



CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

February 05, 2026
Agenda Item No. 1

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

PERMITS: X2019-4084, S2025-0069

SITE LOCATION: 2495 Ocean Blvd.

APPLICANT: Andrew Patterson

PROPERTY OWNER: Sheehy, Brian L Trust; The Carnation Cove Trust

BUILDING INSPECTOR: Jason Rudenick, Senior Building Inspector

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

PROJECT SUMMARY

THE PROJECT IS TO CONSTRUCT A NEW 6,614 SF SINGLE-FAMILY DWELLING WITH ATTACHED 656 SF GARAGE, 517 SF BALCONY, 665 AND 257 SF CABANAS, AND A 444 SF LOGGIA.

CONSTRUCT NEW 752 SF POOL AND SPA.

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

FIRST HEARING WAS CONDUCTED ON JULY 17, 2025.

BUILDING PERMIT HISTORY

This project first started with Permit X2019-4084 issued on July 29, 2021. This project is subject to Newport Beach Municipal Code 15.02.095 with initial three-year construction limit expiration date of July 29, 2024.

Permit S2025-0069 was to construct a new pool and spa issued on June 11, 2025.

The first inspection for the project was for a Pre-Grading Meeting on September 20, 2021.

Please refer to the staff report of the hearing conducted on July 17, 2025, for permit inspection history prior to May 14, 2025 (Attachment 3).

The last inspection, as of the date of the staff report, was for Other Building inspection on December 08, 2025. Please refer to Attachment 1 for detailed permit history.

PREVIOUS EXTENSION

The chief building official granted an extension to the three-year construction time limit on June 6, 2024, with an expiration date of July 29, 2025. (Attachment 3, Part of 1st Hearing staff report)

Hearing officer granted maximum 180 days extension with expiration date of January 25, 2025, based on public hearing conducted on July 17, 2025. (Attachment 2)

RECOMMENDATION

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

PUBLIC NOTICE

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

ATTACHMENTS

Attachment No. 1 – Building Permit History after May 14, 2025
Attachment No. 2 – 1st Public Hearing Order
Attachment No. 3 – 1st Public Hearing Staff Report

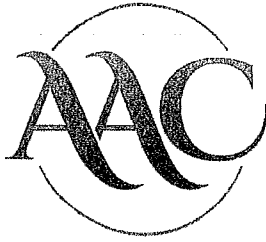
Attachment No. 1

Building Permit History after May 14, 2025

LINKED PERMIT INSPECTION HISTORY REPORT (X2019-4084)

Permit Type:	Combo Residential	Application Date:	12/19/2019	Owner:	SHEEHY BRIAN L
Work Class:	New	Issue Date:	07/29/2021	Parcel	052 013 32
Status:	Issued	Expiration Date:	06/08/2026	Address:	2495 OCEAN BLVD NEWPORT BEACH, CA 92625
IVR Number:	235893				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Reinspection of iBLD-035592-2024							
10/02/2024	10/02/2024	Footings and Foundation	iBLD-038194-2024	Approved	Jason Rudenick	No	Complete
Reinspection of iBLD-036194-2024							
10/29/2024	10/29/2024	Footings and Foundation	iBLD-042438-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
11/05/2024	11/05/2024	Footings and Foundation	iBLD-043363-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
Reinspection of iBLD-042438-2024							
11/13/2024	11/13/2024	Footings and Foundation	iBLD-044678-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
Reinspection of iBLD-043363-2024							
03/04/2025	03/04/2025	Area Drains	iBLD-008062-2025	Partial Pass	Jason Rudenick	Yes	Incomplete
04/03/2025	04/03/2025	Slab On Grade	iBLD-012348-2025	Partial Pass	Jason Rudenick	Yes	Incomplete
04/24/2025	04/24/2025	Masonry Pre-Grout/Wall Steel	iBLD-015304-2025	Partial Pass	Jason Rudenick	Yes	Incomplete
05/08/2025	05/08/2025	Area Drains	iBLD-018082-2025	Partial Pass	Jason Rudenick	Yes	Incomplete
Reinspection of iBLD-008062-2025							
05/14/2025	05/14/2025	Area Drains	iBLD-019112-2025	Partial Pass	Jason Rudenick	Yes	Incomplete
Reinspection of iBLD-018082-2025							
	05/14/2025	Masonry Pre-Grout/Wall Steel	iBLD-019113-2025	Partial Pass	Jason Rudenick	Yes	Incomplete
Reinspection of iBLD-015304-2025							
06/24/2025	06/24/2025	Footings and Foundation	iBLD-024451-2025	Partial Pass	Jason Rudenick	Yes	Incomplete
Reinspection of iBLD-044678-2024							
12/08/2025	12/08/2025	Other Building	iBLD-001038-2025	Partial Pass	Jason Rudenick	Yes	Incomplete
Reinspection of iBLD-047319-2023							



AANNESTAD ANDELIN & CORN LLP

160 CHESTERFIELD DRIVE • SUITE 201
CARDIFF-BY-THE-SEA • CALIFORNIA 92007
www.aac.law • (760) 944-9006

Coastal Property Rights, Land Use & Litigation

September 3, 2021

Via Electronic Mail Only (sjurjis@newportbeachca.gov)

Mr. Seimone Jurjis
Community Development Director
City of Newport Beach
100 Civic Center Drive, Bay 1B
Newport Beach, CA 92660

**Re: URGENT - Notification of Illegal Construction Activities (Sheehy Residence):
Demand for Immediate Stop Work Order; Location: 2495 Ocean Blvd. (APN 052 013 32;
Parcel 2 of Parcel Map 8542)**

Dear Mr. Jurjis:

We represent Joseph Vallejo and Lisa M. Vallejo, individually and as Trustees of the Vallejo Family Trust dated November 28, 1989 ("Vallejos"), owners of the single-family residence located at 2501 Ocean Boulevard in Corona del Mar (Parcel 1 of Parcel Map 8542). The Vallejo's home is located on the parcel directly adjacent to and above 2495 Ocean Boulevard ("Sheehy Property"). This correspondence serves as formal written notice to the City of Newport Beach Community Development Department and the Sheehy design/construction team that **all work must stop immediately due to extremely dangerous conditions caused by ongoing illegal demolition/excavation, in addition to a lack of required public noticing, and stormwater violations on the Sheehy Property.** A companion Code Violation Request will be transmitted to Mr. Munoz, Code Enforcement Officer for Area 3, as further documentation to support the Administrative Record, should these issues not be resolved and should the Vallejos choose to pursue litigation in Orange County Superior Court.

Existing Condition

Until recent demolition, the Sheehy Property was previously an existing 3-story, a single-family residential structure that descends from a short driveway (El. 68± ft.) adjacent to the Vallejo property and detached garage at the corner of Carnation Avenue and Ocean Boulevard adjacent to the Vallejo property, down a stairway and breezeway that winds around the Vallejo property, to the main floor level (El. 29± ft.), and ultimately to a low-lying outdoor pool and lawn area (El. 9± ft.) and private dock located near the mouth of Newport Harbor. This original building was inset into the original bluff face and is adjacent to a public cove westerly the project site.

Lack of Required Public Noticing

Our clients did not receive any notice of the demolition or excavation activity that recently commenced at the Sheehy Property. Please provide the required "*30 Day Notice of Intent to Excavate*" along with proof of mailing the same. (For context, please see Plan Correction Note 23a on the attached **Plan Correction Sheet dated January 9, 2020.**)

The required daily reports to the Building Inspection are a matter of public record and should be available to the public, including the Vallejos. Please provide City verification that "daily monitoring" of any lateral movement, including a written summary field memo, will be provided each day of grading and demolition activities. (For context, please see Plan Correction Note 23h on the attached **Plan Correction Sheet dated January 9, 2020.**)

Illegal Demolition and Excavation Activities Resulting in Significant Coastal Bluff Instability

We have grave concerns that the City has inadvertently approved the demolition and reconstruction of Vallejo's deck concurrently with the approval of the Sheehy project. The Vallejo deck is cantilevered off the back of the Vallejo home and partially occupies a long-standing, legally binding easement area on the Sheehy property. There is no legal agreement between the Vallejos and the Sheehy's that would permit Sheehy to remove or undermine support for the Vallejo's deck and associated shoring/foundation. Therefore, it is unlawful for Sheehy's construction team to contact the deck, including but not limited to any structural support for the deck and the soil beneath the deck. The excavation activities (which we understand are scheduled to commence on Tuesday, September 7, 2021) will come in direct contact with the Vallejo deck and undermine the existing structural support and foundation, thereby potentially triggering a catastrophic event on the coastal bluff face above the Newport Harbor.

Additionally, the Vallejo's geotech consultants and others in the industry are very alarmed by the fact that the demolition contractor is employing large machinery at this early stage of the process. We understood that the approved demolition was predicated on the use of hand tools only for the area adjacent to the Vallejo property.

According to the approved Sheehy building permit plans, the area where the existing Vallejo deck is located has a note stating that the work will be done under a separate permit. However, no indication has been given as to the type and required timing for submittal for said permit. Again, no legal agreement has been reached between the Vallejo's and the Sheehy's to allow such work to commence. Therefore, the City may have permitted illegal construction to commence, to the detriment of the Vallejo's property.

We also have grave concerns regarding the sequencing of demolition and the sequencing of the installation of the shoring system. We have not received any assurance the Vallejo's existing deck and wall will be adequately supported throughout the entire duration of the construction

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

OWNER/CONTRACTOR: PATTERSON CUSTOM HOMES
 By: REN THERWELL
 Address: 84050 COUNTRY 15 CMT. PARK DR
 Telephone: STE 150 NEWPORT BEACH
(949) 723-1800

GEOTECHNICAL ENGINEER: GS SOILWORKS
 By: [Signature]
 Address: 350 FISCHER AVE, CORN
 Telephone: 714-390-8192

GRADING CONTR.: Greenleaf Engineering
 By: [Signature]
 Address: 16632 Burke Ln H.O. C.A
 Telephone: (714) 847-2700

NEWPORT BEACH REPRESENTATIVE: Ruth Lobman PHONE #: 949-644-3262
 INSPECTION REQUESTS: (949) 644-3255

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1788 | Newport Beach, CA 92658-8915
www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

Project Address: 2495 OCEAN BLVD.	Report Date: 05/15/24	CNB Inspector Name:	CNB Permit #:
Building Owner Name: BRIAN SHEEHY	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): PLAMEN PETROV, P.E.	SO E-mail Address: CONSULTING@PMA-BG.COM	SO Telephone #: (714) 717-7542	SO License / Reg. #: C 66947

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input checked="" type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	CAGES FOR CAISS. 05/15/24	

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

22, 23 AND 24

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGE

☐ FINAL STRUCTURAL OBSERVATION REPORT:

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

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

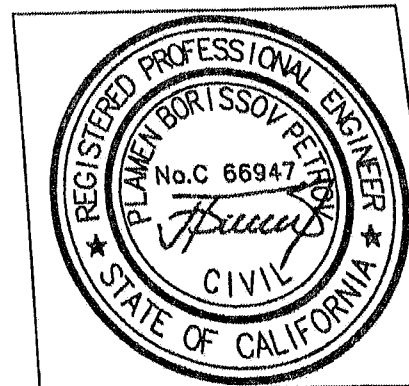
1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
2. I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction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

[Signature]

05/15/24

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVATION

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



CITY OF NEWPORT BEACH
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Structural Observation Report

Project Address: 2495 OCEAN BLVD.	Report Date: 9/24/24	CNB Inspector Name:	CNB Permit #:
Building Owner Name: BRIAN SHEEHY	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): PLAMEN PETROV, P.E.	SO E-mail Address: CONSULTING@PMA-BG.COM	SO Telephone #: (714) 717-7542	SO License / Reg. #: C 66947

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<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	# 16,18 & 19	

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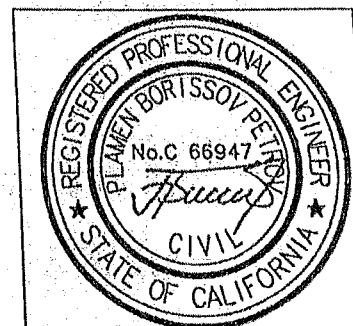
☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ 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:

- 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;
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STAMP OF STRUCTURAL OBSERVER

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01/24/24

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

Form Structural Observation Report & Instructions

7.5

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CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Structural Observation Report

Project Address: 2495 OCEAN BLVD.	Report Date: 01/15/24	CNB Inspector Name:	CNB Permit #:
Building Owner Name: BRIAN SHEEHY	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): PLAMEN PETROV, P.E.	SO E-mail Address: CONSULTING@PMA-BG.COM	SO Telephone #: (714) 717-7542	SO License / Reg. #: C 66947

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

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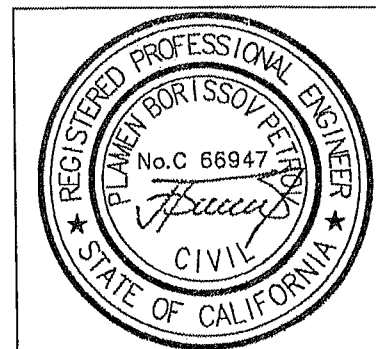
I declare that the following statements are true to the best of my knowledge:

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2. I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with the approved construction documents;
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01/15/24

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

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CITY OF NEWPORT BEACH

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Structural Observation Report

Project Address: 2495 OCEAN BLVD.	Report Date: <i>03/29/22</i>	CNB Inspector Name:	CNB Permit #:
Building Owner Name: BRIAN SHEEHY	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): PLAMEN PETROV, P.E.	SO E-mail Address: CONSULTING@PMA-BG.COM	SO Telephone #: (714) 717-7542	SO License / Reg. #: C 66947

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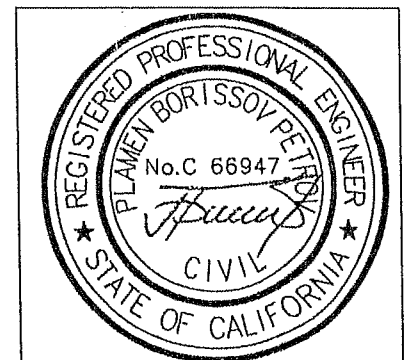
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[Signature]

03/29/22

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

Gen Contr: Patterson
Sub-Contr: Drillo/Evans

SPECIAL INSPECTION REPORT

Project Address: Shreehy Residence @ 2495 Ocean Blvd
Permit Number: 12019-4084
Inspection Type (s): RC-Caisson
Inspection Date (s): 5/3/24 () Periodic (x) Continuous

Describe Inspection, Including Location(s):
Observed the placement & consolidation of 5000 psi concrete @ rear lower lot pool caisson #2.1 → 42" caisson per S-1 Approx 18x25

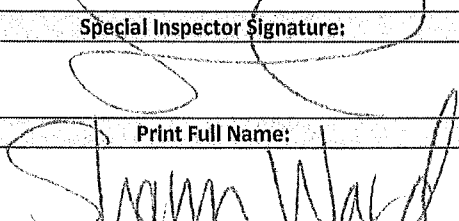
List Tests Made:
(4) 4x8 cylinders Camble mix # 6850003840 ticket # 409667

Total Inspection Time Each Day:					
Date: 5/2/24					
Hours: PM					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
No exceptions taken

Comments:
Clearances maintained during pour Consolidated by vibration Monitored for water control

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

Special Inspector Signature: 	Date: 5/3/24
Print Full Name: Shawn Ward	Newport Beach Registration No.: NB-0743



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BUILDING DIVISION

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Structural Observation Report

Project Address: 2495 OCEAN BLVD.	Report Date: 06/20/25	CNB Inspector Name:	CNB Permit #:
Building Owner Name: BRIAN SHEEHY	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): PLAMEN PETROV, P.E.	SO E-mail Address: CONSULTING@PMA-BG.COM	SO Telephone #: (714) 717-7542	SO License / Reg. #: C 66947

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input checked="" type="checkbox"/> Concrete	POOL & SPA SLABS	06/20/25
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck	CONC. BM. AT POOL	06/20/25
<input checked="" type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood	GB AT POOL CAISS.	06/20/25
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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

Plamen Petrov

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

06/20/25

DATE



STAMP OF STRUCTURAL OBSERVER

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

FIELD MEMORANDUMPROJECT NO. 1-1075 PROJECT NAME 2495 Ocean Blvd. DATE 3/25/2025Subject: Subdrainage lower Cabana retaining wall.

Observations: - Six (6) Bays were excavated, removing previously placed slurry and exposing 4" diam. Sch 40 PVC perf. subdrain collector pipe.

- Wraps and tape were removed from pipes.
- Slurry was excavated away from under recently poured slurry wall to expose fractured sandstone bedrock of the Monterey Formation.
- Approx. 3-4 feet of subdrain collector was exposed in each bay.

Conclusion: Exposed subdrains are considered suitable for their intended purpose and are approved for gravel placement.

By: For: **G3 SoilWorks**

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.



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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DEPUTY 1 INSPECTION
1-800-DEPUTY1

Gen Contr: Patterson
Sub-Contr: Ekdal

SPECIAL INSPECTION REPORT

Project Address: Sheehy Residence @ 2495 Ocean Blvd
Permit Number: 82019-4084
Inspection Type (s): RC-Caissons
Inspection Date (s): 4/4/22 () Periodic (☒) Continuous

Describe Inspection, Including Location(s):
Monitored drilling process awaiting depth certification of permanent shaking pile #15. 342" caisson. Encountered heavy rock delaying drilling. Resuming concrete pour to 415/22

List Tests Made:
N/A

Total Inspection Time Each Day:
Date: 4/4/22
Hours: PM

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
No exception taken

Comments:
Geologist onsite to certify depth.

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

Special Inspector Signature: 	Date: <u>4/4/22</u>
Print Full Name: <u>Shawn Ward</u>	Newport Beach Registration No.: <u>NB-0743</u>

**DEPUTY 1 INSPECTION**

1-800-DEPUTY1

Gen Contr: **Patterson Construction**Sub-Contr: **Drilco/Ekedal****Report of Special Inspection****Project Name & Address** **Sheehy Residence 2495 Ocean Blvd, Newport Beach****Permit Number** **X2019-4084****Inspection Type(s)** **Reinforced Concrete****Inspection Date(s)** **10/29/24** [] Periodic [**X**] Continuous**Describe Inspection Made, including Locations:****Observed placement of concrete (5000PSI) for caisson #11 at the foundation per structural plans. Size and placement of cage in strict accordance with corresponding schedules and details.****List Tests Made:****4 (4X8) cylinders cast****Gary Bale ready mix #GB50003840****Total Inspection Time Each Day:**

Date	10/29/24						
Hours	4						

List Items Requiring Correction, include uncorrected items previously listed**Comments:****Caisson clearances achieved and maintained throughout.****Reinforcement supported from top.****High strength steel per specs and codes.****All concrete was placed and consolidated per specs and codes.****To the best of my knowledge, the work inspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.****Signed:****Date****10/29/24****Print Full Name:****Thomas George****Registration No.****NB-0617**

FORM SI-02/90



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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Gen Contr: Patterson
Sub-Contr: Ekelad

SPECIAL INSPECTION REPORT

Project Address: Sheehy Residence @ 2495 Ocean Blvd
Permit Number: X2019-4094
Inspection Type (s): CC - Caissons
Inspection Date (s): 11/13/24 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
Observed the placement & consolidation of 5009
psi concrete @ Caisson #9 - lower / mid hillside
caisson per showing plan. Approx 9 yds

List Tests Made:
(X) 4x8 cylinders - mix # 6B50001
ticket # 419590

Total Inspection Time Each Day:
Date: 11/13/24
Hours: PM

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
No exceptions taken

Comments:
- 3" clearances maintained by EZ-lock wheels
+ suspension
- Monitored for water control
- Steel approved

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

Special Inspector Signature: [Signature] Date: 11/13/24
Print Full Name: Shawn Ward Newport Beach Registration No.: NB-0743



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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Gen Contr: Patterson
Sub-Contr: Dale / Ekad

SPECIAL INSPECTION REPORT

Project Address: Sheehy Res C 2435 Ocean Blvd
Permit Number: X2019-4084
Inspection Type (s): R/C
Inspection Date (s): 11/5/24 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
Observed placement of SCOOPS concrete into 36" caisson pile #C10 per approved plans showing & caisson layout, SH-C

List Tests Made:
4-4x8 Cor. Bde Mix GB500038 Ticket 416900

Date:	Hours:	Total Inspection Time Each Day:
11/5/24	am/pm	

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
No corrections

Comments:
Epoxy coated reinforcement checked & approved prior to setting Clearances achieved & maintained Cage height & elevation confirmed by other

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

Special Inspector Signature:	Date:
<u>[Signature]</u>	11/5/24
Print Full Name:	Newport Beach Registration No.:
Matt Berends	NB-19715

Attachment No. 2

1st Public Hearing Order

1 BEFORE THE
2 ADMINISTRATIVE HEARING OFFICER
3 FOR THE
4 CITY OF NEWPORT BEACH, CALIFORNIA
5

6 PUBLIC HEARING RE EXTENTION OF
7 THREE YEAR CONTRUCTION TIME
8 LIMIT—2495 OCEAN BLVD. X2019-
9 4084, S2025-0069

10 APPLICANT : BRIAN L. SHEEHY
11 TRUST; THE CARNATION COVE
12 TRUST
13

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

Hearing Officer: Jeffrey B. Love, Esq.
Date: July 17, 2025
Time: 8:00 a.m.

14 **INTRODUCTION**

- 15 1. This matter involves a public hearing regarding the hearing officer application of a three
16 year construction time limit extension relating to the property located at 2495 Ocean
17 Blvd., Newport Beach, Permit Number X2018-4084, S2025-0069 in accordance with
18 Newport Beach Municipal Code (NBMC) Section 15.02.095 (Addition of Sections
19 105.3.3, 105.3.4 and 105.3.5), Section 105.3.4, Item 2.
- 20 2. Administrative Hearing Officer Jeffrey B. Love, Esq., (“Hearing Officer”), sitting as the
21 Hearing Officer under NBMC Section 15.02.095 (Addition of Sections 105.3.3, 105.3.4
22 and 105.3.5) heard this matter on the date and time noted above (the “Hearing”). The
23 Hearing Officer is a licensed attorney in the State of California and serves as Hearing
24 Officer under contract with the City.
- 25 3. City is a charter city and municipal corporation existing under the laws of the State of
26 California.
27
28

4. The City was represented at the Hearing by Principal Building Inspector, Steven Lane and Chief Building Official, Tonee Thai.
5. The Applicant was represented by Attorney Jim Damon, Ben Treadwell and Andrew Patterson, pursuant to written permission by the property owner, Brian L. Sheehy Trust and The Carnation Cove Trust.
6. The following Findings of Fact, Conclusions of Law, and Decision and Order are based on the evidence presented during the Hearing.
7. The Hearing was recorded by digital audio recorder which is on file with the City.
8. The Hearing Officer considered the testimony of all witnesses at the Hearing and all documents presented at the Hearing, as well as public comments from three (3) neighbors. The mere fact that a witness' testimony or document may not be specifically referred to below does not and shall not be construed to mean that said testimony, statements or document was not considered.

ISSUES

9. Pursuant to NBMC 15.02.095 (Addition of Sections 105.3.3, 105.3.4 and 105.3.5), Section 105.3.4, Item 2 , the issue to be determined by the Hearing Officer is whether to grant up to a 180-calendar day construction extension, per application for extension, of the existing building permit.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

10. This matter is before the Hearing Officer consistent with Chapter(s) 1.05 of the NBMC.
11. 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).
12. The Hearing Officer only considered evidence and testimony, presented by the applicant or any other interested person, relevant to whether: (i) special circumstances warrant an extension of time; (ii) the failure to meet the time limit was caused by circumstances beyond the property owner's, applicant's or their contractor's control; and (iii) any

1 approval should contain conditions to ensure timely completion of the project in a
2 manner that limits impacts on surrounding property owners. Any documents submitted
3 by City staff constituted prima facie evidence of the respective facts contained in those
4 documents.

5 13. The Hearing Officer finds that this project exempt from the California Environmental
6 Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of
7 the CEQA Guidelines, because this project has no potential to have a significant effect
8 on the environment.

9 14. The Hearing Officer finds that there does exist special circumstances that warrant an
10 extension of time to complete construction and that the failure to meet the time limit was
11 caused by circumstances beyond the property owner's, applicant's or their contractor's
12 control. In this finding, Hearing Officer has considered whether conditions are necessary
13 to ensure timely completion of the project in a manner that limits impacts on surrounding
14 property owners.

15 **DECISION AND ORDER**

16
17 15. With the findings above, the applicant is granted a 180 day building permit extension
18 to run from the expiration date of the current building permit.

19 16. Under NBMC Section 105.3.4(4)(c) this decision is final. Any person aggrieved by this
20 administrative decision may obtain review by filing a petition with the Orange County
21 Superior Court in accordance with the timelines and provisions as set forth in California
22 Government Code Section 53069.4. There may be other time limits which also affect
23 your ability to seek judicial review.

24
25
26 Dated: July 25, 2025

27 

28 Administrative Hearing Officer

Attachment No. 3

1st Public Hearing Staff Report



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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RECEIVED BY
COMMUNITY
DEVELOPMENT

MAY 22 2024

CITY OF
NEWPORT BEACH

Three Year Construction Time Limit Extension
Building Official Application

Project Address:	2495 OCEAN BLVD.		Receipt No.:	11N-00027443	
Permit No.:	X2019-4084	Original Permit Issued Date:	7/29/2021	Extension Fee:	\$214
				Date Fee Paid:	05/22/24
PETITIONER/PROPERTY OWNER INFORMATION					
Name (Must be payor of fees):		Company Name:			
BEN TREDWELL		PATERSON CUSTOM HOMES			
Street Address:		City:	State:	Zip Code:	
15 WILD. PLAZA DR. STE 150		NEWPORT BEACH	CA	92646	
Email:			Phone:		
BEN@PATERSONCUSTOMHOMES.COM			(949) 629-8161		
PROJECT INFORMATION					
Length of extension requested: 2 YEARS 1 YEAR					
New end date if request is approved: 7/29/2026 7/29/25					
Previous Extension(s) Granted? (Y/N):					
If Yes, How Many?:					
Description of Work Under Permit:	NEW SFR W/ ATTACHED GARAGE (0,614/1,656 SF) BALCONY 517 SF, CABANA 6065/257 SF, LOGGIA 444 SF				
Reason for Extension Request	(Attach Supporting Documents as Needed) SEE ATTACHED				
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.					
Petitioner's Signature:		Relationship to Property Owner:		Date:	
		PROJECT MANAGER		5/16/24	
FOR STAFF USE ONLY					
Department Action:					
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied					
Conditions of Approval or Comments:	365 DAYS EXTENSION GRANTED TO 07/29/2025. PERMIT SHALL EXPIRE PRIOR 07/29/2025 UNLESS ADDITIONAL EXTENSION GRANTED BY HEARING OFFICER				
Building Inspector Reviewed:	Name:	Signature:	Date:		
	JASON RUDENICH		5/30/24		
Building Official Approval:	Name:	Signature:	Date:		
	TONEE THAI		06/06/24		



CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

July 17, 2025
Agenda Item No. 1

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

PERMITS: X2019-4084, S2025-0069

SITE LOCATION: 2495 Ocean Blvd

APPLICANT: Andrew Patterson

PROPERTY OWNER: Sheehy, Brian L Trust; The Carnation Cove Trust

BUILDING INSPECTOR: Jason Rudenick, Senior Building Inspector

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

PROJECT SUMMARY

THE PROJECT IS TO CONSTRUCT A NEW 6,614 SF SINGLE-FAMILY DWELLING WITH ATTACHED 656 SF GARAGE, 517 SF BALCONY, 665 AND 257 SF CABANAS, AND A 444 SF LOGGIA.

CONSTRUCT NEW 752 SF POOL AND SPA.

BUILDING PERMIT HISTORY

This project first started with Permit X2019-4084 issued on July 29, 2021. This project is subject to Newport Beach Municipal Code 15.02.095 with initial three-year construction limit expiration date of July 29, 2024.

Permit S2025-0069 was to construct a new pool and spa issued on June 11, 2025.

The first inspection for the project was for a Pre-Grading Meeting on September 20, 2021.

The last inspection, as of the date of the staff report, was for Masonry Pre-Grout and Wall Steel inspection on May 14, 2025. Please refer to Attachment 1 for detailed permit history.

Notice of pending Three-Year Construction Limit expiration was sent on May 29, 2024. Please refer to Attachment 2 for detailed notice activities.

BUILDING OFFICIAL EXTENSION

The chief building official granted an extension to the three-year construction time limit on June 6, 2024, with an expiration date of July 29, 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 (X2019-4084) FOR CITY OF NEWPORT BEACH

Permit Type:	Combo Residential	Application Date:	12/19/2019	Owner:	SHEEHY BRIAN L
Work Class:	New	Issue Date:	07/29/2021	Parcel:	052 013 32
Status:	Issued	Expiration Date:	11/10/2025	Address:	2495 OCEAN BLVD NEWPORT BEACH, CA 92625
IVR Number:	235893				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Inspection Location: 2495 OCEAN BLVD							
Permit: X2019-4084							
09/20/2021	09/20/2021	Call Inspector for Pre-Grade Meeting	X2019-4084-A0028 84986	Approved		No	Complete
02/25/2022	02/25/2022	Rough Grade Approval	X2019-4084-A0029 49656	Partial Pass		No	Incomplete
	02/25/2022	WQ-Best Management Practices	X2019-4084-A0029 49654	Approved		No	Complete
03/30/2022	03/30/2022	Legacy Inspection	X2019-4084-A0029 64574	Partial Pass		No	Incomplete
04/01/2022	04/01/2022	Footings and Foundation	X2019-4084-A0029 66537	Cancelled		No	Complete
04/04/2022	04/04/2022	Footings and Foundation	X2019-4084-A0029 67245	Partial Pass		No	Incomplete
04/05/2022	04/05/2022	Footings and Foundation	X2019-4084-A0029 68024	Partial Pass		No	Incomplete
04/07/2022	04/07/2022	Footings and Foundation	X2019-4084-A0029 69251	Partial Pass		No	Incomplete
	04/07/2022	Footings and Foundation	X2019-4084-A0029 69252	Cancelled		No	Complete
04/09/2022	04/09/2022	Footings and Foundation	X2019-4084-A0029 69936	Cancelled		No	Complete
04/11/2022	04/11/2022	Footings and Foundation	X2019-4084-A0029 70538	Cancelled		No	Complete
04/14/2022	04/14/2022	Footings and Foundation	X2019-4084-A0029 72370	Partial Pass		No	Incomplete
	04/14/2022	Footings and Foundation	X2019-4084-A0029 72528	Not Ready for Inspection		No	Complete
04/19/2022	04/19/2022	Footings and Foundation	X2019-4084-A0029 74250	Partial Pass		No	Incomplete
04/27/2022	04/27/2022	Footings and Foundation	X2019-4084-A0029 77590	Partial Pass		No	Incomplete
05/05/2022	05/05/2022	Footings and Foundation	X2019-4084-A0029 81120	Partial Pass		No	Incomplete
05/10/2022	05/10/2022	Footings and Foundation	X2019-4084-A0029 82877	Partial Pass		No	Incomplete
05/11/2022	05/11/2022	Footings and Foundation	X2019-4084-A0029 83613	Partial Pass		No	Incomplete
05/13/2022	05/13/2022	Footings and Foundation	X2019-4084-A0029 84417	Partial Pass		No	Incomplete
06/03/2022							

LINKED PERMIT INSPECTION HISTORY REPORT (X2019-4084)

Permit Type:	Combo Residential	Application Date:	12/19/2019	Owner:	SHEEHY BRIAN L
Work Class:	New	Issue Date:	07/29/2021	Parcel	052 013 32
Status:	Issued	Expiration Date:	11/10/2025	Address:	2495 OCEAN BLVD NEWPORT BEACH, CA 92625
IVR Number:	235893				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	06/03/2022	Footings and Foundation	X2019-4084-A0029 93554	Partial Pass		No	Incomplete
06/09/2022	06/09/2022	Footings and Foundation	X2019-4084-A0029 95843	Partial Pass		No	Incomplete
07/06/2022	07/06/2022	Footings and Foundation	X2019-4084-A0030 06315	Cancelled		No	Complete
07/11/2022	07/11/2022	Footings and Foundation	iBLD-000194-2022	Partial Pass	Rick La Bare	Yes	Incomplete
07/19/2022	07/19/2022	Footings and Foundation	iBLD-001215-2022	Not Ready for Inspection	Rick La Bare	Yes	Complete
			Reinspection of iBLD-000194-2022				
07/20/2022	07/20/2022	Footings and Foundation	iBLD-001354-2022	Not Ready for Inspection	Rick La Bare	Yes	Complete
			Reinspection of iBLD-001215-2022				
07/27/2022	07/27/2022	Footings and Foundation	iBLD-002309-2022	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-001354-2022				
08/04/2022	08/04/2022	Footings and Foundation	iBLD-003068-2022	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBLD-002309-2022				
08/18/2022	08/18/2022	Footings and Foundation	iBLD-005139-2022	Partial Pass	Danny Rodriguez	Yes	Incomplete
			Reinspection of iBLD-003068-2022				
08/24/2022	08/24/2022	Footings and Foundation	iBLD-005781-2022	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-005139-2022				
08/30/2022	08/30/2022	Footings and Foundation	iBLD-006632-2022	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-005781-2022				
09/08/2022	09/08/2022	Footings and Foundation	iBLD-008074-2022	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-006632-2022				
09/12/2022	09/12/2022	Footings and Foundation	iBLD-008197-2022	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-008074-2022				
10/27/2022	10/27/2022	Footings and Foundation	iBLD-014221-2022	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-008197-2022				
10/17/2023	10/17/2023	Footings and Foundation	iBLD-039930-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-014221-2022				
12/04/2023	12/04/2023	Footings and Foundation	iBLD-046438-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBLD-039930-2023				
12/06/2023	12/06/2023	Erection Pads	iBLD-047391-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
12/07/2023							

LINKED PERMIT INSPECTION HISTORY REPORT (X2019-4084)

Permit Type:	Combo Residential	Application Date:	12/19/2019	Owner:	SHEEHY BRIAN L
Work Class:	New	Issue Date:	07/29/2021	Parcel	052 013 32
Status:	Issued	Expiration Date:	11/10/2025	Address:	2495 OCEAN BLVD NEWPORT BEACH, CA 92625
IVR Number:	235893				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	12/07/2023	Footings and Foundation	iBLD-047295-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBLD-046438-2023				
	12/07/2023	Other - Building	iBLD-047319-2023	Cancelled	Jason Rudenick	Yes	Complete
01/16/2024	01/16/2024	Footings and Foundation	iBLD-001646-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBLD-047295-2023				
01/23/2024	01/23/2024	Footings and Foundation	iBLD-002545-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBLD-001646-2024				
02/13/2024	02/13/2024	Footings and Foundation	iBLD-005512-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBLD-002545-2024				
02/28/2024	02/28/2024	Footings and Foundation	iBLD-007342-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBLD-005512-2024				
04/08/2024	04/08/2024	Footings and Foundation	iBLD-013168-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBLD-007342-2024				
05/06/2024	05/01/2024	Erection Pads	iBLD-016863-2024	Cancelled	Jason Rudenick	Yes	Complete
			Reinspection of iBLD-047391-2023				
	05/06/2024	Footings and Foundation	iBLD-016850-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBLD-013168-2024				
05/16/2024	05/16/2024	Footings and Foundation	iBLD-018816-2024	Approved	Jason Rudenick	No	Complete
			Reinspection of iBLD-016850-2024				
06/10/2024	06/10/2024	Footings and Foundation	iBLD-022162-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
07/08/2024	07/08/2024	Footings and Foundation	iBLD-025612-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBLD-022162-2024				
08/01/2024	08/01/2024	Footings and Foundation	iBLD-029143-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBLD-025612-2024				
08/22/2024	08/22/2024	Footings and Foundation	iBLD-032074-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBLD-029143-2024				
09/05/2024	09/05/2024	Footings and Foundation	iBLD-033894-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBLD-032074-2024				
09/17/2024	09/17/2024	Footings and Foundation	iBLD-035592-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBLD-033894-2024				
09/23/2024	09/23/2024	Footings and Foundation	iBLD-036194-2024	Partial Pass	Jason Rudenick	Yes	Incomplete

LINKED PERMIT INSPECTION HISTORY REPORT (X2019-4084)

Permit Type:	Combo Residential	Application Date:	12/19/2019	Owner:	SHEEHY BRIAN L
Work Class:	New	Issue Date:	07/29/2021	Parcel	052 013 32
Status:	Issued	Expiration Date:	11/10/2025	Address:	2495 OCEAN BLVD NEWPORT BEACH, CA 92625
IVR Number:	235893				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Reinspection of iBLD-035592-2024							
10/02/2024	10/02/2024	Footings and Foundation	iBLD-038194-2024	Approved	Jason Rudenick	No	Complete
Reinspection of iBLD-036194-2024							
10/29/2024	10/29/2024	Footings and Foundation	iBLD-042438-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
11/05/2024	11/05/2024	Footings and Foundation	iBLD-043363-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
Reinspection of iBLD-042438-2024							
11/13/2024	11/13/2024	Footings and Foundation	iBLD-044678-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
Reinspection of iBLD-043363-2024							
03/04/2025	03/04/2025	Area Drains	iBLD-008062-2025	Partial Pass	Jason Rudenick	Yes	Incomplete
04/03/2025	04/03/2025	Slab On Grade	iBLD-012348-2025	Partial Pass	Jason Rudenick	Yes	Incomplete
04/24/2025	04/24/2025	Masonry Pre-Grout/Wall Steel	iBLD-015304-2025	Partial Pass	Jason Rudenick	Yes	Incomplete
05/08/2025	05/08/2025	Area Drains	iBLD-018082-2025	Partial Pass	Jason Rudenick	Yes	Incomplete
Reinspection of iBLD-008062-2025							
05/14/2025	05/14/2025	Area Drains	iBLD-019112-2025	Partial Pass	Jason Rudenick	Yes	Incomplete
Reinspection of iBLD-018082-2025							
	05/14/2025	Masonry Pre-Grout/Wall Steel	iBLD-019113-2025	Partial Pass	Jason Rudenick	Yes	Incomplete
Reinspection of iBLD-015304-2025							



City of Newport Beach

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



COMB Permit : X2019-4084

Plan Check No : 2813-2019

Issued Date : 07/29/2021

Final Date:

Permit Status: Issued

Inspection Area : 5

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

Job Address : 2495 OCEAN BLVD

Legal Desc : P BK 36 PG 3 PAR 2

Description : NEW SFR W/ATT GARAGE 6,614/656 SF, BALCONY 517 SF, CABANA 665/257 SF, LOGGIA 444 SF

Owner : SHEEHY BRIAN L

Contractor : PATTERSON CONST. CORP. DBA Architect : CHRIS BRANDON

Address : 99 JANE ST #5H
NEW YORK, NY 10014

Address : 15 CORPORATE PLAZA, STE 150
NEWPORT BEACH, CA 92660

Address : 151 KALMUS DR, G-1 COSTA MESA, CA
92626

Phone :

Phone : (949) 723-1800

Phone : (714) 754-4040

Con State Lic : 802367

State Lic : C031637

Applicant : CHRIS BRANDON

Lic Expire : 07/31/2026

Engineer : PETROV PLAMEN

Address : 151 KALMUS DR, G-1
COSTA MESA, CA 92626

Bus Lic : BT02110534

Address : 28161 CASITAS CT
LAGUNA NIGUEL, CA 92677

Phone : (714) 754-4040

Bus Lic Expire : 09/30/2025

Phone : (714) 717-7542

Owner/Builder :

Workers' Compensation Insurance

Carrier : STATE COMPENSATION INSURANCE FUND

Address :

Policy No : 9065406

Designer :

Phone :

W. C. Expire : 8/1/2025

Address :

Phone :

Code Edition : 2016

Fire Sprinklers : YES

Construction Valuation : \$0.00

Type of Construction : V-B

Fire Hazard Zone : NO

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

Occupancy Groups : U,R-3

Fire Alarms : NO

Alteration sq. ft. Bldg : 0

Bldg Height :

No of Units : 1

Add/New sq. ft. Garage : 0

No of Stories : 3

TOTAL sq. ft. : 0

No of Basement :

Building Setbacks : Front: 10, Side: 4, Side: 4, Rear: 10

Flood Zone : AE, 8 FT; X

Use Zone : R-1 - Single-Unit Residential

PROCESSED BY : _____

SPECIAL CONDITIONS:

OWNER-BUILDER DECLARATION

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

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

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

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

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

Signature of Property Owner or Authorized Agent _____

Date _____

LICENSED CONTRACTOR'S DECLARATION

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

WORKERS' COMPENSATION DECLARATION

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

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

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

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

Carrier _____ Policy Number _____

Expiration Date _____

Name of Agent _____

Phone # _____

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

Signature of Applicant _____

Date _____

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

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

Lender's Name _____

Lender's Address _____

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

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

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

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

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

Signature of Property Owner or Authorized Agent _____

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

Date _____

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

PRE-GRADE MEETING AGREEMENT

DATE: 9/20/21 JOB ADDRESS: 2495 Ocean

1. The grading plan check number for this site is X2019-4084 and will be referred to in all reports, certifications and correspondence.
2. **STOP ORDERS** Whenever any work is being done contrary to the provisions of the City Codes, the Chief Building Official or his authorized representative may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done and any such persons shall forthwith stop such work until authorized by the Chief Building Official to proceed with the work.
3. The stamped set of approved plans shall be on the job site at all times.
4. **NOTIFICATION OF NONCOMPLIANCE** If, in the course of fulfilling their responsibilities, the civil engineer, surveyor, the soils engineer, the engineering geologist or the testing agent finds that the work is not being done in conformance with the approved grading plans, the discrepancies shall be reported immediately in writing to the person in charge of the grading work and to the Building Division. Recommendations for corrective measures, if necessary, shall be submitted to the Building Division for approval.
5. When import or export of materials is required, haul routes to and from the site shall be approved by the City Traffic Engineer and hauling procedures shall be in accordance with Chapter 15 of the Newport Beach Municipal Code (NBMC). Contractor shall use Best Management Practices (BMP's) to insure that all water quality issues are addressed.
6. Between October 1 and April 30, erosion control BMP measures shall be in place. During the remainder of the year dry season wind erosion BMP's (dust control) shall be implemented. Sediment control BMP's shall be installed and maintained at all operational storm drain inlets internal to the project. BMP's to control off-site sediment tracking shall be implemented and maintained. Appropriate BMP's to prevent contamination of stormwater from construction activities shall be implemented. A "weather triggered" action plan and the ability to deploy BMP's to protect all exposed portions of the site within 48-hours when the National Weather Service forecasts a 50% or greater chance of rain.
7. All fills shall be compacted throughout to a minimum of 90 percent compaction as determined by ASTM test method 1557 and approved by the soils engineer. Compaction tests shall be performed according to the preliminary soils report.
8. All trench (including interior and exterior utility trenches) and retaining wall backfill shall be compacted throughout to a minimum of 90 percent relative compaction and approved by the soils engineer.
9. Whenever work on which required inspection/testing is covered by additional work without first being inspected/tested, the Chief Building Official shall require by written notice that the work be exposed for examination. The work of exposing and recovering shall not entail or be subject to expense to the City of Newport Beach and will be the sole expense of the Permittee.
10. Landscaping of all slopes and pads shall be in accordance with 15.10.130 of the NBMC.
11. Approved drainage provisions shall be used to protect adjoining properties during the grading operation.

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

OWNER/CONTRACTOR: PATTERSON CUSTOM HOMES
 By: BEN THRENTEN
 Address: 84050 COUNTRY IS CAMP. PATA DR
SITE 150 NEWPORT BEACH
 Telephone: (949) 723-1800

DESIGN CIVIL ENGR.: Toal Engineering Inc.
 By: Viktor Meum
 Address: 139 Ave. Navarro, San Clemente
 Telephone: 949-492-8586

GEOTECHNICAL ENGINEER: G3 SOILWORKS
 By: [Signature]
 Address: 3501 FISCHER AVE, COSTA MESA
 Telephone: 714-380-8192

GEOLOGIST: _____
 By: _____
 Address: _____
 Telephone: _____

GRADING CONTR.: Greenleaf Engineering
 By: [Signature]
 Address: 16632 Burke Ln H.B. C.A.
 Telephone: (714) 847-2700

COORDINATOR: _____
 By: _____
 Address: _____
 Telephone: _____

NEWPORT BEACH REPRESENTATIVE: Rick Labarra PHONE #: 949-644-3262
 INSPECTION REQUESTS: (949) 644-3255

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

SHEET 1 OF 1
DATE OF SURVEY: JANUARY 11, 2019

RECORD OF SURVEY NO. 2019-1021

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.

BEING A SURVEY OF PARCEL 2, AS SHOWN ON A MAP FILED IN PARCEL MAP BOOK 36, PAGE 3
RECORDS OF ORANGE COUNTY, CALIFORNIA.

MICHAEL D. TORTOMASI R.C.E. 28328

ACCEPTED AND FILED AT THE
REQUEST OF
THE ORANGE COUNTY SURVEYOR'S OFFICE
DATE SEPTEMBER 5, 2019
TIME 9:20AM FEE \$ 8.00
INSTRUMENT NO. 2019000324343
BOOK 306 PAGE 25 R/L
HUGH NGUYEN
COUNTY CLERK-RECORDER
BY [Signature]
DEPUTY

ENGINEER'S NOTES:

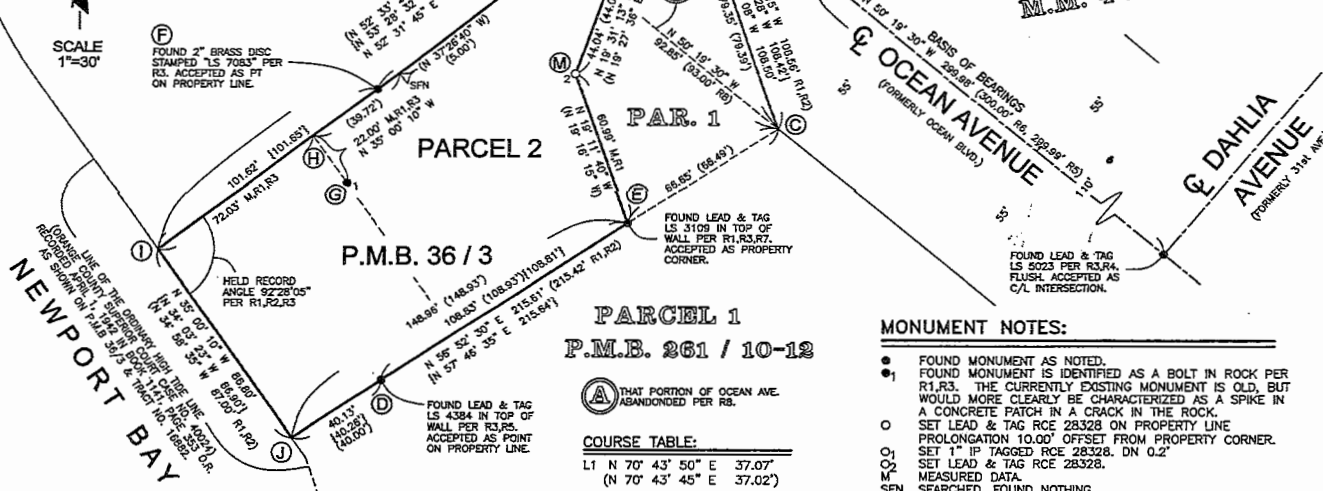
THE CENTERLINE INTERSECTIONS SHOWN ARE ACCEPTED AS NOTED.

- PT A ESTABLISHED BY BEARING-BEARING INTERSECTION PARALLEL WITH STREET CENTERLINES 25.00' NW'LY FROM CARNATION AVE AND 55.00' SW'LY FROM OCEAN AVE.
- PT B ESTABLISHED AT RECORD DISTANCE (56.00' R8) NE'LY FROM PT A ON R/W LINE.
- PT C ESTABLISHED BY BEARING-BEARING INTERSECTION FROM PT D, THROUGH PT E, AND ON THE SW'LY R/W LINE OF OCEAN AVE. MONUMENTS D & E PREDATE EXISTING CENTERLINE MONUMENTS, AND ARE MONUMENTS OF RECORD, SO ARE HELD RATHER THAN THE 93.00' (R8) DIMENSION FROM RE-ESTABLISHED PT A.
- PTS D,E,F,G ACCEPTED AS NOTED.
- PT H ESTABLISHED BY BEARING-BEARING INTERSECTION FROM PT B, THROUGH PT F, AND PARALLEL WITH LINE I - J THROUGH PT G PER R1.
- PT I ESTABLISHED ON LINE B - F AT RECORD DISTANCE, 72.03', FROM PT H PER R1.
- PT J ESTABLISHED BY BEARING-BEARING INTERSECTION FROM PT I, HOLDING THE RECORD ANGLE OF 92°28'05" PER R1, R2, R3 AND FROM PT E THROUGH PT D.
- PT K ESTABLISHED BY PROPORTION ALONG LINE B - C PER R1.
- PTS L,M ESTABLISHED BY COMPASS ADJUSTMENT BETWEEN PT E & PT K.

TRACT NO. 16882
M.M. 928 / 49-50

R.S.B. 76 / 38

MAP OF RE-SUBDIVISION OF
CORONA DEL MAR
M.M. 4 / 67



MONUMENT NOTES:

- FOUND MONUMENT AS NOTED.
- FOUND MONUMENT IS IDENTIFIED AS A BOLT IN ROCK PER R1,R3. THE CURRENTLY EXISTING MONUMENT IS OLD, BUT WOULD MORE CLEARLY BE CHARACTERIZED AS A SPIKE IN A CONCRETE PATCH IN A CRACK IN THE ROCK.
- SET LEAD & TAG RCE 28328 ON PROPERTY LINE PROLONGATION 10.00' OFFSET FROM PROPERTY CORNER. SET 1" IP TAGGED RCE 28328. DN 0.2'
- MEASURED DATA.
- SFN SEARCHED, FOUND NOTHING.

PARCEL 1
P.M.B. 261 / 10-12

THAT PORTION OF OCEAN AVE.
ABANDONED PER R8.

COURSE TABLE:
L1 N 70° 43' 50" E 37.07'
(N 70° 43' 45" E 37.02')

REFERENCE NOTES:

- R1 OR () RECORD (OR COMPUTED FROM RECORD) INFORMATION PER PARCEL MAP BOOK 36, PAGE 3, RECORDS OF ORANGE COUNTY, CALIFORNIA.
- R2 OR [] RECORD (OR COMPUTED FROM RECORD) INFORMATION PER RECORD OF SURVEY BOOK 76, PAGE 33, RECORDS OF ORANGE COUNTY, CALIFORNIA.
- R3 OR { } RECORD (OR COMPUTED FROM RECORD) INFORMATION PER TRACT NO. 16882, MISCELLANEOUS MAP BOOK 928, PAGES 49-50, RECORDS OF ORANGE COUNTY, CALIFORNIA.
- R4 RECORD (OR COMPUTED FROM RECORD) INFORMATION PER RECORD OF SURVEY NO. 2015-1084, RECORDS OF SURVEY BOOK 280, PAGES 10-17, RECORDS OF ORANGE COUNTY, CALIFORNIA.
- R5 RECORD (OR COMPUTED FROM RECORD) INFORMATION PER PARCEL MAP NO. 90-227, PARCEL MAP BOOK 261, PAGE 10-12, RECORDS OF ORANGE COUNTY, CALIFORNIA.
- R6 RECORD (OR COMPUTED FROM RECORD) INFORMATION PER PARCEL MAP NO. 99-127, PARCEL MAP BOOK 314, PAGE 42-43, RECORDS OF ORANGE COUNTY, CALIFORNIA.
- R7 RECORD INFORMATION PER MAP OF THE RE-SUBDIVISION OF CORONA DEL MAR, MISCELLANEOUS MAP BOOK 4, PAGE 67, RECORDS OF ORANGE COUNTY, CALIFORNIA.
- R8 INFORMATION PER ROADWAY ABANDONMENT RESOLUTION NO. 943 RECORDED JUNE 19, 1937 AS INSTRUMENT NO. 895, PAGE 172, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF OCEAN AVENUE BEING N 50° 19' 30" W PER R1 AS SHOWN HEREON.

STATEMENT OF PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH AND RE-MONUMENT THE PROPERTY LINES FOR PARCEL 2, AS SHOWN ON A MAP FILED IN PARCEL MAP BOOK 36, PAGE 3, RECORDS OF ORANGE COUNTY, CALIFORNIA.

ENGINEER'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF BRIAN SHEEHY IN JANUARY, 2019.

MICHAEL D. TORTOMASI R.C.E. 28328
DATE 8-28-2019

COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 14th DAY OF SEPTEMBER 2019.

KEVIN R. HILLS, COUNTY SURVEYOR
L.S. 6617

BY LULY M.K. SAMBERG, DEPUTY COUNTY SURVEYOR
P.L.S. 8402



DUPLICATE

1236



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Structural Observation Report

Project Address: 2495 OCEAN BLVD.	Report Date: 10/08/24	CNB Inspector Name:	CNB Permit #:
Building Owner Name: BRIAN SHEEHY	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): PLAMEN PETROV, P.E.	SO E-mail Address: CONSULTING@PMA-BG.COM	SO Telephone #: (714) 717-7542	SO License / Reg. #: C 66947

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input checked="" type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood	CABES FOR	10/08/24
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	CAISSONS 6 ÷ 10	

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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

Plamen Petrov

10/08/24



STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Structural Observation Report

Project Address: 2495 OCEAN BLVD.	Report Date: 04/23/25	CNB Inspector Name:	CNB Permit #:
Building Owner Name: BRIAN SHEEHY	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): PLAMEN PETROV, P.E.	SO E-mail Address: CONSULTING@PMA-BG.COM	SO Telephone #: (714) 717-7542	SO License / Reg. #: C 66947

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete	CORR. WALLS BELOW POOL AND SPA	04/23/25
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES.

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

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

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

Plamen Petrov

04/23/25

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Structural Observation Report

Project Address: 2495 OCEAN BLVD.	Report Date: 03/29/22	CNB Inspector Name:	CNB Permit #:
Building Owner Name: BRIAN SHEEHY	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): PLAMEN PETROV, P.E.	SO E-mail Address: CONSULTING@PMA-BG.COM	SO Telephone #: (714) 717-7542	SO License / Reg. #: C 66947

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input checked="" type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood	SOUTHER PILES SC1 THRU SC19	03/29/22
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ FINAL STRUCTURAL OBSERVATION REPORT:

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

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SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

03/29/22



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Structural Observation Report

Project Address: 2495 OCEAN BLVD.	Report Date: 05/15/24	CNB Inspector Name:	CNB Permit #:
Building Owner Name: BRIAN SHEEHY	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): PLAMEN PETROV, P.E.	SO E-mail Address: CONSULTING@PMA-BG.COM	SO Telephone #: (714) 717-7542	SO License / Reg. #: C 66947

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<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	CAGES FOR CAISS. 05/15/24	

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22, 23 AND 24

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGE

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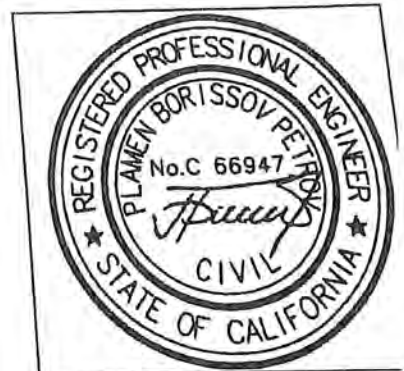
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[Signature]

05/15/24

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DATE



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CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address: 2495 OCEAN BLVD.	Report Date: 9/24/24	CNB Inspector Name:	CNB Permit #:
Building Owner Name: BRIAN SHEEHY	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): PLAMEN PETROV, P.E.	SO E-mail Address: CONSULTING@PMA-BG.COM	SO Telephone #: (714) 717-7542	SO License / Reg. #: C 66947

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<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	# 16, 18 & 19	

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01/24/24

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Forms StructuralObservationReport&Instructions

7.5

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CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
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Project Address: 2495 OCEAN BLVD.	Report Date: 01/15/24	CNB Inspector Name:	CNB Permit #:
Building Owner Name: BRIAN SHEEHY	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
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SIGNATURE OF STRUCTURAL OBSERVER OF RECORD: [Signature] DATE: 01/15/24



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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

Gen Contr: Datterson
Sub-Contr: Ardeal

SPECIAL INSPECTION REPORT

Project Address: Sheehy Residence @ 2495 Ocean Blvd
Permit Number: 12019-4004
Inspection Type (s): RC - Shotcrete Walls
Inspection Date (s): 11/28/25 () Periodic (☒) Continuous

Describe Inspection, Including Location(s):
Observed the placement & consolidation of
5000 psi concrete @ rear lower lot
under pool radius walls and stair walls
Approx 37 yards

List Tests Made:
(4) 4x8 cylinders beam Bole 605000385C
mix # ticket # 427037

Total Inspection Time Each Day:
Date: 11/28/25
Hours: AM/PM

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
No exceptions taken

Comments:
- Clearances maintained by adobe spacers
- Monitored for water control
- Steel checked prior to pour

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

Special Inspector Signature: 	Date: <u>11/28/25</u>
Print Full Name: <u>Shawn Ward</u>	Newport Beach Registration No.: <u>NB2025-0040</u>



G3 Soil Works
GEOTECH · GEOFORENSIC · GROUNDWATER

MEMO NO. 9 PAGE 1 OF 1

FIELD MEMORANDUM

PROJECT NO. 1-1075 PROJECT NAME Sheehy Residence DATE 05/09/25

SUBJECT: Evaluate installation of subdrain "burrito" system around lower cabana.

OBSERVATION: Crew on site constructed burrito system for subdrain with appropriate diameter pipe, proper amounts of $\frac{3}{4}$ " aggregate covering pipe (doubly perforated schedule 40 PVC) and wrapped materials with filter fabric. This burrito system extends around lower cabana's perimeter to be later connected to stormwater pump.

CONCLUSION: The burrito drainage system is appropriately constructed with proper materials and is good for its intended use.

By: 

For: **G3 Soil Works**

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.

TOAL ENGINEERING, INC.
139 AVENIDA NAVARRO
SAN CLEMENTE, CALIFORNIA 92672
(949) 492-8586
FAX (949) 498-8625

JOB 14814 -- BRIAN SHEEHY

SHEET NO. 1 OF 1

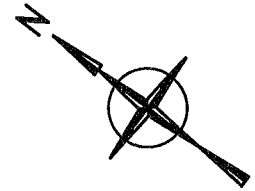
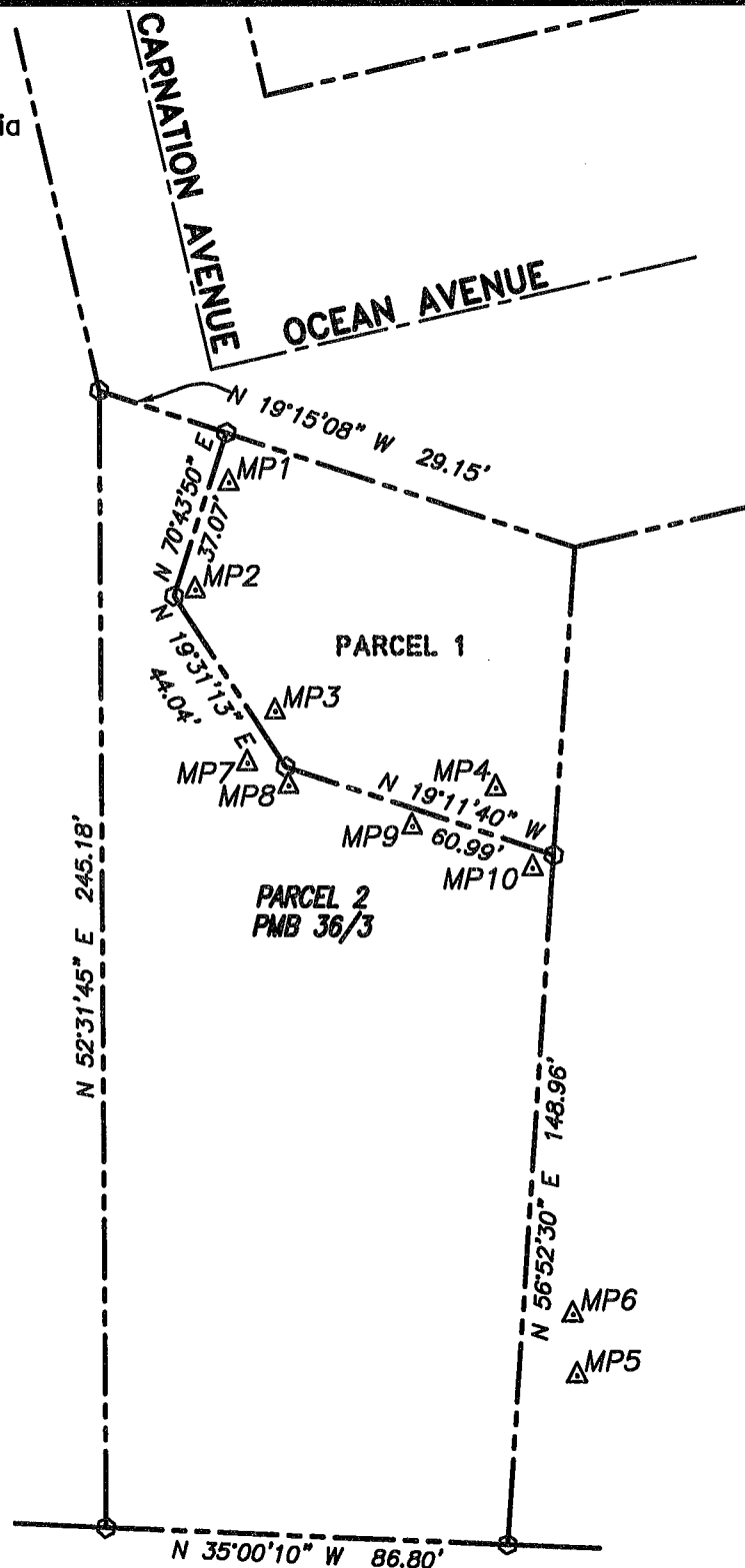
CALCULATED BY MSF DATE 1-26-23

CHECKED BY VM DATE 1-26-23

SCALE 1"=40'

Monitoring Points

Parcel 2, PMB 36/3
2495 Ocean Boulevard
Newport Beach, California



SCALE: 1"=40'

Viktor P. Meum LS 8682

2145



G3 Soil Works

GEOTECH • GEOFORENSIC • GROUNDWATER

MEMO NO. 7

PAGE 1 OF 1

FIELD MEMORANDUM

PROJECT NO. 1-1075 PROJECT NAME 2495 Ocean Blvd. DATE 3/25/2025

Subject: Subdrainage lower Cabana retaining wall.

Observations: - Six (6) Bays were excavated, removing previously placed slurry and exposing 4" diam. Sch 40 PVC perf. subdrain collector pipe.

- Wraps and tape were removed from pipes.
- Slurry was excavated away from under recently poured slurry wall to expose fractured sandstone bedrock of the Monterey Formation.
- Approx. 3-4 feet of subdrain collector was exposed in each bay.

Conclusion: Exposed subdrains are considered suitable for their intended purpose and are approved for gravel placement.

By: 

For: **G3 Soil Works**

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.



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Gen Contr: Patterson

Sub-Contr: Drillco/Ekabel

SPECIAL INSPECTION REPORT

Project Address: Sheehy Residence @ 2495 Ocean Blvd
Permit Number: 17019-4084
Inspection Type (s): RC-Caisson
Inspection Date (s): 5/3/24 () Periodic (✓) Continuous

Describe Inspection, Including Location(s):

Observed the placement & consolidation of
5000 psi concrete @ rear lower lot pool
caisson #21 → 42" caisson per S-1
Approx 18 yds

List Tests Made:

(4) 4x8 cylinders (sample mix # 6850003840
ticket # 409667

Total Inspection Time Each Day:

Date:	5/3/24					
Hours:	pm					

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

No exceptions taken

Comments:

- Clearances maintained during pour
- Consolidated by vibration
- Monitored for water control

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

Special Inspector Signature:	Date:
	5/3/24
Print Full Name:	Newport Beach Registration No.:
Shawn Ward	NB-0743

Attachment No. 2

Three-Year Construction Limit Notice Activities



City of Newport Beach

Community Development

Wednesday, May 29, 2024

PATTERSON CUSTOM HOMES
15 CORPORATE PLAZA, STE 150
NEWPORT BEACH, CA 92660

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

Address: 2495 OCEAN BLVD NEWPORT BEACH, CA 92625

*Delivered
to GC Ben
5/29/24
- En confirm
Receipt of
APP fee pd*

Thank you for your continued interest in investing in the City of Newport Beach. Per Ordinance No. 2022-8, all residential one-unit and two-unit dwelling projects must be completed in a three (3)-year period. Our records indicate that your permit **X2019-4084** issued on **07/29/2021** is set to expire on **07/29/2024**, as set forth in Newport Beach Municipal Code Section 15.02.095. This includes any *related* permits, such as electrical, mechanical, plumbing, swimming and fire permits issued at a later date.

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

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

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

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

For any questions, please contact **Jason Rudenick** at **9 4 9 - 6 4 4 - 3 2 6 2** o r **JRUDENICK@newportbeachca.gov**.

Sincerely,

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

Attachment No. 3

Building Official Extension



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

RECEIVED BY
COMMUNITY
DEVELOPMENT

MAY 22 2024

CITY OF
NEWPORT BEACH

Three Year Construction Time Limit Extension
Building Official Application

Project Address:	2495 OCEAN BLVD.			Receipt No.:	INV-00027443		
Permit No.:	X2019-4084	Original Permit Issued Date:	7/29/2021	Extension Fee:	\$214	Date Fee Paid:	05/22/24
PETITIONER/PROPERTY OWNER INFORMATION							
Name (Must be payor of fees): BEN TREDWELL				Company Name: PATTERSON CUSTOM HOMES			
Street Address: 15 COLD. PLAZA DR. STE 150				City: NEWPORT BEACH		State: CA	Zip Code: 92646
Email: BEN@PATTERSONCUSTOMHOMES.COM				Phone: (949) 629-8161			
PROJECT INFORMATION							
Length of extension requested: 2 YEARS 1 Year							
New end date if request is approved: 7/29/2026 7/29/25							
Previous Extension(s) Granted? (Y/N): If Yes, How Many?:							
Description of Work Under Permit: NEW SFR W/ ATTACHED GARAGE 6,614/656 SF BALCONY 517 SF, CABANA 665/257 SF, LOGGIA 444 SF							
Reason for Extension Request: (Attach Supporting Documents as Needed) SEE ATTACHED							
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.							
Petitioner's Signature: 				Relationship to Property Owner: PROJECT MANAGER		Date: 5/16/24	
FOR STAFF USE ONLY							
Department Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied							
Conditions of Approval or Comments: 365 DAYS EXTENSION GRANTED TO 07/29/2025. PERMIT SHALL EXPIRE FOR 07/29/2025 UNLESS ADDITIONAL EXTENSION GRANTED BY HEARING OFFICER							
Building Inspector Reviewed:		Name: JASON RUDEKEL		Signature: 		Date: 5/30/24	
Building Official Approval:		Name: TONZE THAI		Signature: 		Date: 06/06/24	



15 CORPORATE PLAZA DR, SUITE 150
NEWPORT BEACH, CA 92660
949-723-1800, LIC# 802367

May 8, 2023

ATTN: Richard LaBare
Building Inspector
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

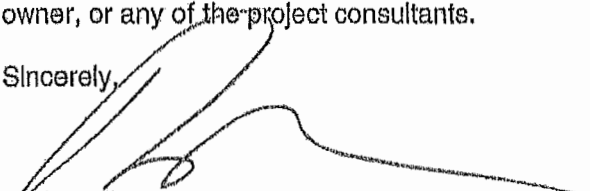
RE: Permit Extension X2019-4084

Dear Rick:

Due to the delays caused by the complexity of the project located at 2495 Ocean Blvd, the construction has taken much longer than anticipated. As you know, 95% of the shoring has been installed and the full excavation and grading of the lower building pad has been completed. We will commence the drilling of the foundation caissons in 30 days or less. Per this letter we are requesting an extension to the building permit X2019-4084.

Please contact me if you have any questions or require any further information or documentation from me, the owner, or any of the project consultants.

Sincerely,



Andrew Patterson
President

May 15, 2024

Attn: Steve Lane, Senior Building Inspector
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

RE: 2495 Ocean Blvd Permit Extension

Dear Steve,

Per this letter we are requesting to extend the permit for 2495 Ocean Blvd. As you are aware we were greatly delayed at the start of the project due to the ongoing dispute between the owner Brian Sheehy and Chicago Title due to the undisclosed easement held by the adjoining property owner, Joe Vallejo. In addition to this delay at the start of the project, we had to use non conventional means to construct the shoring on this project due to the fact that the Vallejo's would not allow access to the air rights over their home which required a great deal of time to construct an elevated trestle and ramp system to complete the shoring work.

We are presently well underway with the caisson and grade beam construction of the lower portion of the project. We are working diligently every day to make up time and all of the unforeseen and non-owner or general contractor incurred setbacks which this project has incurred and we were forced to deal with.

Please contact me with questions.

Sincerely,


Andrew Patterson
President

To Whom It may Concern,

I approve Patterson Custom Homes to represent the owner, Brian Sheehy, to apply for the permit extension for 2495 Ocean Blvd.

Warm Regards,

Brian Sheehy and Cindy Delano

DocuSigned by:
Brian Sheehy
D8C7813B93AF449...
5/21/2024

DocuSigned by:
Cindy Delano
73A2653BE4D6473...
5/21/2024