



**CITY OF NEWPORT BEACH
ADMINISTRATIVE HEARING
STAFF REPORT**

March 5, 2026
Agenda Item No. 2

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

PERMITS: XR2023-0440, XR2023-1755, XR2023-3252, XR2024-7014

SITE LOCATION: 1421 Kings Road

APPLICANT: Peter H de Best

PROPERTY OWNER: KR1421 LLC

BUILDING INSPECTOR: William Tuman, Building Inspector II

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

PROJECT SUMMARY

ADDITION OF 1,533 SQ. FT. AND GARAGE CONVERSION. ADD 518 SQ. FT. AT GARAGE.

ADDITIONAL SCOPE TO ADD 172 SQ. FT. AND CHANGE WINDOWS; ADD FLAT ROOF RAISED DORMERS

BUILDING PERMIT HISTORY

- This project first started with Permit X2020-1376 issued on February 09, 2022, with subsequent permits that have since expired. Currently, only referenced permits above are subject to Newport Beach Municipal Code 15.02.095 with initial three-year construction limit expiration date of February 09, 2025.
- Permit XR2024-7014 is a supplement permit for additional scope of work for additional alterations.
- Permit XR2023-3252 is a supplement permit for additional scope of work for retaining wall.

- Permit XR2023-1755 is a supplement permit for additional scope of work for bio-retention and outdoor kitchen.
- Permit XR2023-0440 replaces expired permit X2020-1376.
- The first inspection was on March 24, 2022, for Sewer inspection under replaced permit X2022-0471.
- The last inspection was on February 09/2026, for Masonry Pre-Gout/Wall Steel under permit XR2023-3252.
- Please refer to Attachment 1 for detailed permit history.
- Notice of pending Three-Year Construction Limit expiration was sent on November 01, 2024.
- Please refer to Attachment 2 for detailed notice activities.

BUILDING OFFICIAL EXTENSION

The Chief Building Official granted an extension for a three-year construction time limit on March 06, 2025, with expiration date of February 09, 2026. (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 (1060-2020) FOR CITY OF NEWPORT BEACH

Permit Type: Plan Check	Application Date: 06/12/2020	Owner: 1421 KINGS ROAD LLC, michael collier
Work Class: Addition/Alteration	Issue Date: 02/09/2022	Parcel: 049 222 20
Status: Approved	Expiration Date: 06/13/2022	Address: 1421 KINGS RD NEWPORT BEACH, CA
IVR Number: 123560		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Inspection Location: 1421 KINGS RD							
Permit: E2023-0832							
03/15/2024	03/15/2024	Final Building	iBLD-010063-2024	Approved	Jaime Molina	No	Complete
	03/15/2024	Temporary Power Pole	iBLD-009915-2024	Approved	Jaime Molina	No	Complete
Permit: F2023-0183							
09/18/2023	09/18/2023	Sprinkler Hydro Test - SF / Duplex	iBLD-035541-2023	Correction	Jaime Molina	Yes	Complete
	09/18/2023	Sprinkler Rough Pipe - SF / Duplex	iBLD-035542-2023	Correction	Jaime Molina	Yes	Complete
10/02/2023	10/02/2023	Sprinkler Hydro Test - SF / Duplex	iBLD-037925-2023	Approved	Jaime Molina	No	Complete
		Reinspection of iBLD-035541-2023					
	10/02/2023	Sprinkler Rough Pipe - SF / Duplex	iBLD-037926-2023	Approved	Jaime Molina	No	Complete
		Reinspection of iBLD-035542-2023					
09/08/2025	09/08/2025	Sprinkler Flow Test - SF / Duplex	iBLD-036526-2025	Not Ready for Inspection	Bill Tuman	Yes	Complete
Permit: H2024-0739							
09/08/2025	09/08/2025	Hood	iBLD-036480-2025	Not Ready for Inspection	Bill Tuman	Yes	Complete
Permit: S2024-0175							
11/26/2024	11/26/2024	Pre-Gunite	iBLD-045206-2024	Partial Pass	Bill Tuman	Yes	Incomplete
11/27/2024	11/27/2024	Pre-Gunite	iBLD-046713-2024	Approved	Bill Tuman	No	Complete
		Reinspection of iBLD-045206-2024					
12/02/2024	12/02/2024	Pre-Deck	iBLD-046993-2024	Correction	Bill Tuman	Yes	Complete
09/08/2025	09/08/2025	Pre-Plaster	iBLD-036485-2025	Not Ready for Inspection	Bill Tuman	Yes	Complete
Permit: X2020-1376							
09/06/2022	09/06/2022	Other Building	iBLD-007577-2022	Approved	Chad Shelton	No	Complete
02/14/2023	02/14/2023	WQ-Best Management Practices	iBLD-005642-2023	Cancelled	Chad Shelton	Yes	Complete
Permit: X2022-0471							
03/24/2022	03/24/2022	Sewer	X2022-0471-A0029 62247	Approved		No	Complete
04/12/2022	04/12/2022	Footings and Foundation	X2022-0471-A0029 70749	Correction		No	Complete
	04/12/2022	Soil Pipe	X2022-0471-A0029 70745	Correction		No	Complete

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Work Class: Addition/Alteration	Issue Date: 02/09/2022	Parcel: 049 222 20
Status: Approved	Expiration Date: 06/13/2022	Address: 1421 KINGS RD NEWPORT BEACH, CA
IVR Number: 123560		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	04/12/2022	WQ-Best Management Practices	X2022-0471-A0029 70748	Correction		No	Complete
04/25/2022	04/25/2022	Footings and Foundation	X2022-0471-A0029 76000	Correction		No	Complete
	04/25/2022	Footings and Foundation	X2022-0471-A0029 76377	Cancelled		No	Complete
	04/25/2022	WQ-Best Management Practices	X2022-0471-A0029 76001	Correction		No	Complete
05/16/2022	05/16/2022	Footings and Foundation	X2022-0471-A0029 85233	Correction		No	Complete
05/17/2022	05/17/2022	Footings and Foundation	X2022-0471-A0029 85888	Partial Pass		No	Incomplete
06/28/2022	06/28/2022	Footings and Foundation	X2022-0471-A0030 03580	Correction		No	Complete
06/30/2022	06/30/2022	Footings and Foundation	X2022-0471-A0030 04718	Correction		No	Complete
	06/30/2022	Footings and Foundation	X2022-0471-A0030 05146	Partial Pass		No	Incomplete
	06/30/2022	WQ-Best Management Practices	X2022-0471-A0030 04615	Correction		No	Complete
07/26/2022	07/26/2022	Slab On Grade	iBLD-002168-2022	Correction	Chad Shelton	Yes	Complete
08/03/2022	08/03/2022	Setbacks/ Line & Grade	iBLD-003265-2022	Partial Pass	Chad Shelton	Yes	Incomplete
	08/03/2022	Slab On Grade	iBLD-003230-2022	Partial Pass	Chad Shelton	Yes	Incomplete
Reinspection of iBLD-002168-2022							
02/14/2023	02/14/2023	WQ-Best Management Practices	iBLD-005640-2023	Cancelled	Chad Shelton	Yes	Complete
07/18/2023	07/18/2023	Floor Framing & Sheathing	iBLD-027033-2023	Approved	Jaime Molina	No	Complete
	07/18/2023	Footings and Foundation	iBLD-027034-2023	Approved	Jaime Molina	No	Complete
	07/18/2023	Roof Framing, Sheathing & Bldg Height	iBLD-027040-2023	Approved	Jaime Molina	No	Complete
	07/18/2023	Shear and Hold Downs	iBLD-027032-2023	Approved	Jaime Molina	No	Complete

Permit: XR2022-2537

02/14/2023	02/14/2023	WQ-Best Management Practices	iBLD-005643-2023	Cancelled	Chad Shelton	Yes	Complete
03/30/2023	03/30/2023	Area Drains	iBLD-011158-2023	Partial Pass	Jaime Molina	Yes	Incomplete

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Work Class: Addition/Alteration	Issue Date: 02/09/2022	Parcel: 049 222 20
Status: Approved	Expiration Date: 06/13/2022	Address: 1421 KINGS RD NEWPORT BEACH, CA
IVR Number: 123560		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	03/30/2023	Roof Framing, Sheathing & Bldg Height	iBLD-011157-2023	Correction	Jaime Molina	Yes	Complete
04/06/2023	04/06/2023	Footings and Foundation	iBLD-012256-2023	Correction	Jaime Molina	Yes	Complete
05/25/2023	05/25/2023	Roof Framing, Sheathing & Bldg Height	iBLD-019467-2023	Correction	Jaime Molina	Yes	Complete
		Reinspection of iBLD-011157-2023					
	05/25/2023	Shear and Hold Downs	iBLD-019468-2023	Correction	Jaime Molina	Yes	Complete
06/09/2023	06/09/2023	Slab On Grade	iBLD-021566-2023	Partial Pass	Jaime Molina	Yes	Incomplete
06/30/2023	06/30/2023	Footings and Foundation	iBLD-024792-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
		Reinspection of iBLD-012256-2023					
07/18/2023	07/18/2023	Footings and Foundation	iBLD-026963-2023	Partial Pass	Jaime Molina	Yes	Incomplete
		Reinspection of iBLD-024792-2023					
09/08/2025	09/08/2025	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-036481-2025	Not Ready for Inspection	Bill Tuman	Yes	Complete

Permit: XR2023-0107

02/14/2023	02/14/2023	WQ-Best Management Practices	iBLD-005639-2023	Cancelled	Chad Shelton	Yes	Complete
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Permit: XR2023-0440

11/03/2023	11/03/2023	Other Building	iBLD-042872-2023	Correction	Bill Tuman	Yes	Complete
11/08/2023	11/08/2023	Other Building	iBLD-043512-2023	Approved	Bill Tuman	No	Complete
		Reinspection of iBLD-042872-2023					
04/25/2024	04/25/2024	Complete Framing	iBLD-015702-2024	Not Ready for Inspection	Bill Tuman	Yes	Complete
	04/25/2024	Rough Electric Residential	iBLD-015701-2024	Correction	Bill Tuman	Yes	Complete
05/16/2024	05/16/2024	Rough Electric Residential	iBLD-018980-2024	Approved	Chris Sanchez	No	Complete
11/01/2024	11/01/2024	Complete Framing	iBLD-042374-2024	Not Ready for Inspection	Bill Tuman	Yes	Complete
		Reinspection of iBLD-015702-2024					
	11/01/2024	Final Gas Pressure Test	iBLD-042378-2024	Not Ready for Inspection	Bill Tuman	Yes	Complete
	11/01/2024	Gas Pipe Rough	iBLD-042376-2024	Correction	Bill Tuman	Yes	Complete
	11/01/2024	Rough HVAC/Mech/Fireplace	iBLD-042375-2024	Not Ready for Inspection	Bill Tuman	Yes	Complete
	11/01/2024	Rough Plumbing & Pan Test	iBLD-042377-2024	Correction	Bill Tuman	Yes	Complete

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IVR Number: 123560		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	11/01/2024	Sewer	iBLD-042379-2024	Not Ready for Inspection	Bill Tuman	Yes	Complete
11/12/2024	11/12/2024	Gas Pipe Rough	iBLD-044563-2024	Approved	Bill Tuman	No	Complete
			Reinspection of iBLD-042376-2024				
	11/12/2024	Rough Plumbing & Pan Test	iBLD-044039-2024	Approved	Bill Tuman	No	Complete
			Reinspection of iBLD-042377-2024				
11/27/2024	11/27/2024	Complete Framing	iBLD-046444-2024	Not Ready for Inspection	Bill Tuman	Yes	Complete
			Reinspection of iBLD-042374-2024				
	11/27/2024	Rough HVAC/Mech/Fireplace	iBLD-046443-2024	Correction	Bill Tuman	Yes	Complete
			Reinspection of iBLD-042375-2024				
12/09/2024	12/09/2024	Complete Framing	iBLD-047896-2024	Correction	Jaime Molina	Yes	Complete
			Reinspection of iBLD-046444-2024				
	12/09/2024	Rough HVAC/Mech/Fireplace	iBLD-047895-2024	Approved	Jaime Molina	No	Complete
			Reinspection of iBLD-046443-2024				
12/23/2024	12/23/2024	Insulation/Densglass	iBLD-049974-2024	Not Ready for Inspection	Bill Tuman	Yes	Complete
01/02/2025	01/02/2025	Complete Framing	iBLD-000150-2025	Approved	Bill Tuman	No	Complete
			Reinspection of iBLD-047896-2024				
	01/02/2025	Insulation/Densglass	iBLD-050399-2024	Correction	Bill Tuman	Yes	Complete
			Reinspection of iBLD-049974-2024				
01/07/2025	01/07/2025	Insulation/Densglass	iBLD-000483-2025	Approved	John Joseph	No	Complete
			Reinspection of iBLD-050399-2024				
01/14/2025	01/14/2025	Drywall Fire Caulk	iBLD-001499-2025	Approved	Bill Tuman	No	Complete
01/27/2025	01/27/2025	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-002898-2025	Partial Pass	Bill Tuman	Yes	Incomplete
06/20/2025	06/20/2025	Setbacks/ Line & Grade	iBLD-024022-2025	Cancelled	Jason Rudenick	Yes	Complete
			Reinspection of iBLD-003265-2022				
09/08/2025	09/08/2025	Shower Lath	iBLD-036476-2025	Partial Pass	Bill Tuman	Yes	Incomplete
Permit: XR2023-1755							
04/09/2025	04/09/2025	Footings and Foundation	iBLD-013301-2025	Cancelled	Bill Tuman	Yes	Complete
09/08/2025	09/08/2025	Rough Electrical Service	iBLD-036479-2025	Not Ready for Inspection	Bill Tuman	Yes	Complete
Permit: XR2023-3252							
12/19/2023	12/19/2023	Footings and Foundation	iBLD-049238-2023	Correction	Chris Sanchez	Yes	Complete
01/16/2024	01/16/2024	Water Quality BMP's	iWQ-002903-2024	Approved	Monique Navarrete	No	Complete
05/16/2024	06/11/2024	Rough Electric Residential	iBLD-018716-2024	Cancelled	Chris Sanchez	Yes	Complete

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Status: Approved	Expiration Date: 06/13/2022	Address: 1421 KINGS RD NEWPORT BEACH, CA
IVR Number: 123560		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
04/09/2025	04/09/2025	Footings and Foundation	iBLD-013473-2025	Correction	Bill Tuman	Yes	Complete
Reinspection of iBLD-049238-2023							
06/20/2025	06/20/2025	Footings and Foundation	iBLD-024810-2025	Approved	Jason Rudenick	No	Complete
Reinspection of iBLD-013473-2025							
12/18/2025	12/18/2025	Other Building	iBLD-003154-2025	Correction	Bill Tuman	Yes	Complete
12/23/2025	12/23/2025	Other Building	iBLD-003636-2025	Approved	Bill Tuman	No	Complete
Reinspection of iBLD-003154-2025							
01/05/2026	01/05/2026	Masonry Pre-Grout/Wall Steel	iBLD-004025-2025	Correction	Bill Tuman	Yes	Complete
01/14/2026	01/14/2026	Masonry Pre-Grout/Wall Steel	iBLD-001616-2026	Correction	Bill Tuman	Yes	Complete
Reinspection of iBLD-004025-2025							
02/09/2026	02/09/2026	Masonry Pre-Grout/Wall Steel	iBLD-005248-2026	Approved	Luis Gardea	No	Complete
Reinspection of iBLD-001616-2026							

Permit: XR2024-7014

09/08/2025	09/08/2025	Area Drains	iBLD-036490-2025	Not Ready for Inspection	Bill Tuman	Yes	Complete
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City of Newport Beach

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



COMB Permit : XR2023-0440

Plan Check No :
Issued Date : 02/16/2022
Final Date:
Permit Status: Issued
Inspection Area : 8

**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 : 1421 KINGS RD

Legal Desc : N TR 1219 BLK E LOT 39

Description : SFR ADD ADD 1533 SF, GARAGE CONVERSION. ADD 518 SF AT GARAGE. (RENEW EXPIRED PERMIT)

Owner : 1421 KINGS ROAD LLC
Address : 1024 BAYSIDE DR #383
NEWPORT BEACH, CA 92660
Phone : (812) 320-2955

Contractor : RDMS GENERAL CONTRACTORS
Address : 250 E BAKER ST, STE 300
COSTA MESA, CA 92626
Phone : (714) 546-1130
Con State Lic : 815872
Lic Expire : 12/31/2026
Bus Lic : BT30008726
Bus Lic Expire : 01/31/2026

Architect : CHRISTIAN R LIGHT
Address : 1401 QUAIL ST #120 NEWPORT BEACH,
CA 92660
Phone : (949) 851-8345
State Lic : C022334

Applicant : MEEGAN COLLIER
Address : 910 KINGS RD
NEWPORT BEACH, CA 92663
Phone : (812) 592-1232

Workers' Compensation Insurance
Carrier : EVEREST PREMIERE INSURANCE CO.
Policy No : 7600024153251
W. C. Expire : 9/1/2026

Engineer : QIANG XIAO
Address : 1520 BROOKHOLLOW DR, 45
SANTA ANA, CA 92705
Phone : (714) 662-0510

Owner/Builder :
Address :
Phone :

Designer :
Address :
Phone :

Code Edition : 2019
Type of Construction : V-B
Occupancy Groups : U,R-3
Bldg Height :

Fire Sprinklers : YES
Fire Hazard Zone : NO
Fire Alarms : NO
No of Units : 1
No of of Stories : 2
No of Basement :

Construction Valuation : \$0.00
Added/New/TI sq. ft. Bldg : 0
Alteration sq. ft. Bldg : 0
Add/New sq. ft. Garage : 0
TOTAL sq. ft. : 0

Building Setbacks : Front: 10, Side: 4, Side: 4, Rear: 10
Flood Zone : X
Use Zone : R-1 - Single-Unit Residential

PROCESSED BY : _____

SPECIAL CONDITIONS: 03/12/2025: Change of Contractor



City of Newport Beach - Building Division

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

X2020~1376

COMB Permit : X2020-1376
Project No : 1060-2020

Issued Date : 02/09/2022
Inspection Area : 3

PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION. PROJECTS MUST BE COMPLETED BY 02/09/2025 OR PERMIT WILL BE INVALID
Construction Hours: Monday - Friday 7:00 a.m. to 6:30 p.m. and Saturday from 8:00 a.m. to 6:00 p.m. No work on Sundays or Holidays

Job Address: 1421 KINGS RD NB
Description: SFR ADD ADD 1533 SF, GARAGE CONVERSION. ADD 518 SF AT GARAGE.
Legal Desc.: N TR 1219 BLK E LOT 39

Owner: COLLIER MICHAEL
Address: 1421 KINGS RD
NEWPORT BEACH, CA 92663
Phone:
Applicant: LIGHT CHRISTIAN R
Address: 1401 QUAIL ST #120
NEWPORT BEACH CA 92660
Phone: 949-851-8345

Contractor: OWNER/BBLDR
Address: 612-320, 2455
Phone:
Con State Lic: O/B
Lic Expire:
Bus Lic:
Lic Exp Date:

Architect: LIGHT CHRISTIAN R
Address: 1401 QUAIL ST #120
NEWPORT BEACH CA 92660
Phone: 949-851-8345
State Lic: C022334
Engineer: XIAO QIANG
Address: 1520 BROOKHOLLOW DR #45
SANTA ANA CA 92705
Phone: 714-662-0510
State Lic: S-005289

Code Edit : 2019
Type of Construction: V-B-SPR
Occupancy Group: R3/U
Added /New sq. ft. Bldg: 1533
Added /New sq. ft. Garage: 518
No of Stories: 2
No of Units : 1
Bldg Height: 0
Bldg Sprinklers: Y
Flood Zone: X

Worker's Compensation Insurance
Carrier:
Policy No:
Expire:

Building Setbacks Rear: 10
Front: 10
Left: 4
Right: 4
Use Zone:
Parking Spaces: 0
Fire Hazard Zone: N

Special Conditions: LANDSLIDE AREA
CR&R TO HAUL DEBRIS
INSPECTOR

Construction Valuation: \$300,000.00

Excise Tax: \$0.00
Additional Fee: \$134.00
Grading Bonds Fee: \$0.00
Grading PC Consultant: \$1,234.10
Grading Permit Fee: \$237.00
Grading PC Fee: \$270.90
WQ Insp. Fee: \$0.00
Electrical %: \$320.18
Mechanical %: \$182.96
Plumbing %: \$411.66

Planning Department -
Plan check Fee: \$208.00
Fair Share: \$0.00
S/H Trans: \$0.00
In-lieu Housing Fee:
Public Works Department -
Park Dedication: \$0.00
P/W Plan Check: \$253.75
San Dist: \$0.00
NIMUSD Fee: \$2,820.72

Fire Department
Fire Inspection: \$0.00
Fire Plan Rev: \$0.00
Demolition Fee: \$27.00
Building Dept Adm: \$265.00
General Service: \$564.00
Refund Deposit: \$0.00
Grading Bond: \$0.00

TOTAL FEE: \$19,795.46
Plan Check Fee: \$4,275.09
Fee Due at Permit Issuance: \$15,520.37

PROCESSED BY: AC
ZONING APPROVAL: LAW
GRADING APPROVAL: SFP
PUBLIC WORKS APPROVAL:
PLAN CHECK BY:
APPROVAL TO ISSUE:

OWNER-BUILDER DECLARATION

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

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

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

I am exempt from licensure under the Contractors' State License Law for the following reason:
 By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.
 Signature of Property Owner or Authorized Agent: [Signature] Date: 2-9-22

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

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

I hereby affirm under penalty of perjury one of the following declarations:
 I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____
 I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: _____ Carrier: _____ Policy Number: _____

Name of Agent: _____ Expiration Date: _____ Phone #: _____
 I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. Date: 2-9-22

Signature of Applicant: [Signature] 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: _____

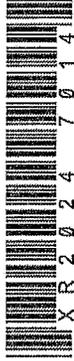
By my signature below, I certify to each of the following:
 I am the property owner or authorized to act on the property owner's behalf.
 I have read this application and the information I have provided is correct.
 I agree to comply with all applicable city and county ordinances and state laws relating 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: [Signature] Print Property Owner's or Authorized Agent's Name: MICHAEL COLLIER Date: _____

FOR OFFICE USE ONLY	
ACTION	DATE
PERMIT EXPIRED	
PERMIT CANCELLED	
PERMIT EXTENDED	
PERMIT FINAL CERTIFICATE OF OCCUPANCY ISSUED	

DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403	
<input type="checkbox"/> I SUBMITTED ASBESTOS NOTIFICATION TO	
<input type="checkbox"/> EPA	
<input type="checkbox"/> AQMD	
<input type="checkbox"/> ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMIC SIGNATURE: <u>MICHAEL COLLIER</u>	



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



XR2024 701411
 7 0 1 4 1

COMB Permit : XR2024-7014
Plan Check No : 1060-2020
Issued Date : 12/03/2024
Final Date:
Permit Status: Issued
Inspection Area : 8

REVISED
 11/6/26
 Change of Contractor
 RLC

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 : 1421 KINGS RD
Description : SFR - (N) RECESSED LIGHTING @ THE ENTERTAINMENT ROOM AND BATH (4), (N) TANKLESS WATER HEATER (XR2023-0440)
Legal Desc : N TR 1219 BLK E LOT 39

Owner : 1421 KINGS ROAD LLC
Address : 1024 BAYSIDE DR #383
 NEWPORT BEACH, CA 92660
Phone : (812) 320-2955

Contractor : RDMS GENERAL CONTRACTORS
Address : 250 E BAKER ST. STE 300
 COSTA MESA, CA 92626
Phone : (714) 546-1130
Con State Lic : 815872
Lic Expire : 12/31/2026
Bus Lic : BT30008726
Bus Lic Expire : 01/31/2026

Applicant : CHRISTIAN R LIGHT
Address : 1401 QUAIL ST #120
 NEWPORT BEACH, CA 92660
Phone : (949) 851-8345

Architect : CHRISTIAN R LIGHT
Address : 1401 QUAIL ST #120 NEWPORT BEACH,
 CA 92660
Phone : (949) 851-8345
State Lic : C022334

Engineer : QIANG XIAO
Address : 1520 BROOKHOLLOW DR, 45
 SANTA ANA, CA 92705
Phone : (714) 662-0510

Workers' Compensation Insurance
Carrier : EVEREST PREMIERE INSURANCE CO.
Policy No : 7600024153251
W. C. Expire : 9/1/2026

Code Edition : 2022
Type of Construction : V-B
Occupancy Groups : U,R-3
Bldg Height :

Fire Sprinklers : NO
Fire Hazard Zone : NO
Fire Alarms : NO
No of Units : 1
No of Stories : 2
No of Basement : 0

Construction Valuation : \$1,500.00
Added/New/TTI sq. ft. Bldg : 0
Alteration sq. ft. Bldg : 0
Add/New sq. ft. Garage : 0
TOTAL sq. ft. : 0

Building Setbacks : Front: 10, Side: 4, Rear: 10
Flood Zone : X
Use Zone : R-1 - Single-Unit Residential

PROCESSED BY :

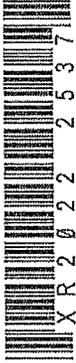
RLC

INSPECTOR

SPECIAL CONDITIONS: REV2024-2469



City of Newport Beach
 Community Development Department - Building Division
 100 Civic Center Drive, Newport Beach, CA 92660
 Permit Counter Phone: (949) 844-3288
 Inspection Requests Phone: (949) 844-3255
 newportbeachca.gov/inspections
 Combination Type - SFP
 Work Class - Addition



XR2022-2537

COMB Permit : XR2022-2537

Plan Check No : 1060-2020
 Issued Date : 03/28/2023
 Inspection Area : 3

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 : 1421 KINGS RD
 Legal Desc : N TR 1219 BLK E LOT 39
 Description : DELTA 4 ADDED SCOPE AND 172 SF; CHANGE WINDOWS; ADD FLAT ROOF RAISED DORMERS

Owner : Michael Collier
 Address : 1421 KINGS RD
 Newport Beach, CA
 Phone : (812) 320-2955

Architect : LIGHT CHRISTIAN R
 Address : 1401 QUAIL ST #120 NEWPORT BEACH,
 CA 92660
 Phone : (949) 851-8345
 State Lic :

Applicant : Brian Wood
 Address : 1401 Quail St., 120
 Newport Beach, CA 92660
 Phone : (949) 851-8345

Engineer : XIAO QIANG
 Address : 1520 BROOKHOLLOW DR #45
 SANTA ANA, CA 92705
 Phone : (714) 662-0510

Owner/Builder : Michael Collier
 Address : 1421 KINGS RD
 Newport Beach, CA
 Phone : (812) 320-2955

Designer :
 Address :
 Phone :

Code Edition : 2019
 Type of Construction : V-B
 Occupancy Groups : U,R-3
 Bldg Height :

Construction Valuation : \$30,960,000
 Added/New/TI sq. ft. Bldg : 172
 Alteration sq. ft. Bldg :
 Added/New sq. ft. Garage : 0
 TOTAL sq. ft. : 172

Building Setbacks : Front: 10, Side: 4, Rear: 10
 Flood Zone : X
 Use Zone : R-1 - Single-Unit Residential

PROCESSED BY :

SPECIAL CONDITIONS:

INSPECTOR

OWNER-BUILDER DECLARATION

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

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

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the project 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 September 20 2012 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 3700 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. Date 6/20/23

Signature of Applicant R. Valero Vega Jr Date 6/20/23

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.

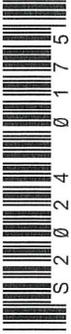
Signature of Property Owner or Authorized Agent Dywicko Vega Jr Permit Property Owner's or Authorized Agent's Name Rulmido Vega Jr Date 6/20/23

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"/> SUBMITTED ASBESTOS NOTIFICATION TO	
PERMIT CANCELLED			<input type="checkbox"/> EPA	
PERMIT EXTENDED			<input type="checkbox"/> AQMD	
PERMIT FINAL			<input type="checkbox"/> ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION	
CERTIFICATE OF OCCUPANCY ISSUED			SIGNATURE:	



City of Newport Beach

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



S 2 0 2 4 0 1 7 5

Pool Permit : S2024-0175

Plan Check No : PC2024-1548
Issued Date : 10/25/2024
Final Date:
Permit Status: Issued
Inspection Area : 8

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 : 1421 KINGS RD
Description : SFR REMODEL POOL AND NEW SPA

Legal Desc : N TR 1219 BLK E LOT 39

Owner : 1421 KINGS ROAD LLC
Address : 1024 BAYSIDE DR #383
NEWPORT BEACH, CA 92660
Phone : (812) 592-1232

Contractor : VICTORY POOLS
Address : 1164 N SACRAMENTO ST
ORANGE, CA 92867
Phone : (714) 469-2702

Architect :
Address :
Phone :
State Lic :

Applicant : VICTORY POOLS INC
Address : 850 E CHAPMAN AVE., SUITE C
ORANGE, CA 92866
Phone : (714) 469-0756

Con State Lic : 976169
Lic Expire : 05/31/2025
Bus Lic : BT30061313
Bus Lic Expire : 11/30/2024

Engineer :
Address :
Phone :

Workers' Compensation Insurance
Carrier : WESCO INSURANCE COMPANY
Policy No : WWC3584728
W. C. Expire : 5/2/2025

Designer : VICTORY POOLS
Address : 1164 N SACRAMENTO ST
ORANGE, CA 92867
Phone : (714) 469-2702

Owner/Builder :
Address :
Phone :

Code Edition : 2022
Type of Construction :
Occupancy Groups : U
Bldg Height :

Fire Sprinklers : NO
Fire Hazard Zone : NO
No of Units :
No of Stories :

Construction Valuation : \$40,000.00
Added/New/TT sq. ft. Bldg : 0
Alteration sq. ft. Bldg : 0
Added/New sq. ft. Garage : 0

Building Setbacks : Front: 10, Side: 4, Rear: 10
Flood Zone : X
Use Zone : R-1 - Single-Unit Residential

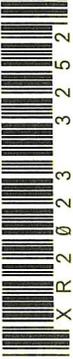
PROCESSED BY :

SPECIAL CONDITIONS:



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/civc
Combination Type - **SFP**
Work Class - **Other**



XR 2 0 2 3 3 2 5 2

COMB Permit : XR2023-3252

Plan Check No : 1060-2020
Issued Date : 11/16/2023
Final Date :
Permit Status: Issued
Inspection Area : 8

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 : 1421 KINGS RD **Legal Desc :** N TR 1219 BLK E LOT 39

Description : SFR - (N) BLOCK WALL 60 LF X 3' HEIGHT. INSIDE P/L

Owner : 1421 KINGS ROAD LLC
Address : 1024 BAYSIDE DR #383
NEWPORT BEACH, CA 92660
Phone : (812) 320-2955

Contractor : S T I GENERAL & ELECTRIC
Address : 106 E AVENIDA SAN JUAN
SAN CLEMENTE, CA 92672
Phone : (951) 852-5122

Architect :
Address :
Phone :
State Lic :

Applicant : S T I GENERAL & ELECTRIC
Address : 106 E AVENIDA SAN JUAN
SAN CLEMENTE, CA 92672
Phone : (951) 852-5122

Con State Lic : 986272
Lic Expire : 08/31/2025
Bus Lic : BT30082715
Bus Lic Expire : 09/30/2024

Engineer : XIAO QIANG
Address : 1520 BROOKHOLLOW DR #45
SANTA ANA, CA 92705
Phone : (714) 662-0510

Owner/Builder :
Address :

Policy No : CWC00520801
W. C. Expire : 2/28/2024

Designer :
Address :

Phone :

Phone :

Code Edition : 2022
Type of Construction : V-B
Occupancy Groups : U
Bldg Height :

Fire Sprinklers : NO
Fire Hazard Zone : NO
No of Units : 0
No of Stories : 0

Construction Valuation : \$10,000.00
Added/New/TL sq. ft. Bldg : 0
Alteration sq. ft. Bldg : 0
Add/New sq. ft. Garage : 0
TOTAL sq. ft. : 0

Building Setbacks : Front: 10, Side: 4, Rear: 10
Flood Zone : X
Use Zone : R-1 - Single-Unit Residential

PROCESSED BY :

SPECIAL CONDITIONS :



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

AGREEMENT TO BUILD A FENCE/WALL CENTERED OVER THE PROPERTY LINE

THIS AGREEMENT has been entered into by the following property owners for the construction of a common property line fence where 50% of the wall thickness and foundation will be built over the adjacent property.

This is a sample form intended to assist both parties through the permitting process, it is not intended to address any property rights or legal issues. Any other forms of agreements may be used as long as it contains the basic information herein.

SUBJECT PROPERTY ADDRESS: 1421 KINGS ROAD

<u>MICHAEL COLLIER</u>	<u><i>Michael Collier</i></u>	<u>8-24-23</u>
PRINT NAME	SIGNATURE OF PROPERTY OWNER	DATE

ADDRESS OF ADJOINING PROPERTY 1 (See key plan): N/A

_____	_____	_____
PRINT NAME	SIGNATURE OF PROPERTY OWNER	DATE

ADDRESS OF ADJOINING PROPERTY 2 (See key plan): N/A

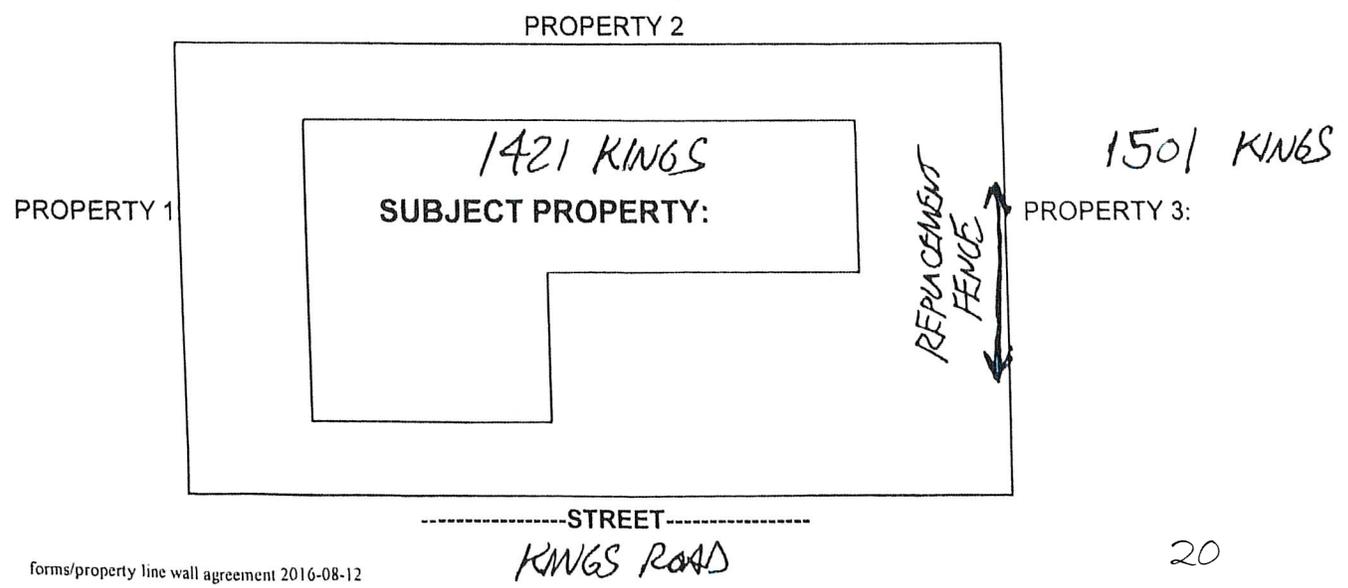
_____	_____	_____
PRINT NAME	SIGNATURE OF PROPERTY OWNER	DATE

ADDRESS OF ADJOINING PROPERTY 3 (See key plan): 1501 KINGS ROAD

<u>Jon Fosheim</u>	<u><i>Jon Fosheim</i></u>	<u>9-11-23</u>
PRINT NAME	SIGNATURE OF PROPERTY OWNER	DATE

Jonny Fosheim

KEY PLAN





CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 926588916

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

SETBACKS AND TOP OF SLAB/FLOOR ELEVATION CERTIFICATE

WALL CERTIFICATION

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

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

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

Engineer/Surveyor's Name RON MIEDEMA License # LS 4653

Engineer/Surveyor's Address 23016 LAKE FOREST DR. #409, LAGUNA HILLS

Job Address 1421 KING'S ROAD

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

* Top of slab/floor elevation: _____

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

I certify that the setbacks are , are not , per City approved plans. Describe any deviations from plans: WALL IS CENTERED ON THE PROPERTY LINE

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

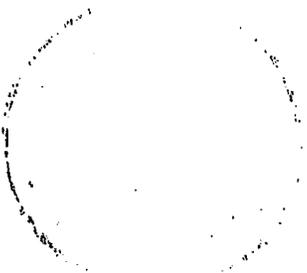
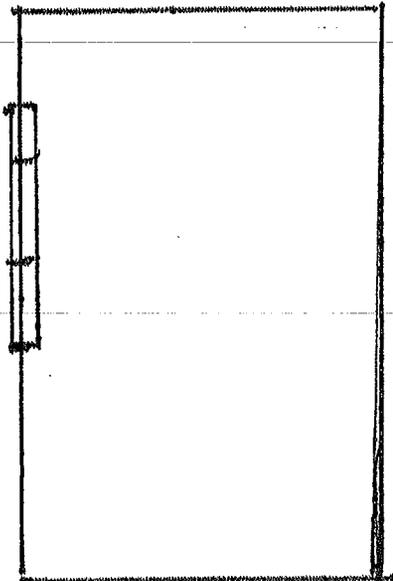
Date 6-1-25

Engineer/Surveyor's stamp and signature Ron Miedema



OVER 21

KINGS RD.





CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SETBACKS AND TOP OF SLAB/FLOOR
ELEVATION CERTIFICATE

GRKDE BEAM SOUTHERLY S-IDE

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

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

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

Engineer/Surveyor's Name RON MIEDEMA License # CS 4653

Engineer/Surveyor's Address 23016 LATE FOREST DR. #409, LAGUNA HILLS

Job Address 1421 KINGS ROAD

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

* Top of slab/floor elevation:

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

I certify that the setbacks are [checked], are not [unchecked], per City approved plans. Describe any deviations from plans:

I certify that top of slab/floor elevation(s) is [checked], is not [unchecked], per City approved drawings. Describe any deviations from plans: NA

Date 4-7-23

Engineer/Surveyor's stamp and signature [Signature]



KINGS RD.



EXIST
BUILDING



SET
NAIL
4 FEET
FROM PC

GRADE
BEAM

SET SPIKE
4 FEET
FROM P1



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

SETBACKS AND TOP OF SLAB/FLOOR ELEVATION CERTIFICATE

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

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

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

Engineer/Surveyor's Name RON MIEDEMA License # CS 4653

Engineer/Surveyor's Address 23016 LAKE FOREST DR. #409, LAGUNA HILLS

Job Address 1421 KINGS ROAD

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

* Top of slab/floor elevation: 100.55 AND 90.50

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

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

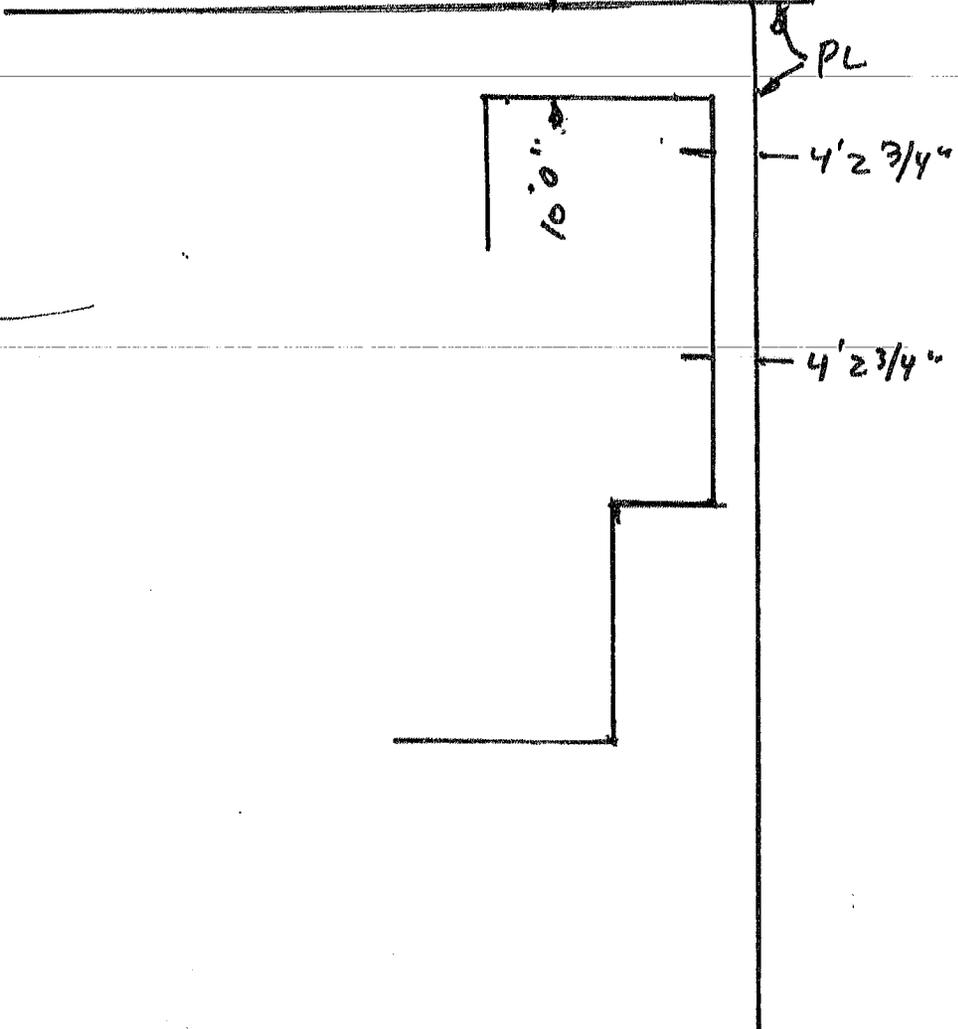
I certify that top of slab/floor elevation(s) is , is not , per City approved drawings. Describe any deviations from plans: _____

6-21-22
Date

Ron Medina
Engineer/Surveyor's stamp and signature



FINDS FORD





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

BUILDING HEIGHT CERTIFICATION

Project Street Address: 1421 KINGS ROAD N.P.

Building Permit Number(s): _____

As the surveyor of record for the project at the above address, I hereby certify that I have reviewed the City of Newport Beach approved plan and original topographic survey and based the elevations listed below on those plans.

Elevations shall include an allowance for roofing material thickness if not yet installed. Provide each critical ridge and flat roof, or roof deck railing elevations indicated on the approved plans. Use the format below on the back of this form if additional space is necessary or further explanation is needed. Provide original copy to the inspector before roof framing inspection.

All elevation points are based on: NAVD88 NGVD29 Assumed

Please provide the following elevation information for the highest roof ridges, flat roofs, or parapets/guardrails. Additional elevation points may be requested by the Building Inspector.

RIDGES (3:12 slope or greater)

1. Approved elevation point of ridge is 114.09 and actual elevation point is 117.66.
2. Approved elevation point of ridge is _____ and actual elevation point is _____.
3. Approved elevation point of ridge is _____ and actual elevation point is _____.

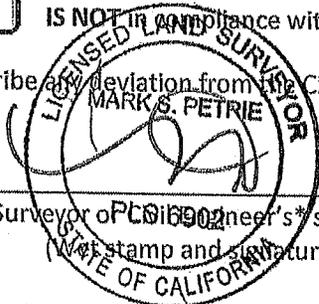
FLAT ROOFS, PARAPETS AND GUARDRAILS

1. Approved elevation point of flat roof or parapet is _____ and actual elevation point is _____.
2. Approved elevation point of flat roof or parapet is _____ and actual elevation point is _____.
3. Approved elevation point of flat roof or parapet is _____ and actual elevation point is _____.

I certify that the above height measurements are correct and the above project:

- IS in compliance with the City-approved plans.
- IS NOT in compliance with the City-approved plans (Provide explanation).

Please describe any deviation from the City-approved plans on the back of this form.



Surveyor or Professional Engineer's signature and seal
(Notary stamp and signature required)

5/21/23
Date

* License number of 33965 or lower



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

SETBACKS AND TOP OF SLAB/FLOOR ELEVATION CERTIFICATE

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

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

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

Engineer/Surveyor's Name RON MIEDEMA License # LS 4653

Engineer/Surveyor's Address 23016 CATE FOREST DR. #409, LAGUNA HILLS

Job Address 1421 KINGS ROAD

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

* Top of slab/floor elevation: SAME AS EXISTING

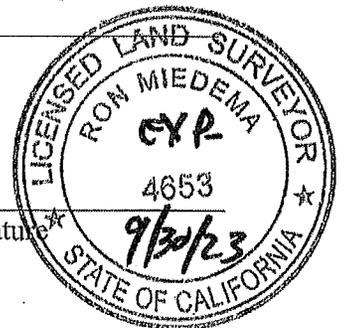
* If slab/floor elevation varies, sketch a plan or section through slab on the back page and specify the elevations. Use same datum used in the survey of record.

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

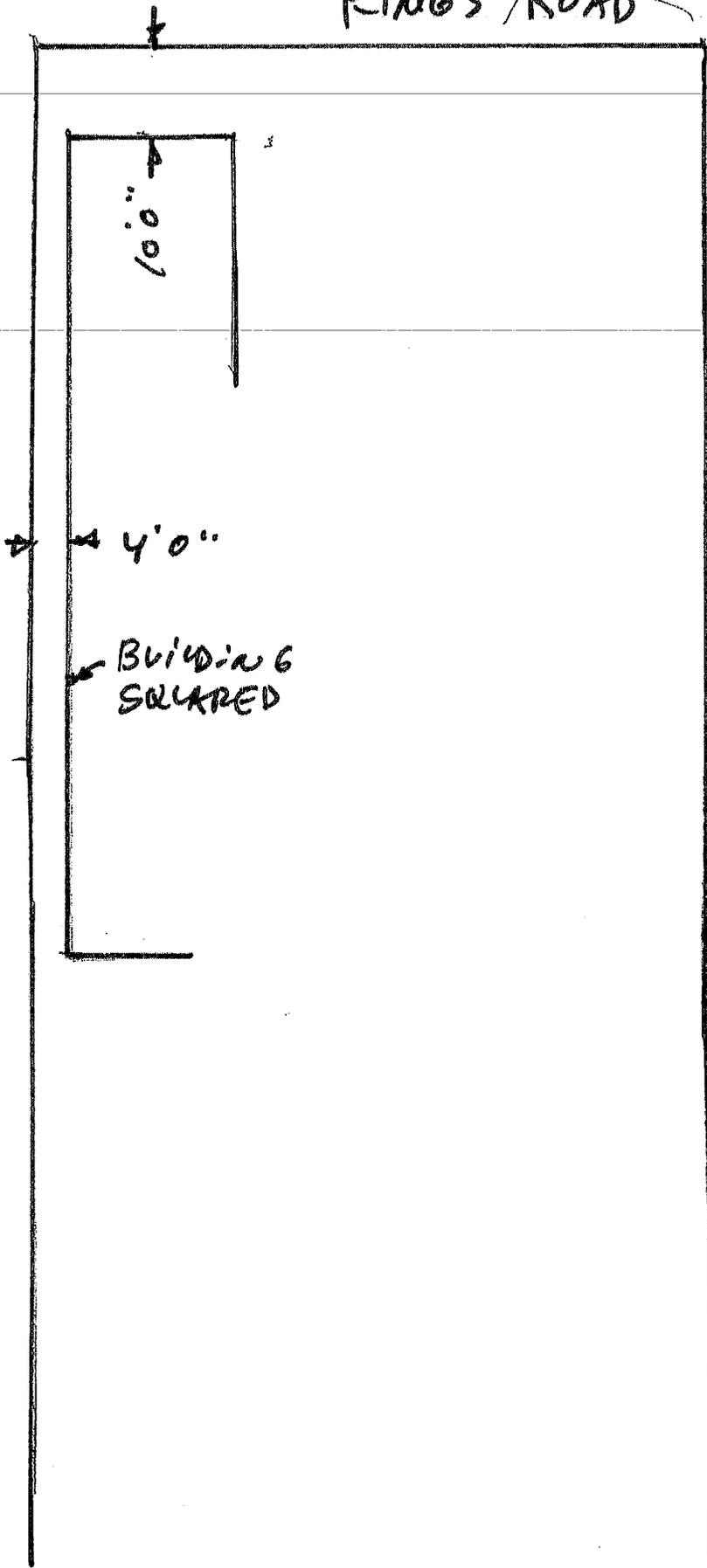
I certify that top of slab/floor elevation(s) is , is not , per City approved drawings. Describe any deviations from plans: _____

5-2-22
Date

Ron Miedema
Engineer/Surveyor's stamp and signature



RINGS / ROAD





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

BUILDING HEIGHT CERTIFICATION

Project Street Address: 1421 KINGS ROAD N.P.

Building Permit Number(s): _____

As the surveyor of record for the project at the above address, I hereby certify that I have reviewed the City of Newport Beach approved plan and original topographic survey and based the elevations listed below on those plans.

Elevations shall include an allowance for roofing material thickness if not yet installed. Provide each critical ridge and flat roof, or roof deck railing elevations indicated on the approved plans. Use the format below on the back of this form if additional space is necessary or further explanation is needed. Provide original copy to the inspector before roof framing inspection.

All elevation points are based on: NAVD88 NGVD29 Assumed

Please provide the following elevation information for the highest roof ridges, flat roofs, or parapets/guardrails. Additional elevation points may be requested by the Building Inspector.

RIDGES (3:12 slope or greater)

1. Approved elevation point of ridge is 114.09 and actual elevation point is 117.66.
2. Approved elevation point of ridge is _____ and actual elevation point is _____.
3. Approved elevation point of ridge is _____ and actual elevation point is _____.

FLAT ROOFS, PARAPETS AND GUARDRAILS

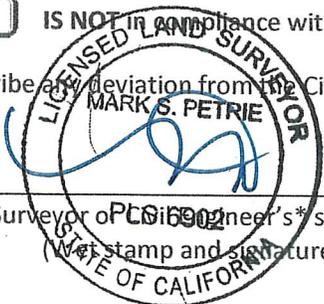
1. Approved elevation point of flat roof or parapet is _____ and actual elevation point is _____.
2. Approved elevation point of flat roof or parapet is _____ and actual elevation point is _____.
3. Approved elevation point of flat roof or parapet is _____ and actual elevation point is _____.

I certify that the above height measurements are correct and the above project:

- IS in compliance with the City-approved plans.
 IS NOT in compliance with the City-approved plans (Provide explanation).

Please describe any deviation from the City-approved plans on the back of this form.

 Surveyor or Professional Engineer's* signature and seal
 (Not stamp and signature required)



5/26/23
 Date

* License number of 33965 or lower



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address: <i>1421 Kings Road</i>	Report Date: <i>11/23/24</i>	CNB Inspector Name:	CNB Permit #:
Building Owner Name: <i>Michael Collier</i>	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): <i>Qiang Xiao</i>	SO E-mail Address: <i>chung@aqxeng.com</i>	SO Telephone #: <i>(714) 662-0510</i>	SO License / Reg. #: <i>5.5289</i>

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	<i>Final framing check for entire building</i>	<i>11/23/24</i>
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input checked="" type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Other: <i>Wood</i>	<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:

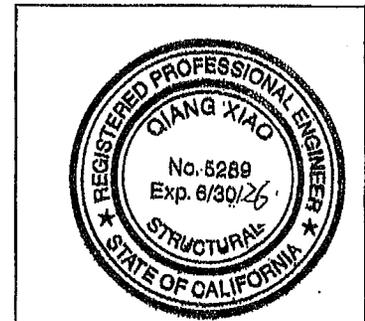
1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
2. I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction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

[Handwritten Signature]

11/23/24

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 BUILDING DIVISION

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

Structural Observation Report

Project Address: <i>1421 Kings Road</i>	Report Date: <i>5/23/23</i>	CNB Inspector Name:	CNB Permit #:
Building Owner Name: <i>Michael Collier</i>	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): <i>Qiang Xiao</i>	SO E-mail Address: <i>chung@aqxeng.com</i>	SO Telephone #: <i>(714) 662-0510</i>	SO License / Reg. #: <i>5.5289</i>

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	<i>Final framing check for entire building</i>	<i>5/23/23</i>
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input checked="" type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Other: <i>Wood</i>	<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:

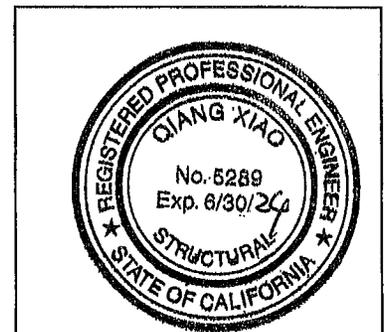
1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
2. I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction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

[Handwritten Signature]

5/23/23

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address: <i>1421 Kings Road</i>	Report Date: <i>8/1/22</i>	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing Address (if different from site): <i>chung@agbeng.com</i>	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): <i>Qiang Xiao</i>	SO E-mail Address:	SO Telephone #:	SO License / Reg. #:

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

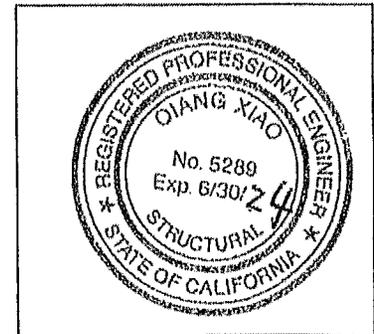
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Steel Deck	<i>@ Garage slab</i>	
<input type="checkbox"/> Calssons, 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:	<i>rebars and wire mesh</i>	
<input type="checkbox"/> ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.				<i>are ok,</i>	
<input type="checkbox"/> OBSERVED DEFICIENCIES AND COMMENTS:					
<i>OK to pour concrete</i>					
<i>(Note: fiberglass will be added into concrete per contractor)</i>					
				<input type="checkbox"/> REPORT CONTINUED ON ATTACHED PAGES.	
<input type="checkbox"/> 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.

[Handwritten Signature]

8/1/22
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.



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Structural Observation Report

Project Address: <i>1421 Kings Road</i>	Report Date: <i>6/28/22</i>	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): <i>Qiang Xiao</i>	SO E-mail Address: <i>chung@agkeng.com</i>	SO Telephone #:	SO License / Reg. #:

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

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

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

OK to pour

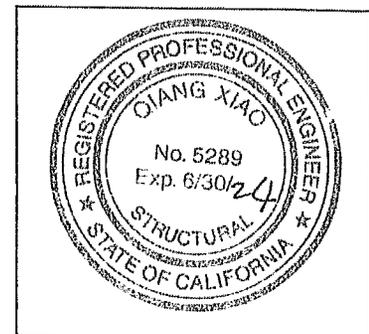
REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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



STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
 100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

Project Address: <i>1421 Kings Road</i>	Report Date: <i>5/16/22</i>	CNB Inspector Name:	CNB Permit #:
Building Owner Name: <i>Michael Collier</i>	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): <i>Qiang Xiao</i>	SO E-mail Address:	SO Telephone #:	SO License / Reg. #:

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

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

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

OK to pour

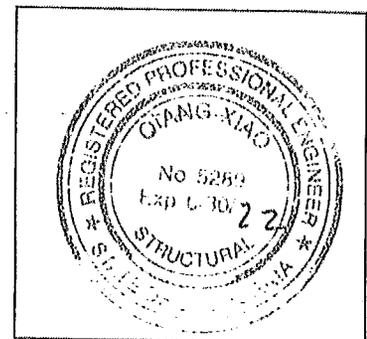
REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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



STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

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



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

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

SPECIAL INSPECTION REPORT

Project Address: 1421 Kings Road Newport Beach CA.
 Permit Number: X2020-1376
 Inspection Type (s): Structural steel and welding
 Inspection Date (s): 07-21-2022 () Periodic (X) Continuous

Describe Inspection, Including Location(s):

Observe and inspect field welding of structural steel in conformance with the approved plans. All work by certified welders using FCAW process with NR 232 .072 semi auto wire feed . new garage at ground floor
 16g Verco form lock decking with 1/2" puddle welds at every down flute OR 24" OC min. and at ledger to decking @ 12" OC SD1.1 (13) with 12" lap min .

List Tests Made:

NDE visual inspection

Total Inspection Time Each Day:

Date:				07-21-2022		
Hours:				8 - 3 pm		

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

Comments:

All work to 2019 CBC code and guidelines. and AWS D1.1 code and specs. and AWS D1.4 for light gage welding .verify locations, mill certs, WPS sheet and fit up certified welder Giovanni Segovia P035722

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: 07-21-2022
Print Full Name: Kirk Mosher (714) 719-8957 kmosh@gmail.com	Newport Beach Registration No.: NB-0421



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 1421 Kings Road Newport Beach CA.
 Permit Number: X2020-1376
 Inspection Type (s): Structural steel and welding
 Inspection Date (s): 07-18-2022 () Periodic (X) Continuous

Describe Inspection, Including Location(s):

Observe and inspect field welding of structural steel in conformance with the approved plans. All work by certified welders using FCAW process with NR 232 .072 semi auto wire feed . new garage at ground floor with W 10 x 30 (2) W 8 x 10 (4) beams with 1/4" fillet welds both sides at connection plates and MB Bolts at beam to beam connection 1/4" fillet welds all around at ledger plate to beam /connection plates .

List Tests Made:

NDE visual inspection

Total Inspection Time Each Day:

Date:	07-18-2022					
Hours:	8-3pm					

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

Comments:

All work to 2019 CBC code and guidelines. and AWS D1.1 code and specs.
 verify locations, mill certs, WPS sheet and fit up
 certified welder Giovanni Segovia P035722

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: 07-18-2022
Print Full Name: Kirk Mosher (714) 719-8957 kmosh@ymail.com	Newport Beach Registration No.: NB-0421



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 1421 Kings Road Newport Beach CA.
 Permit Number: X2020-1376
 Inspection Type (s): Structural steel and welding
 Inspection Date (s): 06-21-2022 () Periodic (X) Continuous

Describe Inspection, Including Location(s):

Observe and inspect field welding of structural steel in conformance with the approved plans. All work by certified weldrs using FCAW process with NR 232 .072 semi auto wire feed . new garage area with 3 x 3 x 1/4" L plate at interior perimeter with 1/4" wstiffener plates with 1/4" fillet welds both sides . and to 14 x 14 x embed plate with 3/4" A 325 bolts @ 16" OC as embed bolts and 3/16" fillet wlds all around at plate to L plate connections .

List Tests Made:

NDE visual inspection

Total Inspection Time Each Day:

Date:	06-21-2022				
Hours:	8-3pm				

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

Comments:

All work to 2019 CBC code and guidelines. and AWS D1.1 code and specs.
 verify locations, mill certs, WPS sheet and fit up
 certified welder Giovanni Segovia P035722

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: 06-21-2022
Print Full Name: Kirk Mosher (714) 719-8957 kmosh@ymail.com	Newport Beach Registration No.: NB-0421



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 1421 Kings Road Newport Beach CA.
 Permit Number: X2020-1376
 Inspection Type (s): Drilled in anchors (Epoxy)
 Inspection Date (s): 06-20-2022 () Periodic (x) Continuous

Describe Inspection, Including Location(s):
 Observe and inspect installation of drilled in anchors in conformance with the approved plns.
 # 4 bars as dowels at new to existing footing in front of garage with 6" min embed @ 12" OC 10 total and at
 corner with 1 # 5 bar and 4 # 4 bars vertical @ 12" with 6" min embe depth as noted on foundtion plan
 Simpson Set XP Epoxy to ICC ESR 2508 and LARR 25744 exp.date 09-21-2024 with the holes blown out
 and brushed clean prior to install.

List Tests Made:
 NDE visual inspection

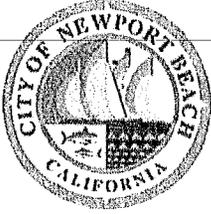
Total Inspection Time Each Day:						
Date:	06-20-2022					
Hours:	10-2 pm					

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

Comments:
 All work to 2019 CBC code and guidelines.

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: 06-20-2022
Print Full Name: Kirk Mosher (714) 719-8957 kmosh@ymail.com	Newport Beach Registration No.: NB-0421



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SPECIAL INSPECTION REPORT

Project Address: 1421 Kings Road Newport Beach CA.
 Permit Number: X2020-1376
 Inspection Type (s): Drilled in anchors (Epoxy)
 Inspection Date (s): 04-19-2022 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
Observe and inspect installation of drilled in anchors in conformance with the approved plans. # 4 bars as dowels 2 top 2 bottom at new to existing footings with 6" min embed depth (7) locations and at 12" OC at new to existing slab and footings with 6" min embed depth as noted on foundation plan Simpson Set XP Epoxy to ICC ESR 2508 and LARR 25744 exp.date 09-21-2024 with the holes blown out and brushed clean prior to install.

List Tests Made:
NDE visual inspection

Total Inspection Time Each Day:					
Date:		04-19-2022			
Hours:		12-2 pm			

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

Comments:
All work to 2019 CBC code and guidelines.

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: 04-19-2022
Print Full Name: Kirk Mosher (714) 719-8957 kmosh@ymail.com	Newport Beach Registration No.: NB-0421

Attachment No. 2

Three-Year Construction Limit Notice Activities



PERMIT ACTIVITY REPORT (X2020-1376) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
11/01/2024					
	Generic Activity	3 year	ACT-004286-2024	Provided owner with 3 year building official application early due to 3 year is 2/9/25	Bill Tuman
12/10/2025					
	Generic Activity	Post hearing officer application and expiration letter	ACT-000141-2025	Post hearing officer application and expiration letter Photo attached	Bill Tuman
12/05/2024					
	Generic Activity	3 year B/O application	ACT-004688-2024	Posted 3 year building official application on site to entry door.	Bill Tuman
03/04/2025					
	Generic Activity	3 yr. BO application	ACT-000907-2025	Received paid application and placed on SL desk.	Bill Tuman
03/06/2025					
	Generic Activity	Building Official Extension Approved	ACT-000950-2025	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 02/09/2026 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER.	Tonee Thai
	Generic Activity	APPLICATION SUBMITTE	ACT-000935-2025	Applicant submitted application prior to expiration date.	Tonee Thai
05/02/2025					
	Generic Activity	3-YEAR DEADLINE EXTENSION	ACT-001760-2025	MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER	Debi Schank
08/04/2023					
	EXPIRED - PERMIT REPLACED	Permit has been replaced multiple times		Permit was replaced twice, X2022-0471 & XR2023-0440 permit XR2023-0440 is most recent permit	Jaime Molina



PERMIT ACTIVITY REPORT (XR2023-0440) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
01/06/2026					
	Change of Contractor or Change of Owner-Builder		CoC-000023-2026		Robert Chavez
11/01/2024					
	Generic Activity	3 year application	ACT-004287-2024	Provided owner with 3 year building official application early due to 3 year is 2/9/25	Bill Tuman
03/12/2025					
	Change of Contractor or Change of Owner-Builder		CoC-001050-2025		Ronald Mejia
	LOCKSTEP PERMIT WORK IN PROGRESS			BO 3 yr extension approved until 2/9/26	Bill Tuman
03/06/2025					
	Generic Activity	Building Official Extension Approved	ACT-000946-2025	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 02/09/2026 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER. SEE PERMIT X2020-1376.	Tonee Thai
08/04/2023					
	Generic Activity	Permit has been replaced multiple times	ACT-001726-2023	Contractor has requested inspection on expired permit X2022-0471 that was replaced with this permit.	Jaime Molina

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

MAR 04 2025

Three Year Construction Time Limit Extension Building Official Application

CITY OF
NEWPORT BEACH

Project Address:	1421 Kings Road, Newport Beach, CA 92663		Receipt No.:	INV-00038407	
Permit No.:	X2020-1376	Original Permit Issued Date:	02-09-2022	Extension Fee:	\$221
				Date Fee Paid:	03/04/25
PETITIONER/PROPERTY OWNER INFORMATION					
Name (Must be payor of fees):			Company Name:		
Michael Collier			1421 Kings Road LLC		
Street Address:		City:	State:	Zip Code:	
1024 Bayside Drive #383		Newport Beach	CA	92660	
Email:			Phone:		
Mcollier@hotelcapital.com			(812)320.2955		
PROJECT INFORMATION					
Length of extension requested: 1 year					
New end date if request is approved: February 12, 2026					
Previous Extension(s) Granted? (Y/N):			If Yes, How Many?:		
Description of Work Under Permit:	Remodel and addition to the property located at 1421 Kings Road, NB, CA 92663				
	Permits X2020-1376, XR2023-0440, XR2022-2537, F2023-0183, XR2023-1755				
	XR2023-3252, S2024-0175, H2024-0735, XR2024-7014, XR2023-0107 EXP)				
Reason for Extension Request	(Attach Supporting Documents as Needed)				
	The project has been saddled with many unexpected challenges as explained in detail in the attached letter, and ownership just needs a little more time to finish. A recent refinancing of the construction loan and additional owner equity has paved the way to make that possible.				
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.					
Petitioner's Signature:		Relationship to Property Owner:		Date:	
		Owner		12 / 9 / 24	
FOR STAFF USE ONLY					
Department Action:					
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied					
Conditions of Approval or Comments:	TOTAL 365 DAYS EXTENSION GRANTED. PERMITS WILL EXPIRE ON 02-09-2026 UNLESS ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER				
Building Inspector Reviewed:	Name:	Signature:	Date:		
	Bill Tuman		03 / 04 / 2025		
Building Official Approval:	Name:	Signature:	Date:		
	TONEE HAY		03 / 06 / 2025		

City of Newport Beach
Permit Extension Request
1421 Kings Road, Newport Beach, CA 92663

To whom it may concern,

Thank you for considering our permit extension for our project at 1421 Kings Road, Newport Beach, CA, 92663. Sadly, there have been many unforeseeable delays in the project that we wish had not happened and we would love to finish this for our family more than anything.

When we started this project we never imagined the adversity that we would find ourselves up against. Prior to this home we built two of our family homes and Mr. Collier develops commercial real estate all across the United States. This project has proved to be one of the most difficult projects that we have endured. Between the pandemic, delays for drawings and approvals, bad luck with contractors, and financial challenges it has created the perfect storm for our family, that frankly we wish we could erase. We also would like to say that this is our family home and the last thing that we ever wanted was for all of these delays to impede this project. We have four children, Samuel, Sophia, William, and Benjamin. Our oldest was 14 when we started this project and has never enjoyed one day in this home and he is leaving for college next year. Our children have been very sad at how long this has taken and all of the waiting related to the issues outlined below, and we pray that we will be given the opportunity to finish this once and for all in 2025.

Below you will find a summary of the challenges that have prevented us from being able to finish in a timely matter. All of these obstacles are in the past or have been resolved and we see no reason why we cannot complete this project in 2025 and finally create a happy ending for our family.

- We originally purchased the home in March, 2020.
- Total California shutdown due to Covid-19 merely days after our closing.
- From the outset we had considerable delays related to the project due to Covid-19 responses and office shutdowns, stay-at-home orders, delays with the City, architectural delays, structural and civil engineering, and soil delays etc.
- We started demolition and had to stop, so the project sat for a long time waiting to secure our permit. We finally get the permit and our builder Francisco Camacho passed away from a heart attack.
- It took many months to find a new GC willing to take on the project, because it is hard to find someone in a midstream construction situation.
- Hired new GC in 2022 and started work under the newly issued permit.
- The new GC worked on the home consistently for over a year but we had to let them go due to embezzlement of construction funds and numerous onsite faulty construction issues. This is currently in litigation against that builder.
- Once again we had to find another builder to pick up the project which proves to be even harder given where we were at in the process and further due to all of the faulty construction issues that had to be either demolished and rebuilt or corrected with repairs

and reinstalled properly. Many companies passed on the project because they had too many concerns.

- We did eventually find a new builder Steve Turcotte - STI General & Electric who has an extensive background in similar stalled construction projects and corrective construction work.
- Steve spent the first several months finding and correcting many issues on site with faulty construction, water intrusion issues throughout, the entire roof was built incorrectly which had to be ripped off and started over, much of the concrete work had to be jack hammered out and redone, and honestly too many issues to list here but it was extremely time consuming and expensive.
- Once we got through all of the construction corrections and were ready to get back to making positive momentum our construction loan came to maturity.
- We had been told that we would receive an extension by our mortgage broker, but then find out that is not an option. Finding a new loan for midstream construction was very hard, and due to the legal battle with our previous builder a lien was filed on title that took months to be forcefully removed by a judge and court order. It was an erroneous lien as the contract was paid in full but nonetheless it had to be dealt with to be able to secure new financing. During this time of trying to refinance with a matured loan we were unable to perform work on site due to restrictions by the existing lender and requirements from title and the new lender.
- Between finding a new builder and then dealing with defects created by the previous builder and the loan maturation it took almost an entire year to resolve all of these matters.
- We did close on a new construction loan in October and have been steadily working on the project ever since.

We have called the City out for inspections many times since the recent refinancing and have made significant progress each month. This progress will continue to completion as long as we are given the chance to finish. If approved for extension, the permit will be placed back into Owner-Builder status as Mr. Collier is a commercial real estate developer and over qualified to "bring this project home" so to speak.

We humbly and respectfully request that you please grant us the additional one-year extension under our permit so that we can complete this home. Thank you in advance for your sincere consideration.

Gratefully,



The Colliers

Michael, Meegan, Samuel, Sophia, William, and Benjamin

1421 KINGS ROAD, LLC

1421 KINGS RD
NEWPORT BEACH CA 92663

1069

11-35/1210 CA
70987

DATE 12-9-24

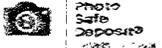
PAY
TO THE
ORDER OF

CITY OF NEWPORT BEACH

\$ 221.⁰⁰

TWO HUNDRED TWENTY ONE AND ⁰⁰/₁₀₀

DOLLARS



BANK OF AMERICA

ACH RT 121000358

FOR PERMIT EXTENSION

[Handwritten Signature]

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