



## 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](mailto:tthai@newportbeachca.gov)

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### **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 1<sup>st</sup> 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

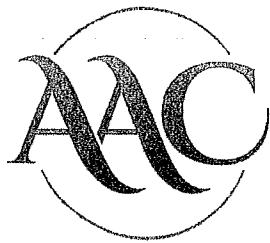
# **Attachment No. 1**

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
<b>Reinspection of iBLD-035592-2024</b>							
10/02/2024	10/02/2024	Footings and Foundation	iBLD-038194-2024	Approved	Jason Rudenick	No	Complete
<b>Reinspection of iBLD-036194-2024</b>							
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
<b>Reinspection of iBLD-042438-2024</b>							
11/13/2024	11/13/2024	Footings and Foundation	iBLD-044678-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
<b>Reinspection of iBLD-043363-2024</b>							
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
<b>Reinspection of iBLD-008062-2025</b>							
05/14/2025	05/14/2025	Area Drains	iBLD-019112-2025	Partial Pass	Jason Rudenick	Yes	Incomplete
<b>Reinspection of iBLD-018082-2025</b>							
05/14/2025		Masonry Pre-Grout/Wall Steel	iBLD-019113-2025	Partial Pass	Jason Rudenick	Yes	Incomplete
<b>Reinspection of iBLD-015304-2025</b>							
06/24/2025	06/24/2025	Footings and Foundation	iBLD-024451-2025	Partial Pass	Jason Rudenick	Yes	Incomplete
<b>Reinspection of iBLD-044678-2024</b>							
12/08/2025	12/08/2025	Other Building	iBLD-001038-2025	Partial Pass	Jason Rudenick	Yes	Incomplete
<b>Reinspection of iBLD-047319-2023</b>							



## 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](mailto: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 be 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 Patterson

Address: 84050 Library St Corp. Park Dr.

Telephone: Ste 150 Newport Beach

(949) 723-1800

GEOTECHNICAL ENGINEER: G3 Soilworks

By: T. J. Lee

Address: 950 Fischer Ave., Costa

Telephone: 714-390-8192

GRADING CONTR.: Greenleaf Engineering

By: ✓

Address: 16652 Burke Ln. H.B. C.A.

Telephone: (714) 847-2700

NEWPORT BEACH REPRESENTATIVE: Ruth LaBarre

INSPECTION REQUESTS: (949) 644-3255

DESIGN CIVIL ENGR.: Tool Engineering Inc.

By: V.K. for Meum

Address: 139 Ave. Navarro, San Clemente

Telephone: 949-492-8586

GEOLOGIST.: \_\_\_\_\_

By: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

COORDINATOR: \_\_\_\_\_

By: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

PHONE #: 949-644-3262

Newport Beach Construction Hours:

Monday through Friday: 7:00 a.m. to 6:30 p.m.

Saturdays: 8:00 a.m. to 6:00 p.m.

No work on Sundays and Holidays



**CITY OF NEWPORT BEACH**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**BUILDING DIVISION**  
100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915  
[www.newportbeachca.gov](http://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
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<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

*CAISSES FOR CAISSES. 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:

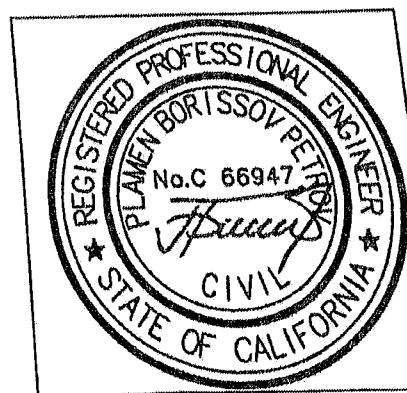
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2. I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with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

*05/15/24*

DATE

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD



STAMP OF STRUCTURAL OBSERV

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](http://www.newportbeachca.gov) | (949) 644-3200

**Structural Observation Report**

Project Address:	2495 OCEAN BLVD.	Report Date:	01/29/24	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:		SO Telephone #:	SO License / Reg. #:	
		CONSULTING@PMA-BG.COM		(714) 717-7542	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	

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

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REPORT CONTINUED ON ATTACHED PAGES.

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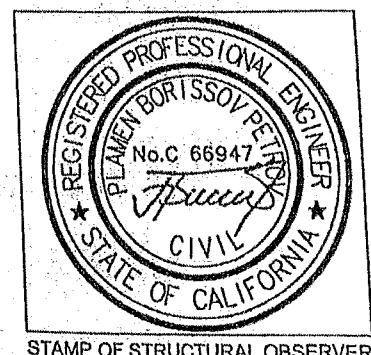
The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

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

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 S.*

01/29/24  
DATE



STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

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

[Formal Structural Observation Report & Instructions](#)

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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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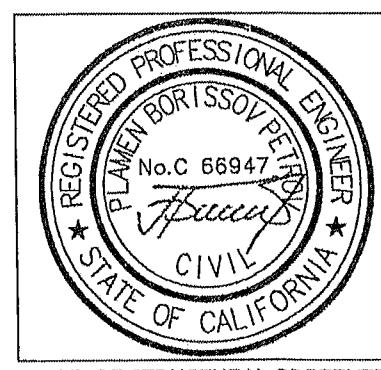
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SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

01/15/24



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<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:

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*03/29/22*  
 DATE



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Gen Contr: *Pat Heisler*  
Sub-Contr: *Drillhole*

**SPECIAL INSPECTION REPORT**

Project Address: Sheehan Residence @ 2495 Ocean Blvd

Permit Number: 2019-4084

Inspection Type(s): RC - Caisson

Inspection Date(s): 5/3/24  Periodic  Continuous

Describe Inspection, Including Location(s):

*Observed - The placement & consolidation of  
5,000psi concrete @ rear lower lot pool  
caisson - 15' x 12' caisson per S-1  
approx. 18yds*

List Tests Made:

*(4) 4x8 cylinders Cam-Krete mixt (BS50003840  
ticket# 409667*

Total Inspection Time Each Day:

Date:	<u>5/2/24</u>					
Hours:	<u>PM</u>					

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:
	<u>5/3/24</u>
Print Full Name:	Newport Beach Registration No.:
	<u>NB-0743</u>



**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](http://www.newportbeachca.gov) | (949) 644-3200

**Structural Observation Report**

Project Address: 2495 OCEAN BLVD.	Report Date: <i>06/20/25</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

**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	<i>POOL &amp; SPA SLABS</i>	<i>06/20/25</i>
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck	<i>CONC. BM. AT POOL</i>	<i>06/20/25</i>
<input checked="" type="checkbox"/> Calssons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood	<i>EB AT POOL CAFFS.</i>	<i>06/20/25</i>
<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:

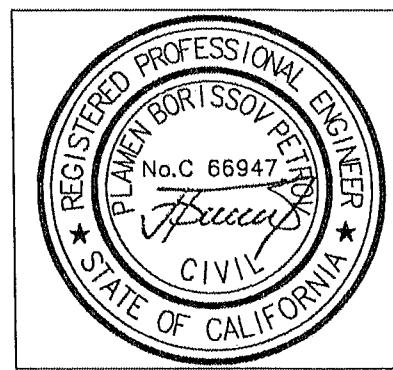
1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
2. I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction 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*

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

*06/20/25*



STAMP OF STRUCTURAL OBSERVER

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



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: G3SoilWorks

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.



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DEPUTY 1 INSPECTION  
1-800-DEPUTY

Gen Contr: *Patterson*  
Sub-Contr: *Ekodal*

**SPECIAL INSPECTION REPORT**

Project Address:

*Sheehy Residence @ 2495 Ocean Blvd*

Permit Number:

*42019-4084*

Inspection Type (s):

*RC-Caissons*

Inspection Date (s):

*4/4/22*

( Periodic) () Continuous

Describe Inspection (including Location(s))

*Monobore drilling process awaiting depth certification of permanent shoring pile H15-342 caisson. Ground tested heavy rock delaying drilling. Pouring 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:

Print Full Name:

Newport Beach Registration No.:

*Shawn Ward*

*NB-0743*



**DEPUTY 1 INSPECTION**  
1-800-DEPUTY1  
Gen Contr: Patterson Construction  
Sub-Contr: Drilco/Ekedal

### Report of Special Inspection

Project Name & Address **Sheehy Reaidence 2495 Ocean Blvd, Newport Beach**

Permit Number **X2019-4084**

Inspection Type(s) **Reinforced Concrete**  
Inspection Date(s) **10/29/24**  Periodic  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**



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COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING DIVISION**

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Gen Contr: Pafferson  
Sub-Contr: Electrical

**SPECIAL INSPECTION REPORT**

Project Address:

Sheehy Residence @ 2495 Ocean Blvd

Permit Number:

X2019-4094

Inspection Type (s):

LC - Caissons

Inspection Date (s):

11/13/24

Periodic  Continuous

**Describe Inspection, Including Location(s):**

Observed the placement & consolidation of 5000  
psi concrete in caisson H-9 - lower mid hillside  
caisson per showing plan. APPROX 9 yards

**List Tests Made:**

(U) 4x8 cylinders - mix 1005000  
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:**

**Date:**

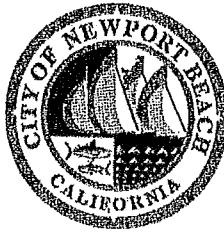
11/13/24

**Print Full Name:**

**Newport Beach Registration No.:**

Shawn Ward

NB-0743



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

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Gen Contr: Potters  
Sub-Contr: United / EKA

**SPECIAL INSPECTION REPORT**

Project Address: Sheehy Res C 2495 Ocean Blvd  
Permit Number: X2019-4084  
Inspection Type (s): R/C  
Inspection Date (s): 11/5/24  Periodic  Continuous

**Describe Inspection, including Location(s):**

Observed placement of screws, concrete into 36° caisson pilot C10 per approved plans. Shoring & Caisson layout, SH-C.

**List Tests Made:**

4-5x8 Cor/Bde Mix CB5CCU38 Ticket 416900

**Total Inspection Time Each Day:**

Date:	11/5/24						
Hours:	am/pm						

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

No corrections

**Comments:**

Epoxy coated reinforcement checked for app'ned prior to setting  
Cage height achieved & maintained  
Cage height & elevation confirmed by others

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>11/5/24</u>
Print Full Name:	Newport Beach Registration No.:
<u>Mark Berends</u>	<u>NB-19715</u>

## **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  
14 STATEMENT OF DECISION OF THE  
15 ADMINISTRATIVE HEARING  
16 OFFICER**

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

20 **INTRODUCTION**

21 1. This matter involves a public hearing regarding the hearing officer application of a three  
22 year construction time limit extension relating to the property located at 2495 Ocean  
23 Blvd., Newport Beach, Permit Number X2018-4084, S2025-0069 in accordance with  
24 Newport Beach Municipal Code (NBMC) Section 15.02.095 (Addition of Sections  
25 105.3.3, 105.3.4 and 105.3.5), Section 105.3.4, Item 2.

26 2. Administrative Hearing Officer Jeffrey B. Love, Esq., (“Hearing Officer”), sitting as the  
27 Hearing Officer under NBMC Section 15.02.095 (Addition of Sections 105.3.3, 105.3.4  
28 and 105.3.5) heard this matter on the date and time noted above (the “Hearing”). The  
Hearing Officer is a licensed attorney in the State of California and serves as Hearing  
Officer under contract with the City.

3. City is a charter city and municipal corporation existing under the laws of the State of  
California.

1       4. The City was represented at the Hearing by Principal Building Inspector, Steven Lane  
2       and Chief Building Official, Tonee Thai.

3       5. The Applicant was represented by Attorney Jim Damon, Ben Treadwell and Andrew  
4       Patterson, pursuant to written permission by the property owner, Brian L. Sheehy Trust  
5       and The Carnation Cove Trust.

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

8       7. The Hearing was recorded by digital audio recorder which is on file with the City.

9       8. The Hearing Officer considered the testimony of all witnesses at the Hearing and all  
10       documents presented at the Hearing, as well as public comments from three (3)  
11       neighbors. The mere fact that a witness' testimony or document may not be specifically  
12       referred to below does not and shall not be construed to mean that said testimony,  
13       statements or document was not considered.

14

15       **ISSUES**

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

20       **FINDINGS OF FACT AND CONCLUSIONS OF LAW**

21       10. This matter is before the Hearing Officer consistent with Chapter(s) 1.05 of the NBMC.

22       11. The Hearing Officer shall deny the application if they cannot make the findings set forth  
23       in Newport Beach Municipal Code Section 15.02.095 (Addition of Sections 105.3.3,  
24       105.3.4, and 105.3.5).

25       12. The Hearing Officer only considered evidence and testimony, presented by the applicant  
26       or any other interested person, relevant to whether: (i) special circumstances warrant an  
27       extension of time; (ii) the failure to meet the time limit was caused by circumstances  
28       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

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

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

16

**DECISION AND ORDER**

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.:	1AN-00074413
Permit No.:	X2019-4084	Original Permit Issued Date:	7/29/2021	Extension Fee:	\$214

**PETITIONER/PROPERTY OWNER INFORMATION**

Name (Must be payor of fees): <b>BEN THEDWELL</b>	Company Name: <b>PATTERSON CUSTOM HOMES</b>		
Street Address: <b>15 CORD. PLAZA DR. STE 150</b>	City: <b>Newport Beach</b>	State: <b>CA</b>	Zip Code: <b>92646</b>
Email: <b>BEN@PATTERSONCUSTOMHOMES.COM</b>	Phone: <b>(949) 679-8161</b>		

**PROJECT INFORMATION**

Length of extension requested:	<b>2 YEARS</b>	<b>1 Year</b>
New end date if request is approved:	<b>7/29/2026</b>	<b>7/29/25</b>
Previous Extension(s) Granted? (Y/N):	If Yes, How Many?:	
Description of Work Under Permit:	<b>NEW SFR w/ ATTACHED GARAGE (0,614-1,056 SF BALCONY 517 SF, CLOSET 1065/257 SF, LOGGIA 944 SF</b>	
Reason for Extension Request	(Attach Supporting Documents as Needed) <b>SEE ATTACHED</b>	

**I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.**

Petitioner's Signature: <b>Ben Thedwell</b>	Relationship to Property Owner: <b>PROJECT MANAGER</b>	Date: <b>5/16/24</b>
--	---	-------------------------

**FOR STAFF USE ONLY**

Department Action:	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
--------------------	--	---------------------------------

Conditions of Approval or Comments:	<b>365 DAYS EXTENSION GRANTED TO 07/29/2025. PERMIT SHALL EXPIRE BY 07/29/2025 UNLESS ADDITIONAL EXTENSION GRANTED BY HEARING OFFICER.</b>		
-------------------------------------	--	--	--

Building Inspector Reviewed:	Name: <b>JASON RUDENSKI</b>	Signature: <b>JR</b>	Date: <b>5/30/24</b>
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Building Official Approval:	Name: <b>TONZE THAI</b>	Signature: <b>TT</b>	Date: <b>06/06/24</b>
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## 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](mailto:tthai@newportbeachca.gov)

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### **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
----------------	-------------------	-----------------	----------------	-------------------	-------------------	------------------------	----------

<b>Inspection Location: 2495 OCEAN BLVD</b>							
<b>Permit: X2019-4084</b>							
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
			<b>Reinspection of iBLD-000194-2022</b>				
07/20/2022	07/20/2022	Footings and Foundation	iBLD-001354-2022	Not Ready for Inspection	Rick La Bare	Yes	Complete
			<b>Reinspection of iBLD-001215-2022</b>				
07/27/2022	07/27/2022	Footings and Foundation	iBLD-002309-2022	Partial Pass	Rick La Bare	Yes	Incomplete
			<b>Reinspection of iBLD-001354-2022</b>				
08/04/2022	08/04/2022	Footings and Foundation	iBLD-003068-2022	Correction	Rick La Bare	Yes	Complete
			<b>Reinspection of iBLD-002309-2022</b>				
08/18/2022	08/18/2022	Footings and Foundation	iBLD-005139-2022	Partial Pass	Danny Rodriguez	Yes	Incomplete
			<b>Reinspection of iBLD-003068-2022</b>				
08/24/2022	08/24/2022	Footings and Foundation	iBLD-005781-2022	Partial Pass	Rick La Bare	Yes	Incomplete
			<b>Reinspection of iBLD-005139-2022</b>				
08/30/2022	08/30/2022	Footings and Foundation	iBLD-006632-2022	Partial Pass	Rick La Bare	Yes	Incomplete
			<b>Reinspection of iBLD-005781-2022</b>				
09/08/2022	09/08/2022	Footings and Foundation	iBLD-008074-2022	Partial Pass	Rick La Bare	Yes	Incomplete
			<b>Reinspection of iBLD-006632-2022</b>				
09/12/2022	09/12/2022	Footings and Foundation	iBLD-008197-2022	Partial Pass	Rick La Bare	Yes	Incomplete
			<b>Reinspection of iBLD-008074-2022</b>				
10/27/2022	10/27/2022	Footings and Foundation	iBLD-014221-2022	Partial Pass	Rick La Bare	Yes	Incomplete
			<b>Reinspection of iBLD-008197-2022</b>				
10/17/2023	10/17/2023	Footings and Foundation	iBLD-039930-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			<b>Reinspection of iBLD-014221-2022</b>				
12/04/2023	12/04/2023	Footings and Foundation	iBLD-046438-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
			<b>Reinspection of iBLD-039930-2023</b>				
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
			<b>Reinspection of iBLD-046438-2023</b>				
	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
			<b>Reinspection of iBLD-047295-2023</b>				
01/23/2024	01/23/2024	Footings and Foundation	iBLD-002545-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
			<b>Reinspection of iBLD-001646-2024</b>				
02/13/2024	02/13/2024	Footings and Foundation	iBLD-005512-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
			<b>Reinspection of iBLD-002545-2024</b>				
02/28/2024	02/28/2024	Footings and Foundation	iBLD-007342-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
			<b>Reinspection of iBLD-005512-2024</b>				
04/08/2024	04/08/2024	Footings and Foundation	iBLD-013168-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
			<b>Reinspection of iBLD-007342-2024</b>				
05/06/2024	05/01/2024	Erection Pads	iBLD-016863-2024	Cancelled	Jason Rudenick	Yes	Complete
	05/06/2024	Footings and Foundation	iBLD-016850-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
			<b>Reinspection of iBLD-013168-2024</b>				
05/16/2024	05/16/2024	Footings and Foundation	iBLD-018816-2024	Approved	Jason Rudenick	No	Complete
			<b>Reinspection of iBLD-016850-2024</b>				
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
			<b>Reinspection of iBLD-022162-2024</b>				
08/01/2024	08/01/2024	Footings and Foundation	iBLD-029143-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
			<b>Reinspection of iBLD-025612-2024</b>				
08/22/2024	08/22/2024	Footings and Foundation	iBLD-032074-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
			<b>Reinspection of iBLD-029143-2024</b>				
09/05/2024	09/05/2024	Footings and Foundation	iBLD-033894-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
			<b>Reinspection of iBLD-032074-2024</b>				
09/17/2024	09/17/2024	Footings and Foundation	iBLD-035592-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
			<b>Reinspection of iBLD-033894-2024</b>				
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
<b>Reinspection of iBLD-035592-2024</b>							
10/02/2024	10/02/2024	Footings and Foundation	iBLD-038194-2024	Approved	Jason Rudenick	No	Complete
<b>Reinspection of iBLD-036194-2024</b>							
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
<b>Reinspection of iBLD-042438-2024</b>							
11/13/2024	11/13/2024	Footings and Foundation	iBLD-044678-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
<b>Reinspection of iBLD-043363-2024</b>							
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
<b>Reinspection of iBLD-008062-2025</b>							
05/14/2025	05/14/2025	Area Drains	iBLD-019112-2025	Partial Pass	Jason Rudenick	Yes	Incomplete
<b>Reinspection of iBLD-018082-2025</b>							
05/14/2025		Masonry Pre-Grout/Wall Steel	iBLD-019113-2025	Partial Pass	Jason Rudenick	Yes	Incomplete
<b>Reinspection of iBLD-015304-2025</b>							



## 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](http://newportbeachca.gov/civic)  
 Combination Type - SFP  
 Work Class - New



X 2 0 1 9 - 4 0 8 4

**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 PATTERSON CUSTOM HOMES**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 :** (714) 754-4040

**Applicant :** CHRIS BRANDON  
**Address :** 151 KALMUS DR, G-1  
COSTA MESA, CA 92626  
**Phone :** (714) 754-4040

**Phone :** (949) 723-1800**Con State Lic :** 802367**Lic Expire :** 07/31/2026**Bus Lic :** BT02110534**Bus Lic Expire :** 09/30/2025**Engineer :** PETROV PLAMEN**Address :** 28161 CASITAS CT  
LAGUNA NIGUEL, CA 92677**Phone :** (714) 717-7542**Owner/Builder :****Designer :****Address :****Address :****Phone :****Phone :****Code Edition :** 2016**Fire Sprinklers :** YES**Construction Valuation :** \$0.00**Type of Construction :** V-B**Added/New/TI sq. ft. Bldg :** 0**Occupancy Groups :** U,R-3**Alteration sq. ft. Bldg :** 0**Bldg Height :****Add/New sq. ft. Garage :** 0**Building Setbacks :** Front: 10, Side: 4, Side: 4, Rear: 10**TOTAL sq. ft. :** 0**Flood Zone :** AE, 8 FT; X**Fire Hazard Zone :** NO**Use Zone :** R-1 - Single-Unit Residential**Fire Alarms :** NO**No of Units :** 1**No of Stories :** 3**No of Basement :****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 3705 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](http://www.newportbeachca.gov) | (949) 644-3200

**PRE-GRADE MEETING AGREEMENT**

DATE: 1/11/2021 JOB ADDRESS: 2495 Ocean

1. The grading plan check number for this site is XZ019-4084 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 be 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 Patterson  
 Address: 84900 Larkspur 15 Comp. Plaza Dr.  
 Telephone: STE 150 Newport Beach  
(949) 723-1800

GEOTECHNICAL ENGINEER: G3 Soilworks

By: John H. H. H.  
 Address: 350 Fischer Ave., Costa Mesa  
 Telephone: 714-380-8192

GRADING CONTR.: Greenleaf Engineering

By: John H. H. H.  
 Address: 16652 Burke Ln. H.B. C.A.  
 Telephone: (714) 847-2700

NEWPORT BEACH REPRESENTATIVE: Ruth Lobera

INSPECTION REQUESTS: (949) 644-3255

DESIGN CIVIL ENGR.: Tool Engineering Inc.

By: Viktor Meum  
 Address: 139 Ave. Navarro, San Clemente  
 Telephone: 949-492-8586

GEOLOGIST.: \_\_\_\_\_

By: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_

COORDINATOR: \_\_\_\_\_

By: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_

PHONE #: 949-644-3262

**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

25  
306  
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

DUPLICATE  
306  
25  
ACCEPTED AND FILED AT THE  
REQUEST OF  
THE ORANGE COUNTY SURVEYOR'S OFFICE

DATE SEPTEMBER 5, 2019  
TIME 9:20 AM FEE \$ 8.00

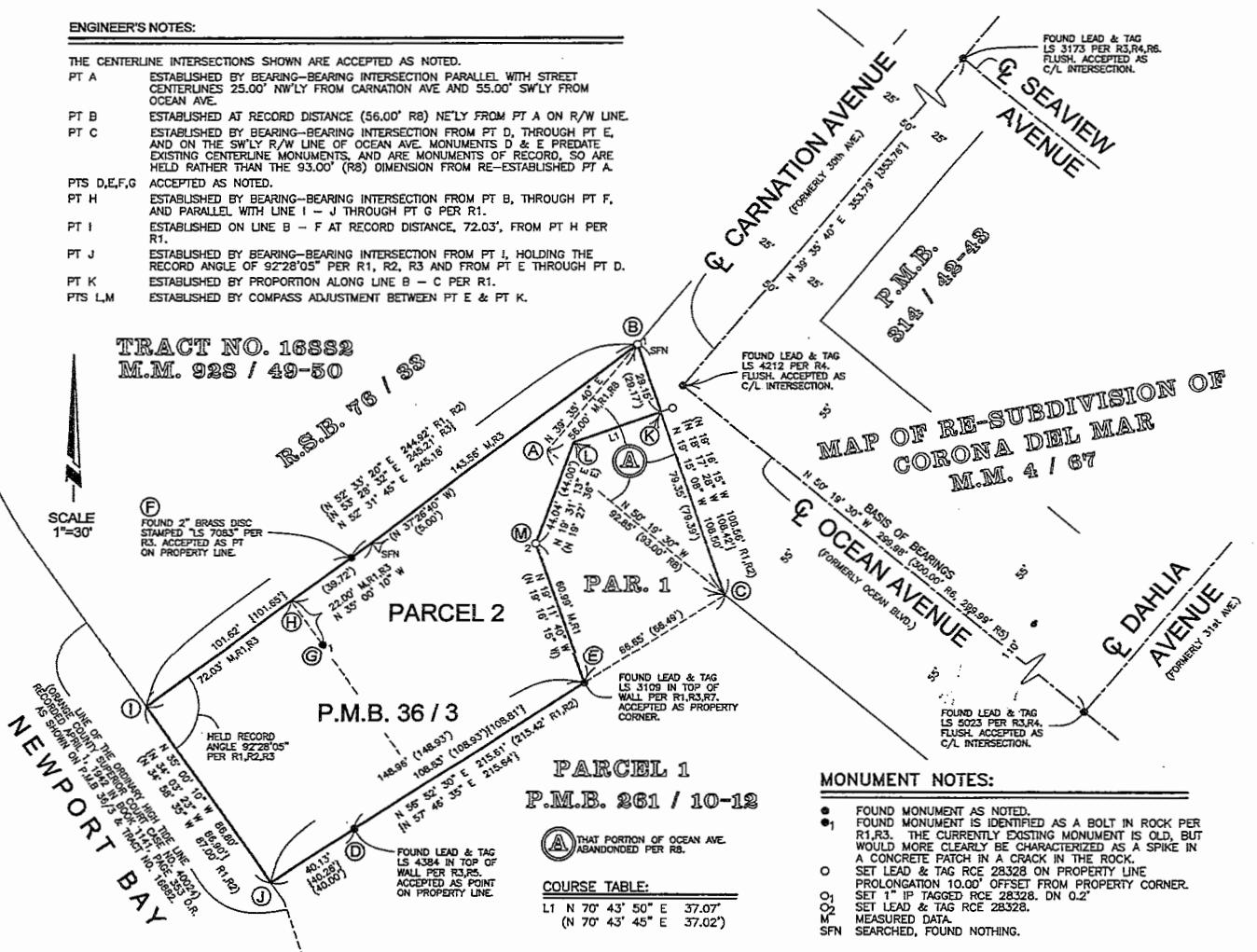
INSTRUMENT NO. 2019000734345  
BOOK 306 PAGE 25 RIS

HUGH NGUYEN  
COUNTY CLERK-RECORDER  
BY Devin Allen  
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'L FROM CARNATION AVE AND 55.00' SW'L FROM  
OCEAN AVE.  
PT B ESTABLISHED AT RECORD DISTANCE (56.00' R8) NE'L FROM PT A ON R/W LINE.  
PT C ESTABLISHED BY BEARING-BEARING INTERSECTION FROM PT D, THROUGH PT E,  
AND ON THE SW'L 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



#### 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 LEAD & TAG RCE 28328. ON 0.2'  
SET LEAD & TAG RCE 28328.  
M' MEASURED DATA.  
SPN SEARCHED, FOUND NOTHING.

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.

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



#### 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  
*Signature*

BY: JULY M.-N. SANDBERG, DEPUTY COUNTY SURVEYOR  
P.L.S. 8402



12  
36



**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](http://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.

10/08/24

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**  
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[www.newportbeachca.gov](http://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	CONC. 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.

**FINAL STRUCTURAL OBSERVATION REPORT:**

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

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

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

04/23/25

DATE



STAMP OF STRUCTURAL OBSERVER

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[www.newportbeachca.gov](http://www.newportbeachca.gov) | (949) 644-3200

**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

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

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<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	<i>SOLIDURE PICS SCI THRU SC 19</i>	<i>03/29/22</i>
<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.

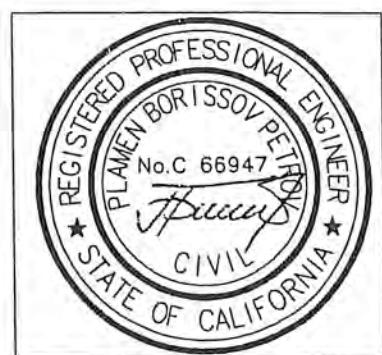
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SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

*03/29/22*

DATE



STAMP OF STRUCTURAL OBSERVER

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**CITY OF NEWPORT BEACH**  
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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:		CAISSES 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

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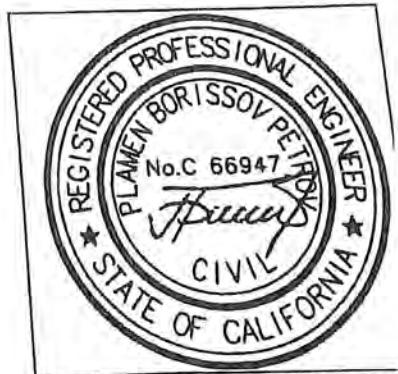
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05/15/24

DATE

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD



STAMP OF STRUCTURAL OBSERV

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

Forms\StructuralObservationReport&Instructions

geologic/geotechnical engineering standpoint  
plans are in compliance with 16-40



**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	

**ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

**OBSERVED DEFICIENCIES AND COMMENTS:**

**REPORT CONTINUED ON ATTACHED PAGES.**

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*Plamen S.* 01/24/24  
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DATE



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Forms StructuralObservationReport&Instructions

7.5

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17 41



**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](http://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 #:
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<input checked="" type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood	CABE FOR C17	01/15/24
<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:

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SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

01/15/24

DATE



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COMMUNITY DEVELOPMENT DEPARTMENT  
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[www.newportbeachca.gov](http://www.newportbeachca.gov) | (949) 644-3200

Gen Contr: Patterson  
Sub-Contr: Skidell

**SPECIAL INSPECTION REPORT**

Project Address:

*Sheehy residence @ 2495 Ocean Blvd Q*

Permit Number:

*X2019-404*

Inspection Type (s):

*PC-Shotcrete Walls*

Inspection Date (s):

*4/28/25*

Periodic  Continuous

Describe Inspection, including location(s):

*Observed the placement & consolidation of  
5000 psi concrete @ rear lower lot  
underpinning walls and stairwalls  
approx 57 yards*

List Tests Made:

*(4) 4x8 cylinders ready mix 60B50003.8 SC  
mix # ticket # 427037*

Total Inspection Time Each Day:

Date:

*4/28/25*

Hours:

*AM/PM*

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

*No corrections 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:

Print Full Name:

Newport Beach Registration No.:

*Shawn Ward* *4/28/25* *NB2025-0840*



## 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 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: **G3SoilWorks**

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

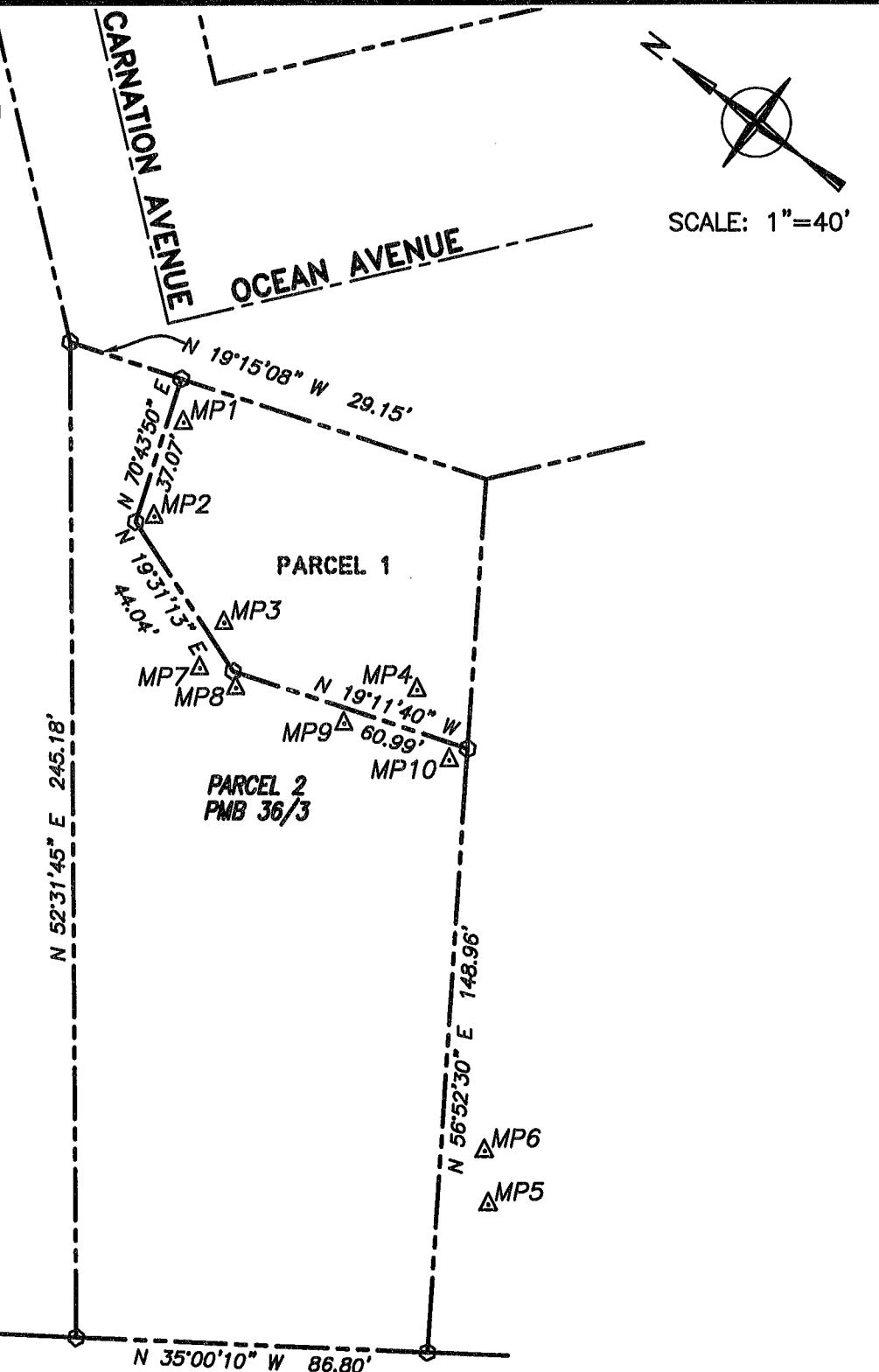
CALCULATED BY MSF DATE 1-26-23

CHECKED BY VM DATE 1-26-23

SCALE 1"=40'

**Monitoring Points**

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



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: **G3SoilWorks**

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.



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Gen Contr: Patterson  
Sub-Contr: Drilltek

**SPECIAL INSPECTION REPORT**

Project Address: Sheehy Residence @ 2495 Ocean Blvd

Permit Number: X2019-4084

Inspection Type (s): RC - Caisson

Inspection Date (s): 5/3/24  Periodic  Continuous

**Describe Inspection, Including Location(s):**

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

**List Tests Made:**

(4) CM8 cylinders (cement mix # GR50003840  
ticket # 409667

**Total Inspection Time Each Day:**

Date:	<u>5/2/24</u>						
Hours:	<u>PM</u>						

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

No exceptions taken

**Comments:**

- Balances 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:
	<u>5/3/24</u>
Print Full Name:	Newport Beach Registration No.:
<u>Shawn Ward</u>	<u>NB-0743</u>

## **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

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>](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** or **JRUDENICK@newportbeachca.gov**.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Thai".

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

*Delivered  
to GC Ben  
5/29/24  
Em confirmed  
receipt of  
NBP fee pd*

## **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.:	1KN-000274413	
Permit No.:	X2019-4084	Original Permit Issued Date:	7/29/2021	Extension Fee:	Date Fee Paid: \$214 05/22/24	
<b>PETITIONER/PROPERTY OWNER INFORMATION</b>						
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				
<b>PROJECT INFORMATION</b>						
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 (6,614/1056 SF BALCONY 517 SF, CABANA (605/257 SF, LOGGIA 944 SF					
Reason for Extension Request	(Attach Supporting Documents as Needed) SEE ATTACHED					
<b>I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.</b>						
Petitioner's Signature: 	Relationship to Property Owner: PROJECT MANAGER			Date: 5/16/24		
<b>FOR STAFF USE ONLY</b>						
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 BY 07/29/2025 UNLESS ADDITIONAL EXTENSION GRANTED BY BUILDING OFFICER					
Building Inspector Reviewed:	Name: JASVIL RUDRAJIT	Signature: 	Date: 5/13/24			
Building Official Approval:	Name: TONCEE 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,

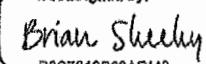
Andrew Patterson  
President

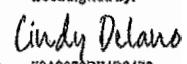
To Whom It may Concern,

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  
5/21/2024

DocuSigned by:  
  
Cindy Delano  
5/21/2024