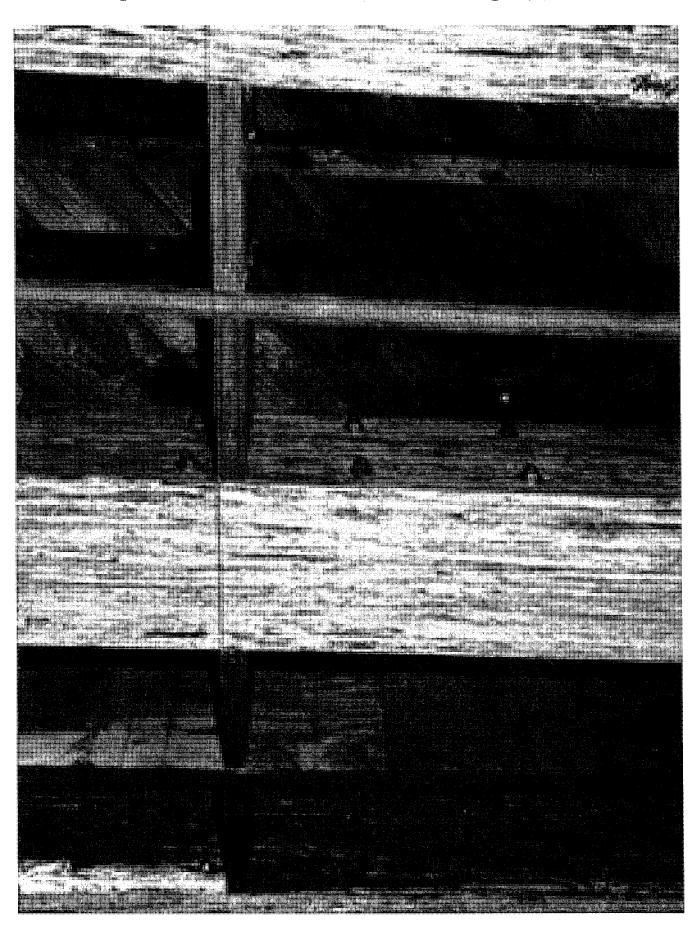
Garage – Interface between new and legacy joists



Garage – Interface between new and legacy joists



Garage – Interface between new and legacy joists



First floor ceiling – Interface between new and legacy joists



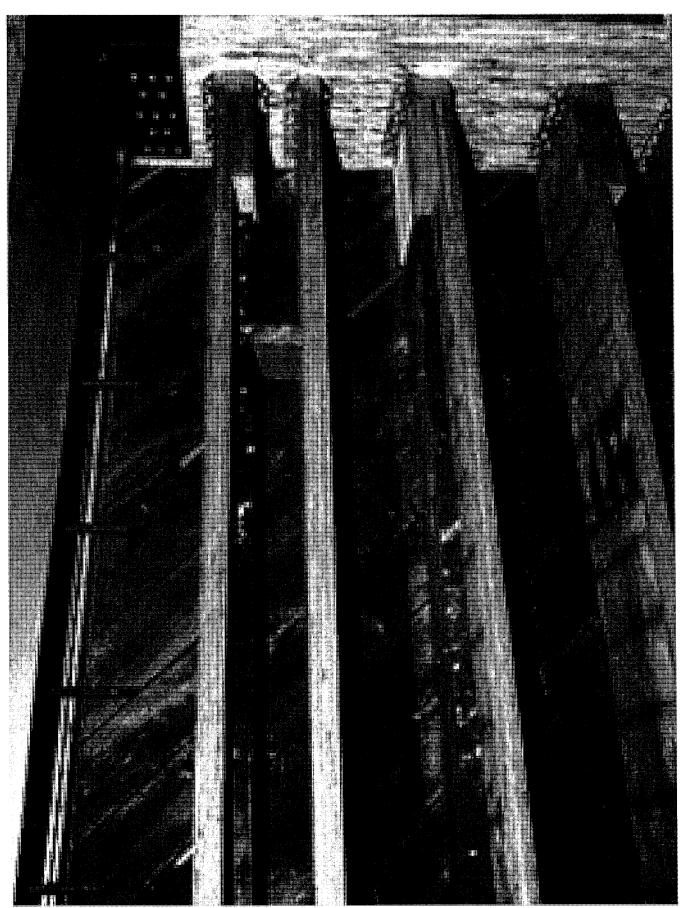
First floor ceiling – Interface between new and legacy joists



First floor ceiling – Interface between new and legacy joists



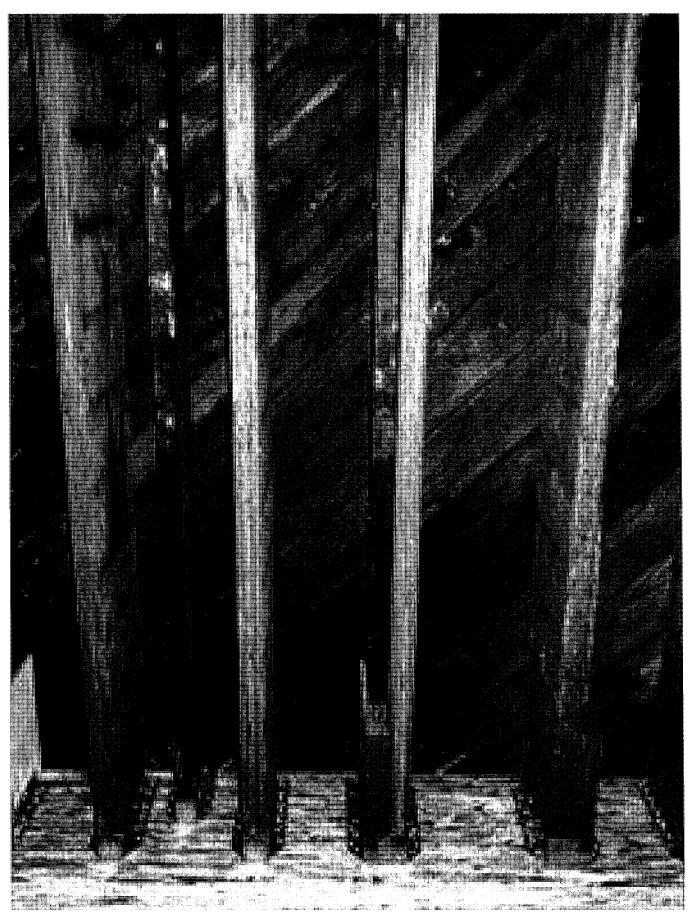
First floor ceiling – Interface between new and legacy joists



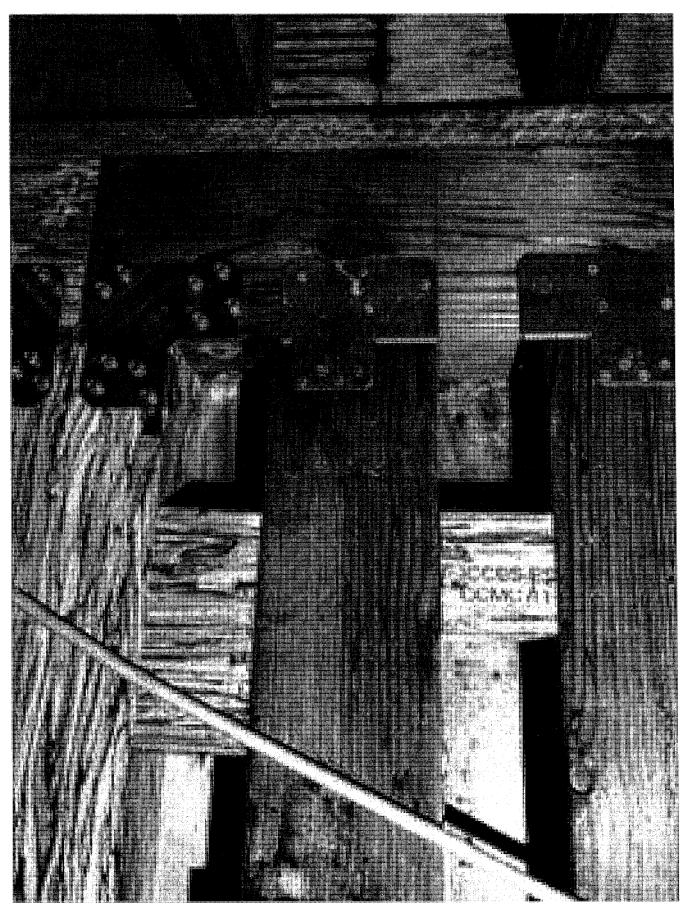
First floor ceiling – Interface between new and legacy joists



First floor ceiling – Interface between new and legacy joists



Second floor ceiling – Interface between new and legacy joists





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

Three Year Construction Time Limit Extension Five Building Official Application

Project Address:	1715 W Balboa Blvd	<u>.</u> .		g 2	Receipt No.:	B5071						
Permit No.:	X2020-1565, X2021-2338, X2021-2339, XR2023-0347	Original Permit Issued Date:	3/2/2021		Extension Fee: \$214	Date Fee Paid: /2/02/24						
	PETITIO	NER/PROPE	ERTY OWN	IER INFORM	A SILVER STATE SERVICE STATE OF THE SERVICE SE							
Name (Must be Richard Sell	e payor of fees):		Company Nam	Carried Street, Street								
Street Address: PO Box 108			City: Newport Be	ach	State: CA	Zip Code: 92658						
Email: rick.selby@r	ngc.com		.1	Phone: 949-400-894	1 cell							
		PROJE	CT INFORMAT	ION								
Length of exter	ension requested: 6.5	5 weeks										
		2/2025										
	nsion(s) Granted? (Y/N): Ye	es	If Yes, I-	How Many?: 2								
Description of Work Under Permit:	WILL ADD 533 SL &		AL REMODEL 1123 SF W/RE-ROOF; MFR LOWER FLOOR IN FRAMING TO MATCH FIELD; MFR LOWER FLOOR IN									
r Gillia	FRONT DETACHED											
Reason for		(Attach Supporting Documents as Needed)										
Extension Request	Please see attached	document										
	I HEREBY C	ERTIFY THAT	T THE ABOV	E STATEMEN	IT IS TRUE.							
Petitioner's Sigi	gnature: Richard W. Sell	59	Relationship to P Owner	roperty Owner:		Date: 12 / 2 / 2024						
		FOR S	TAFF USE C	ONLY								
Department Ac	ction: 卢Approved	□Den										
Conditions of Approval or	ADDITIONAL 44		,	/	*							
Comments:	EXTENSION IS		11		FILES ITDE	21Ton/th						
Building Inspe Reviewed:	ector Name:	Shelton	Signature:	n		Date: 1210212029						
Building Offici Approval:		ita	Signature: Date: 12 1/0									

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:

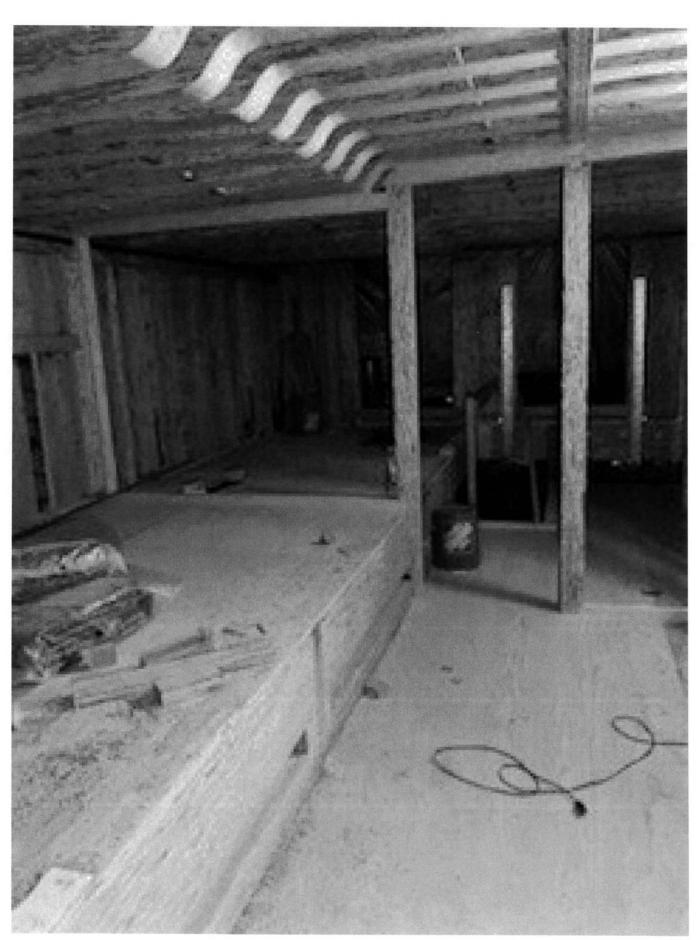
- 3) Two w10x68 steel columns were over heated during the welding process at the off-site steel fabricator which resulted in unacceptable deflection of the steel column flanges. This unrepairable damage caused both steel columns to be completely scraped including all the attached steel bottom plates, 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.

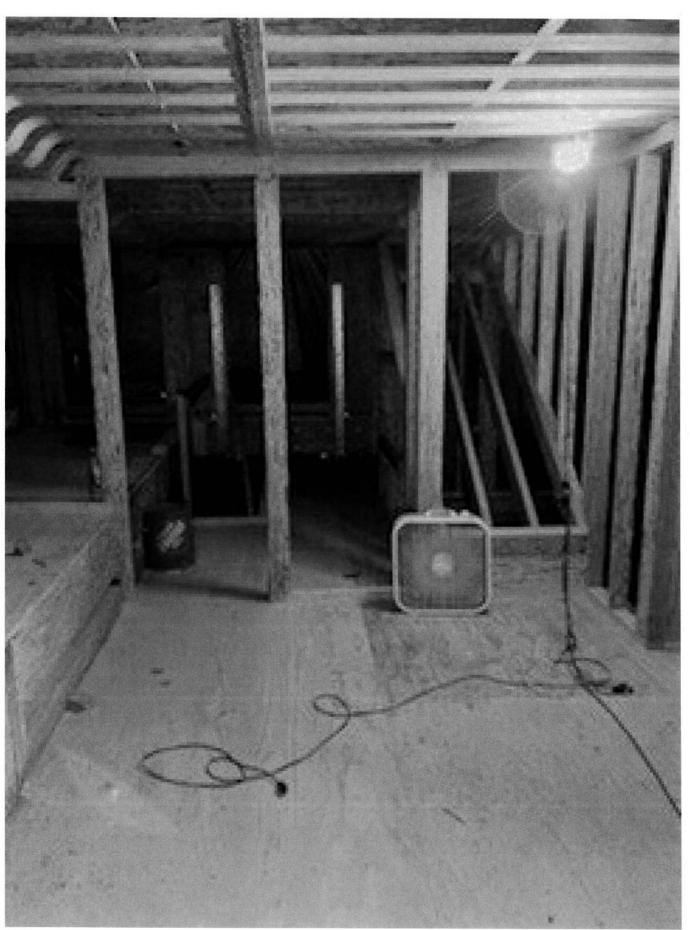
The extension request is for 6.5 weeks which equals 5.5 weeks plus 1 week. Please find attached new supporting documentation as well as the documentation that was submitted previously.

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



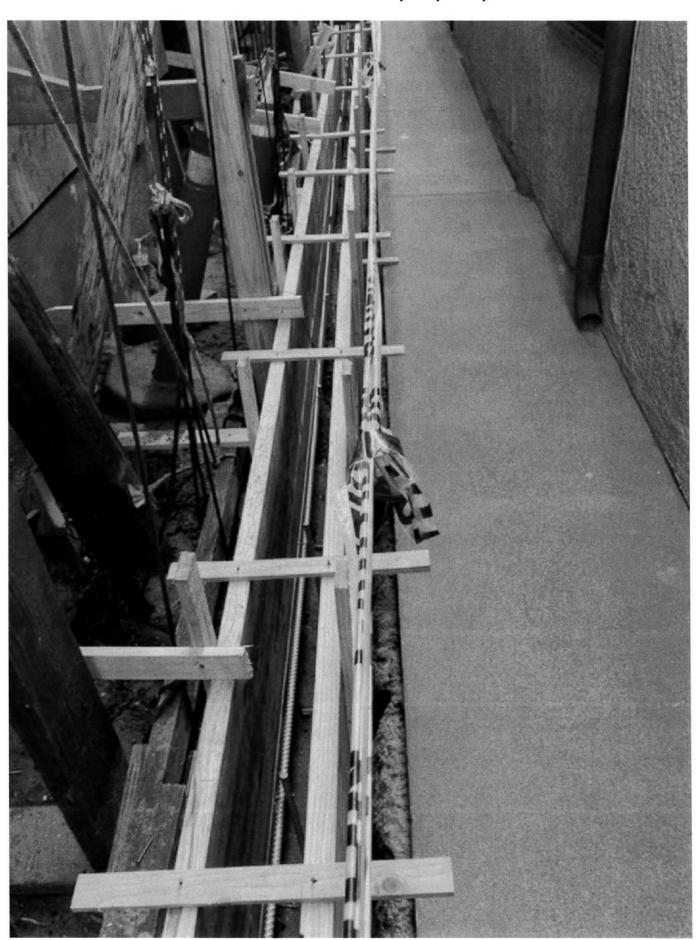




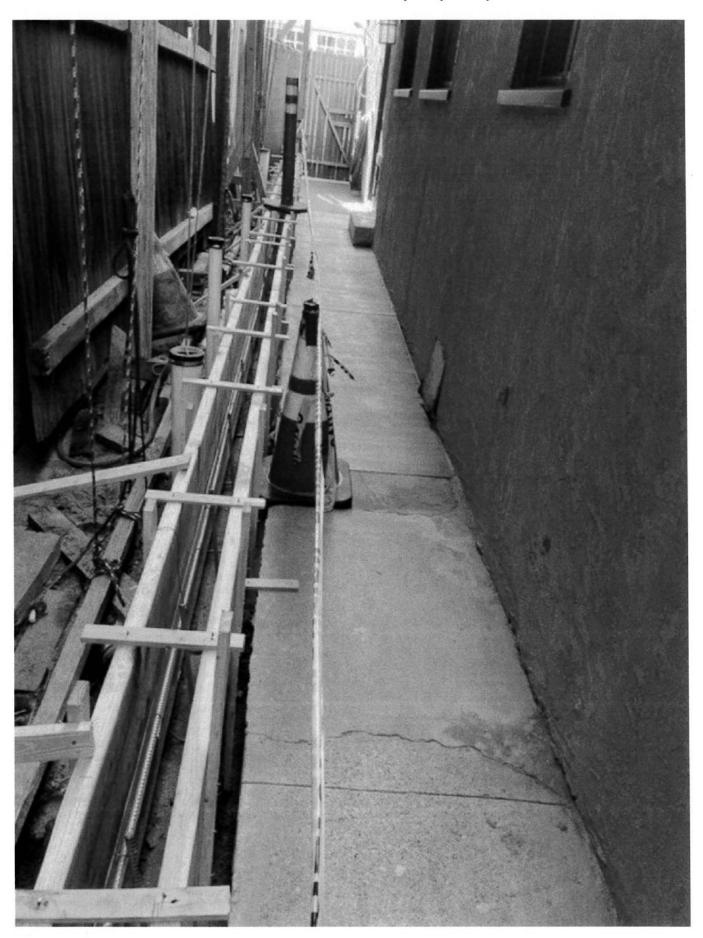




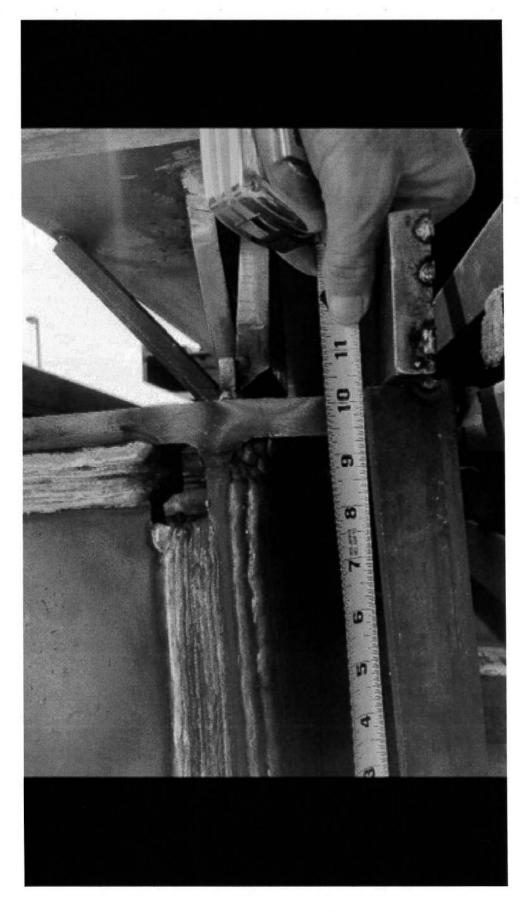
Integration of new concrete side walkways inside the fence lines on the west and east property lines



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



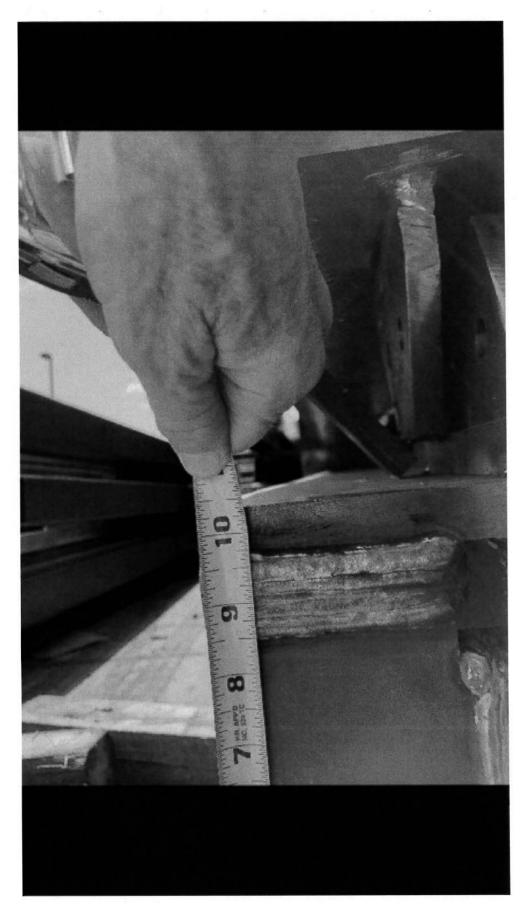










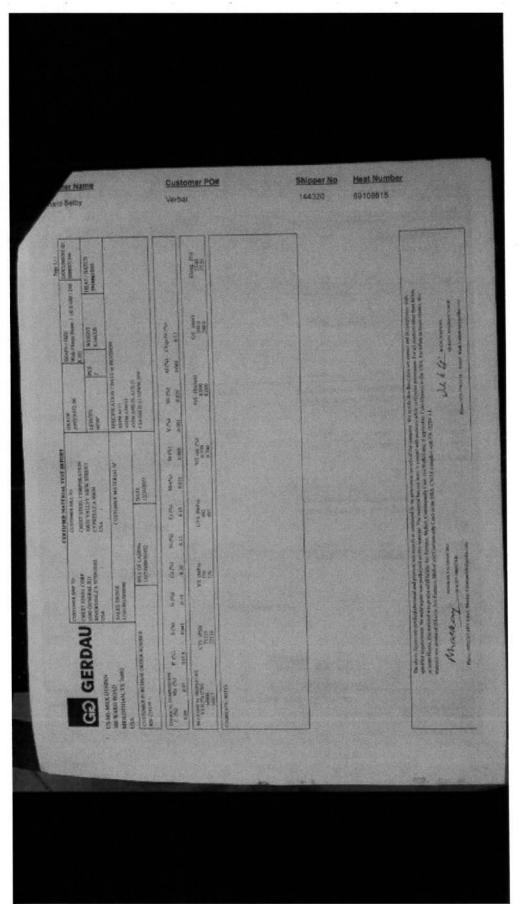












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Incident Report Additional Property List

Newport Beach Police Department

OCA: 22007884

Property List (Continued)

Page 2

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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 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. 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.

Reporting Officer: TORRES, M.

Printed By: CRIEFF, REC10 01/18/2024 09:55

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INCIDENT/INVESTIGATION REPORT

Newport Beach Police Department

Case # 22007883

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	IDIC	Status	Quantity	Type Weasure	Suspected Type	
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	-					
	Assis	ting Offic	ers			
	SU	NSHINE	E, J. (1360)			

Suspect Hate / Bias Motivated: NONE (NO BIAS)

NARRATIVE

A burglary report was taken.

REPORTING OFFICER NARRATIVE

Newport Beach Police Department	REPORTING OFFICER NARRATIVE	OCA 22007883
Victim SELBY, RICHARD W	Offense BURGLARY - COMMERCIAL - FORCED	Date / Time Reported Mon 11/07/2022 08:24

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

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:

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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 construction 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.

Reporting Officer: TORRES, M. R_CS3NC

Garage – Interface between new and legacy joists



Garage – Interface between new and legacy joists



Garage – Interface between new and legacy joists



Garage – Interface between new and legacy joists



Garage – Interface between new and legacy joists



Garage – Interface between new and legacy joists



Garage – Interface between new and legacy joists



First floor ceiling – Interface between new and legacy joists



First floor ceiling – Interface between new and legacy joists



First floor ceiling – Interface between new and legacy joists



119 10

First floor ceiling – Interface between new and legacy joists



120 11

First floor ceiling – Interface between new and legacy joists



First floor ceiling – Interface between new and legacy joists



12213

Second floor ceiling – Interface between new and legacy joists

