



CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

March 20, 2025
Agenda Item No. 1

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

PERMITS: X2020-1565, X2021-2338, X2021-2339, XR-2023-0347, XR2024-6993, U2024-5294

SITE LOCATION: 1715 W. Balboa Blvd.

APPLICANT: Richard Selby

PROPERTY OWNER: Richard Selby

BUILDING INSPECTOR: Chad Shelton, Building Inspector II

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

PROJECT SUMMARY

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

BUILDING PERMIT HISTORY

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

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

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

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

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

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

Please refer to Attachment 1 for detailed permit history.

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

BUILDING OFFICIAL EXTENSION

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

RECOMMENDATION

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

PUBLIC NOTICE

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

ATTACHMENTS

Attachment No. 1 – Building Permit History

Attachment No. 2 – Three-Year Construction Limit Notice Activities

Attachment No. 3 – Building Official Extension

Attachment No. 1

Building Inspection History



LINKED PERMIT INSPECTION HISTORY REPORT (1208-2020) FOR CITY OF NEWPORT BEACH

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

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Inspection Location: 1715 BALBOA BLVD W							
Permit: REV21-0969							
06/24/2021	06/24/2021	Legacy Inspection	REV21-0969-A002 848939	Correction	Melissa Kubischta	No	Complete
	06/24/2021	Legacy Inspection	REV21-0969-A002 848940	Correction	Melissa Kubischta	No	Complete
Permit: REV21-1823							
11/18/2021	11/18/2021	Legacy Inspection	REV21-1823-A002 910734	Correction	Cara Eng	No	Complete
11/29/2021	11/29/2021	Legacy Inspection	REV21-1823-A002 913915	Correction	David Lee	No	Complete
Permit: X2020-1565							
04/22/2021	04/22/2021	Footings and Foundation	X2020-1565-A0028 22166	Partial Pass		No	Incomplete
05/06/2021	05/06/2021	Footings and Foundation	X2020-1565-A0028 27830	Partial Pass		No	Incomplete
05/20/2021	05/20/2021	Footings and Foundation	X2020-1565-A0028 34649	Partial Pass		No	Incomplete
05/25/2021	05/25/2021	Gas Pipe Underground	X2020-1565-A0028 36602	Not Ready for Inspection		No	Complete
05/26/2021	05/26/2021	Gas Pipe Underground	X2020-1565-A0028 37227	Partial Pass		No	Incomplete
	05/26/2021	Gas Pipe Underground	X2020-1565-A0028 37229	Partial Pass		No	Incomplete
06/10/2021	06/10/2021	Footings and Foundation	X2020-1565-A0028 43067	Partial Pass		No	Incomplete
06/24/2021	06/24/2021	Footings and Foundation	X2020-1565-A0028 49194	Partial Pass		No	Incomplete
07/08/2021	07/08/2021	Footings and Foundation	X2020-1565-A0028 54830	Partial Pass		No	Incomplete
09/16/2021	09/16/2021	Footings and Foundation	X2020-1565-A0028 83991	Partial Pass		No	Incomplete
01/27/2022	01/27/2022	Footings and Foundation	X2020-1565-A0029 36923	Partial Pass		No	Incomplete
01/19/2024	01/19/2024	Floor Framing & Sheathing	iBLD-002574-2024	Approved	Marshall Shelton	No	Complete
Reinspection of iBLD-037477-2023							
08/27/2024	08/27/2024	Shear and Hold Downs	iBLD-032814-2024	Correction	Chad Shelton	Yes	Complete
Reinspection of iBLD-002575-2024							
Permit: X2021-2338							

LINKED PERMIT INSPECTION HISTORY REPORT (1208-2020)

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

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
02/16/2022	02/16/2022	Other - Building	X2021-2338-A0029 45511	Approved		No	Complete
Permit: X2021-2339							
02/16/2022	02/16/2022	Other - Building	X2021-2339-A0029 45512	Approved		No	Complete
Inspection Location: 1715 W BALBOA BLVD							
Permit: X2020-1565							
07/25/2022	07/25/2022	Rough Plumbing & Pan Test	iBLD-001952-2022	Not Ready for Inspection	Marshall Shelton	Yes	Complete
	07/25/2022	Shear and Hold Downs	iBLD-001951-2022	Partial Pass	Marshall Shelton	Yes	Incomplete
01/25/2023	01/25/2023	Other - Plumbing	iBLD-002763-2023	Cancelled	Marshall Shelton	Yes	Complete
	01/25/2023	Sewer	iBLD-002760-2023	Partial Pass	Marshall Shelton	Yes	Incomplete
	01/25/2023	Soil Pipe	iBLD-002997-2023	Partial Pass	Marshall Shelton	Yes	Incomplete
	01/25/2023	Under Slab/Floor Plumbing	iBLD-002762-2023	Cancelled	Marshall Shelton	Yes	Complete
02/06/2023	02/06/2023	Slab On Grade	iBLD-004374-2023	Partial Pass	Marshall Shelton	Yes	Incomplete
02/28/2023	02/28/2023	Footings and Foundation	iBLD-007251-2023	Partial Pass	Marshall Shelton	Yes	Incomplete
03/16/2023	03/16/2023	Sewer	iBLD-009634-2023	Approved	Marshall Shelton	No	Complete
			Reinspection of iBLD-002760-2023				
	03/16/2023	Soil Pipe	iBLD-009633-2023	Approved	Marshall Shelton	No	Complete
			Reinspection of iBLD-002997-2023				
03/30/2023	03/30/2023	Slab On Grade	iBLD-011262-2023	Approved	Marshall Shelton	No	Complete
			Reinspection of iBLD-004374-2023				
04/19/2023	04/19/2023	Footings and Foundation	iBLD-014056-2023	Approved	Marshall Shelton	No	Complete
			Reinspection of iBLD-007251-2023				
05/09/2023	05/09/2023	Floor Framing & Sheathing	iBLD-016925-2023	Partial Pass	Marshall Shelton	Yes	Incomplete
	05/09/2023	Other - Building	iBLD-016926-2023	Cancelled	Marshall Shelton	Yes	Complete
09/29/2023	09/29/2023	Floor Framing & Sheathing	iBLD-037477-2023	Partial Pass	Marshall Shelton	Yes	Incomplete
			Reinspection of iBLD-016925-2023				
01/19/2024	01/19/2024	Floor Framing & Sheathing	iBLD-002574-2024	Approved	Marshall Shelton	No	Complete
			Reinspection of iBLD-037477-2023				
	01/19/2024	Shear and Hold Downs	iBLD-002575-2024	Partial Pass	Marshall Shelton	Yes	Incomplete
			Reinspection of iBLD-001951-2022				
Permit: X2021-2338							
03/17/2023	03/31/2023	Other - Building	iBLD-009788-2023	Approved	Marshall Shelton	No	Complete

LINKED PERMIT INSPECTION HISTORY REPORT (1208-2020)

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

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
04/20/2023	04/20/2023	Soil Pipe	iBLD-014313-2023	Partial Pass	Marshall Shelton	Yes	Incomplete

Permit: X2021-2339

03/17/2023	03/31/2023	Other - Building	iBLD-009789-2023	Approved	Marshall Shelton	No	Complete
04/20/2023	04/20/2023	Soil Pipe	iBLD-014312-2023	Partial Pass	Marshall Shelton	Yes	Incomplete

Permit: XR2024-6993

12/05/2024	12/05/2024	Footings and Foundation	iBLD-047713-2024	Correction	Chad Shelton	Yes	Complete
12/10/2024	12/10/2024	Footings and Foundation	iBLD-048623-2024	Partial Pass	Chad Shelton	Yes	Incomplete
Reinspection of iBLD-047713-2024							
01/14/2025	01/14/2025	Footings and Foundation	iBLD-001402-2025	Partial Pass	Chad Shelton	Yes	Incomplete
Reinspection of iBLD-048623-2024							
01/15/2025	01/15/2025	Footings and Foundation	iBLD-001633-2025	Partial Pass	Chad Shelton	Yes	Incomplete
Reinspection of iBLD-001402-2025							

Inspection Location: 1717 BALBOA BLVD W

Permit: U2024-5294

11/22/2024	11/22/2024	Other - Building	iBLD-046240-2024	Not Ready for Inspection	Chad Shelton	Yes	Complete
11/26/2024	11/26/2024	Area Drains	iBLD-046326-2024	Cancelled	Chad Shelton	Yes	Complete
	11/26/2024	Footings and Foundation	iBLD-046647-2024	Correction	Chad Shelton	Yes	Complete
12/18/2024	12/18/2024	Other - Building	iBLD-049529-2024	Not Ready for Inspection	Chad Shelton	Yes	Complete
Reinspection of iBLD-046240-2024							
01/14/2025	01/14/2025	Other - Building	iBLD-001408-2025	Not Ready for Inspection	Chad Shelton	Yes	Complete
Reinspection of iBLD-049529-2024							
01/15/2025	01/15/2025	Footings and Foundation	iBLD-001703-2025	Partial Pass	Chad Shelton	Yes	Incomplete
Reinspection of iBLD-046647-2024							
01/16/2025	01/16/2025	Footings and Foundation	iBLD-002017-2025	Approved	Chad Shelton	No	Complete
Reinspection of iBLD-001703-2025							



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 - MFP MECH ELEC PLUM



INSPECTOR

COMB Permit : X2020-1565

Project No : 1208-2020

Issued Date : 03/02/2021

Inspection Area : 1

PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION. PROJECTS MUST BE COMPLETED BY 03/02/2024 OR PERMIT WILL BE INVALID
 Construction Hours: Monday - Friday 7:00 a.m. to 6:30 p.m. and Saturday from 8:00 a.m. to 6:00 p.m. No work on Sundays or Holidays

Job Address: 1715 W BALBOA BLVD NB
 Description: MFR ADD 253 SF & SUBSTANTIAL REMODEL 1123 SF W/RE-ROOF *STOP WORK I19-2162*
 Legal Desc.: NEWPORT BEACH SEC B BLK 17 LOT 22

Owner: SELBY RICHARD
 Address: PO BOX 10849
 NEWPORT BEACH, CA 92658
 Phone: 949-400-8941

Contractor: OWNER/BLDR
 Address: SELBY RICHARD
 Phone: 949-400-8941

Architect: CHOPRA ROMESH
 Address: 2140 W CHAPMAN AVE #262
 ORANGE CA 92868
 Phone: 949-922-0195 State Lic: C009900

Applicant: SELBY RICHARD
 Address: PO BOX 10849
 NEWPORT BEACH, CA 92658
 Phone:

Con State Lic: O/B
 Lic Expire:
 Bus Lic:
 Lic Exp Date:

Engineer: BURKE THOMAS
 Address: 312 OCEAN AVE
 LAGUNA BEACH CA 92651
 Phone: 949-494-0776 State Lic: S-005088

Code Edit : 2016
 Type of Construction: V-B-SPR
 Occupancy Group: R3/U
 Added /New sq.ft. Bldg: 253
 Added /New sq. ft. Garage: 373
 No of Stories: 3
 No of Units : 2
 Bldg Height: 29
 Bldg Sprinklers: Y
 Flood Zone: X

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

Building Setbacks Rear: 0
 Front: 5
 Left: 3
 Right: 3

Use Zone: R-2 Parking Spaces: 2

Designer:
 Address:
 Phone:

Special Conditions: LIQUEFACTION AREA
 OWNER/BUILDER ATTACHED

Fire Hazard Zone : N

AS BUILT PERMIT
 EXPOSE ALL STRUCTURAL,
 ELECTRICAL, PLUMBING, AND
 MECHANICAL COMPONENTS

Construction Valuation: \$244,350.00

Building Permit Fee: \$3,195.00
 Plan Check Fee: \$2,668.29
 Overtime Plan Ck: \$0.00
 Investigation Fee: \$3,195.00
 Record Management: \$98.00
 Energy Compliance: \$171.05
 CA Seismic Safety: \$31.77
 Disabled Access: \$0.00
 Hazardous Mat: \$0.00
 Building Green Fee: \$10.00

Excise Tax: \$0.00
 Additional Fee: \$0.00
 Grading Bonds Fee: \$0.00
 Grading PC Consultant: \$0.00
 Grading Permit Fee: \$232.00
 Grading PC Fee: \$195.00
 WQ Insp. Fee: \$0.00
 Electrical %: \$447.30
 Mechanical %: \$351.45
 Plumbing %: \$287.55

Planning Department -
 Plan check Fee: \$185.00
 Fair Share: \$0.00
 SJH Trans: \$0.00
 In-lieu Housing Fee: \$0.00
 Public Works Department -
 Park Dedication: \$0.00
 P/W Plan Check: \$43.00
 San Dist: \$945.00
 NMUSD Fee: \$0.00

Fire Department
 Fire Inspection: \$0.00
 Fire Plan Rev: \$0.00
 Demolition Fee
 Building Dept Adm: \$26.00
 General Service: \$219.00
 Refund Deposit: \$564.00
 Grading Bond: \$0.00
 \$0.00
 \$0.00

TOTAL FEE : \$12,864.41

Plan Check Fee : \$12,864.41

Fee Due at Permit Issuance : \$0.00

PROCESSED BY:

ZONING APPROVAL:

GRADING APPROVAL:

PUBLIC WORKS APPROVAL:

PLAN CHECK BY:

APPROVAL TO ISSUE:

NO CONSTRUCTION NOISE

ON SATURDAYS

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 (X) 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 3/2/21

LICENSED CONTRACTOR'S DECLARATION

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

WORKERS' COMPENSATION DECLARATION

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

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

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

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

Carrier _____ Policy Number _____ Expiration Date _____

Name of Agent _____ Phone # _____

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

Signature of Applicant

Date 3/2/21

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			☒ I SUBMITTED ASBESTOS NOTIFICATION TO	
PERMIT CANCELLED			☐ EPA	
PERMIT EXTENDED			☐ AQMD	
PERMIT FINAL CERTIFICATE OF OCCUPANCY ISSUED			☒ ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION	
			SIGNATURE: <u>Richard W. Selby</u>	



G3SoilWorks

GEOTECH • GEOFORENSIC • GROUNDWATER

MEMO NO. _____ PAGE _____ OF _____

FIELD MEMORANDUM

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

PURSUANT TO YOUR REQUEST, WE HAVE PREPARED THIS MEMO PROVIDING A SOLUTION TO THE SEWER LINE TRENCH EXCAVATION THAT HAS UNDERMINED THE ADJACENT PROPERTY SIDEWALK AT 1715 W BALBOA BLVD.

1. THE AREAS OF SIDEWALK THAT ARE UNDERMINED SHOULD BE REMOVED.
2. THE EXPOSED SOIL SHOULD BE EVALUATED BY THIS OFFICE
3. ONCE THE VOIDS HAVE BEEN IDENTIFIED AND EXPOSED, AND THIS OFFICE APPROVES THE REMAINING SOILS ARE SUITABLE FOR SUPPORT OF BOTH THE BUILDING ^{AND THEY} FOOTINGS AND FLATWORK, THE EXPOSED EXCAVATION CAN BE FILLED WITH THE EXISTING SANDY SOILS. FILL MATERIALS SHOULD BE MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
4. THE NEW CONCRETE SIDEWALK CAN THEN BE PLACED TO A DEPTH 1 INCH GREATER THAN THE CURRENT EXISTING SIDEWALK.
5. THE NEED FOR STEEL REINFORCEMENT AND DOWELING CAN BE DETERMINED AT THE TIME OF THE SUBGRADE PREPARATION.

By: [Signature]

For: G3SoilWorks LLC 43021 KOS



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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

OWNER-BUILDER ACKNOWLEDGEMENT AND INFORMATION VERIFICATION
(HSC 19825)

NOTICE TO PROPERTY OWNER

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at 1715 W. Balboa Blvd. Newport Beach, CA 92663

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

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

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

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

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

RWS 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

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

RWS 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

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

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

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

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

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

RWS 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 1715 W. Balboa Blvd., Newport Beach, CA 92663

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

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

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

Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the City of Newport Beach, Building Division, for issuing the permit.

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

Print name of property owner: Richard W. Selby
Property Owner's Signature: Richard W. Selby Date: 8/2/21

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

AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

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

Scope of Construction Project (or Description of Work):

Project Location or Address:

Name of Authorized Agent: Tel No

Address of Authorized Agent:

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

Property Owner's Signature: Date:

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



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

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☒ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete	Grade Beam GB2 and adjacent Pad Footings @ Stairs	04/19/2021
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles,	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ 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.

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

04/19/2021

DATE



STAMP OF STRUCTURAL OBSERVER

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

STRUCTURAL OBSERVATION REPORT INSTRUCTIONS

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

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

OBSERVED DEFICIENCIES

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

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

FINAL STRUCTURAL OBSERVATION REPORT

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



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

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☒ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete	Grade Beam GB2 and adjacent Pad Footings @ Stairs	04/19/2021
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles,	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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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.

04/19/2021

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.

STRUCTURAL OBSERVATION REPORT INSTRUCTIONS

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

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

OBSERVED DEFICIENCIES

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

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

FINAL STRUCTURAL OBSERVATION REPORT

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



CITY OF NEWPORT BEACH

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Structural Observation Report

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

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☒ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete	Grade Beam GB2 on Grid A and Pad Footings @ Grid 4A, 2A, 6.5C	05/05/2021
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles,	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ 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

05/05/2021

DATE



STAMP OF STRUCTURAL OBSERVER

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CITY OF NEWPORT BEACH

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Structural Observation Report

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

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

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

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ FINAL STRUCTURAL OBSERVATION REPORT:

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

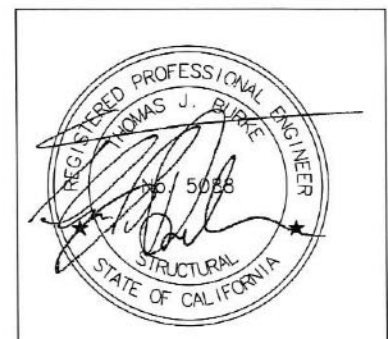
I declare that the following statements are true to the best of my knowledge:

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05/14/2021

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

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Structural Observation Report

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

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

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

☒ 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.

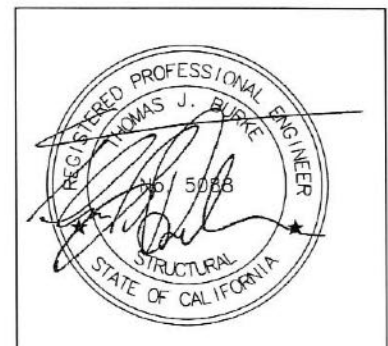
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SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

06/23/2021

DATE



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Structural Observation Report

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

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

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

☒ 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.

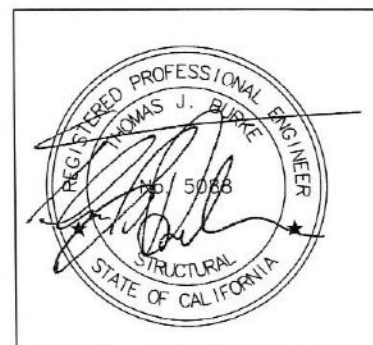
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06/23/2021

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



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CITY OF NEWPORT BEACH

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Structural Observation Report

Project Address: 1715 W BALBOA BLVD	Report Date: 09/16/2021	CNB Inspector Name: MARSHALL SHELTON	CNB Permit #: X2020-1565
Building Owner Name: RICHARD SELBY	Owner's Mailing Address (if different from site): PO BOX 10849, NEWPORT BEACH, CA 92658	Owner's Telephone #: 949-400-8941	CNB Plan Check #: 1208-2020
Full Name of Structural Observer (SO): THOMAS BURKE	SO E-mail Address: tom@burkese.com	SO Telephone #: 657-289-0460	SO License / Reg. #: 5088

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☒ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete	Grade Beam GB2 at front unit between grids 1 and 2.	09/16/2021
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck	Two pad footings at ends of GB2 that intersect grids A and C.	
☐ Caissons, Piles,	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood	Front unit stem wall changes per detail 14/ST1	
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ FINAL STRUCTURAL OBSERVATION REPORT:

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

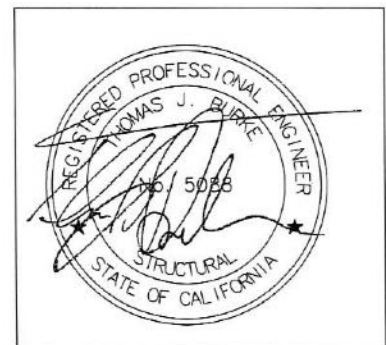
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SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

09/16/2021

DATE



STAMP OF STRUCTURAL OBSERVER

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Structural Observation Report

Project Address: 1715 W BALBOA BLVD	Report Date: 01/26/2022	CNB Inspector Name: MARSHALL SHELTON	CNB Permit #: X2020-1565, X2021-2338, X2021-2339
Building Owner Name: RICHARD SELBY	Owner's Mailing Address (if different from site): PO BOX 10849, NEWPORT BEACH, CA 92658	Owner's Telephone #: 949-400-8941	CNB Plan Check #: 1208-2020, REV21-0969, REV21-1356, REV21-1823
Full Name of Structural Observer (SO): THOMAS BURKE	SO E-mail Address: tom@burkese.com	SO Telephone #: 657-289-0460	SO License / Reg. #: 5088

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☒ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete	•Footing at gridline A between 1-2 •Footing at gridline C between 1-2	01/26/2022
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck	•Footing at gridline A between 4-5 •Footing at gridline 1A	
☐ Caissons, Piles,	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood	•Footing at gridline 1C	
☐ Other:	☐ Other:	☐ Other:	☐ 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.

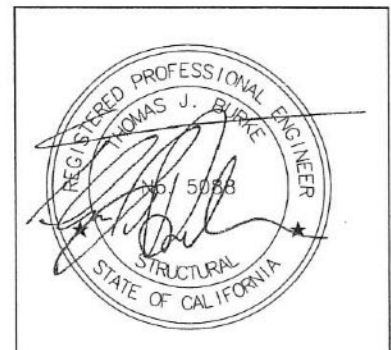
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SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

01/26/2022

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

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

Structural Observation Report

Project Address: 1715 W BALBOA BLVD	Report Date: 2023-09-28	CNB Inspector Name: MARSHALL SHELTON	CNB Permit #: X2020-1565, X2021-2338, X2021-2339, XR2023-0347
Building Owner Name: RICHARD SELBY	Owner's Mailing Address (if different from site): PO BOX 10849, NEWPORT BEACH, CA 92658	Owner's Telephone #: 949-400-8941	CNB Plan Check #: 1208-2020, REV21-0969, REV21-1356, REV21-1823, REV2023-0229
Full Name of Structural Observer (SO): SYED ADNAN KHADER	SO E-mail Address: syed@burkese.com	SO Telephone #: 657-289-0460 (108)	SO License / Reg. #: C 94064

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☒ Steel	☐ Concrete	2nd & 3rd floor framing	2023-09-28
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles,	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☒ Other: Wood	☐ Other:	2nd & 3rd floor framing	2023-09-28

☒ 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:

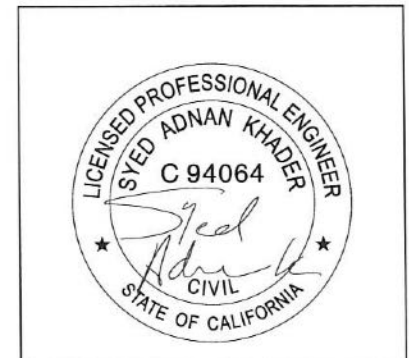
1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
2. I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction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

Syed Adnan Khader

2023-09-28

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

SPECIAL INSPECTION REPORT

Project Address: RICHARD SELBY 1715 W. BALBOA BLVD
Permit Number: X2020-1565
Inspection Type (s): CONCRETE (EPOXY)
Inspection Date (s): 4-20-21 () Periodic (X) Continuous

Describe Inspection, including Location(s):
OBSERVED EPOXY INSTALLATION OF #4 REINFORCING STEEL
DOWELS INTO EXISTING FOOTINGS FOR ADDED FOOTING @
2 LOCATIONS (RZ FOOTING @ GRID 4/C + F3 FOOTING @ GRID 2/C.
CHECKED PROPER HOLE SIZE (5/8") & EMBEDMENT (6" MIN).
OBSERVED REMOVAL OF LOOSE DEBRIS FROM DRILLED HOLES.

List Tests Made:
VISUAL

Total Inspection Time Each Day:

Date:	4-20				
Hours:	4				

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
NONE

Comments:
WORK PER APPROVED DRAWING S.I.O.
USED SIMPSON SE7-XP EPOXY WITH 11-7-22 EXPIRATION

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

Special Inspector Signature: 	Date: 4-20-21
Print Full Name: JOHN D. WHISTLER	Newport Beach Registration No.: 0179



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: RICHARD SELBY 1715 W. BALBOA BLVD
Permit Number: X2020-1565
Inspection Type (s): CONCRETE (EPOXY)
Inspection Date (s): 4-20-21 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
OBSERVED EPOXY INSTALLATION OF #4 REINFORCING STEEL
DOWELS INTO EXISTING FOOTINGS FOR ADDED FOOTING @
2 LOCATIONS. (F2 FOOTING @ GRID 4/C + F3 FOOTING @ GRID 2/C.
CHECKED PROPER HOLE SIZE (5/8" Ø) + EMBEDMENT (6" MIN).
OBSERVED REMOVAL OF LOOSE DEBRIS FROM DRILLED HOLES.

List Tests Made:
VISUAL

Total Inspection Time Each Day:
Date: 4-20
Hours: 4

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
NONE

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

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

Special Inspector Signature: 	Date: <u>4-20-21</u>
Print Full Name: <u>JOHN D. WHISTLER</u>	Newport Beach Registration No.: <u>0179</u>



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: SELBY 1715 W. BALBOA BLVD
Permit Number: X2020-1565
Inspection Type (s): CONCRETE (EPOXY)
Inspection Date (s): 5-5-21 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
OBSERVED EPOXY INSTALLATION OF #4 REINFORCING STEEL
DOWELS INTO EXISTING FOOTINGS FOR ADDED FOOTING @
2 LOCATIONS (F2 FOOTING @ GRID 4/A + F3 FOOTING @ GRID 2/A)
CHECKED PROPER HOLE SIZE (5 1/8" DIA) + EMBEDMENT (6" MIN)
VERIFIED REMOVAL OF LOOSE DEBRIS FROM DRILLED HOLES

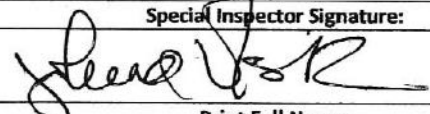
List Tests Made:
VISUAL

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

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
NONE

Comments:
WORK PER APPROVED DRAWING, S1.0
USED SIMPSON SET-XP EPOXY WITH 11-7-22 EXPIRATION

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

Special Inspector Signature: 	Date: <u>5-5-21</u>
Print Full Name: <u>JOHN O. WAISTER</u>	Newport Beach Registration No.: <u>0179</u>

Attachment No. 2

Three-Year Construction Limit Notice Activities



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

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
01/17/2025					
	Generic Activity		ACT-000276-2025	gc tried to submit hearing officer app, but need to pay additional fee for total \$1469 per app	Chad Shelton
01/21/2025					
	Generic Activity	Hearing Application Submittal	ACT-000288-2025	Hearing application submitted on 01/16/2025. Routed to City Clerk and Finance for processing.	Tonee Thai
01/31/2024					
	Generic Activity		ACT-000490-2024	Communicated to owner through phone calls and emails that 3 year deadline is 3/2/24. An extension request was emailed to owner.	Marshall Shelton
	Generic Activity		ACT-000489-2024	Application for extension was submitted.	Marshall Shelton
01/07/2025					
	Generic Activity		ACT-000080-2025	hearing officer app hand delivered with letter 1-6-25.	Chad Shelton
11/20/2024					
	Generic Activity		ACT-004514-2024	emailed contractor and spoke over phone for additional extension. form emailed. awaiting confirmation of receipt.	Chad Shelton
11/21/2024					
	Generic Activity		ACT-004523-2024	owner richard received 3 year form confirmed over email .	Chad Shelton
12/10/2024					
	Generic Activity	ADDITIONAL APPLICATION SUBMITTED	ACT-004791-2024	ADDITIONAL APPLICATION SUBMITTED ON 12/02/2024.	Tonee Thai
	Generic Activity	Building Official Extension Approved	ACT-004792-2024	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 03/02/2025 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER.	Tonee Thai
12/02/2024					
	Generic Activity		ACT-004623-2024	submitted 3 year app to SL desk.	Chad Shelton
02/05/2024					

PERMIT ACTIVITY REPORT (X2020-1565)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	Building Official Extension Approved	ACT-000562-2024	3-YEAR CONSTRUCTION TIME LIMIT 6 MONTHS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 09/02/2024 UNLESS AN ADDITIONAL EXTENSION IS GRANTED.	Tonee Thai
03/03/2025					
	Generic Activity		ACT-000866-2025	Posted 3 year stop work	Chad Shelton
03/06/2024					
	Generic Activity	3-YEAR DEADLINE EXTENSION	ACT-001060-2024	MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER	Debi Schank
07/18/2024					
	Generic Activity		ACT-002770-2024	submitted 3 year app to SL desk	Chad Shelton
07/02/2024					
	Generic Activity		ACT-002560-2024	Hand-delivered three-year permit expiration notice to owner	Chad Shelton
07/31/2024					
	Generic Activity	ADDITIONAL EXTENSION REQUEST SUBMITTED	ACT-002964-2024	ADDITIONAL APPLICATION FOR 3-YEAR TIME LIMIT EXTENSION SUBMITTED ON JULY 12, 2024.	Tonee Thai
	Generic Activity	ADDITIONAL EXTENSION GRANTED	ACT-002965-2024	ADDITIONAL 19.5 WEEKS FOR TOTAL OF 321 DAYS GRANTED TO 01/17/2025.	Tonee Thai
08/01/2024					
	Generic Activity	3-YEAR DEADLINE EXTENSION	ACT-002991-2024	MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER	Debi Schank

Attachment No. 3

Building Official Extension



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

RECEIVED BY
COMMUNITY
DEVELOPMENT

CITY OF
NEWPORT BEACH

Three Year Construction Time Limit Extension
Building Official Application

Project Address:	1715 W Balboa Blvd			Receipt No.:	INV - 0002436		
Permit No.:	X2020-1565, X2021-2338, X2021-2339, XR2023-0347	Original Permit Issued Date:	3/2/2021	Extension Fee:	\$214	Date Fee Paid:	01/19/24
PETITIONER/PROPERTY OWNER INFORMATION							
Name (Must be payor of fees): Richard Selby				Company Name:			
Street Address: PO Box 10849				City: Newport Beach		State: CA	Zip Code: 92658
Email: rick.selby@ngc.com				Phone: 949-400-8941 cell			
PROJECT INFORMATION							
Length of extension requested:				22.5 weeks			
New end date if request is approved:				8/8/2024			
Previous Extension(s) Granted? (Y/N): No				If Yes, How Many?:			
Description of Work Under Permit:	MFR ADD 253 SF & SUBSTANTIAL REMODEL 1123 SF W/RE-ROOF; MFR LOWER FLOOR IN BACK DETACHED UNIT & MISC FRAMING TO MATCH FIELD; MFR LOWER FLOOR IN FRONT DETACHED UNIT & MISC FRAMING TO MATCH FIELD; MFR CREATE ATTIC 90 SF						
Reason for Extension Request	(Attach Supporting Documents as Needed) Please see attached document - MANUFACTURE DELAYS AND THEFT DELAYS.						
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.							
Petitioner's Signature: Richard Selby				Relationship to Property Owner: Owner		Date: 1 / 18 / 2024	
FOR STAFF USE ONLY							
Department Action: ☒ Approved ☐ Denied							
Conditions of Approval or Comments: 6 MONTHS EXTENSION GRANTED TO 09-02-2024.							
Building Inspector Reviewed:	Name: Marshall Shelton	Signature:	Date: 1/23/24				
Building Official Approval:	Name: LONCE HAI	Signature:	Date: 2/5/24				

Permit Extension Request for 1715 W Balboa Blvd

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

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

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

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

Thank you,

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

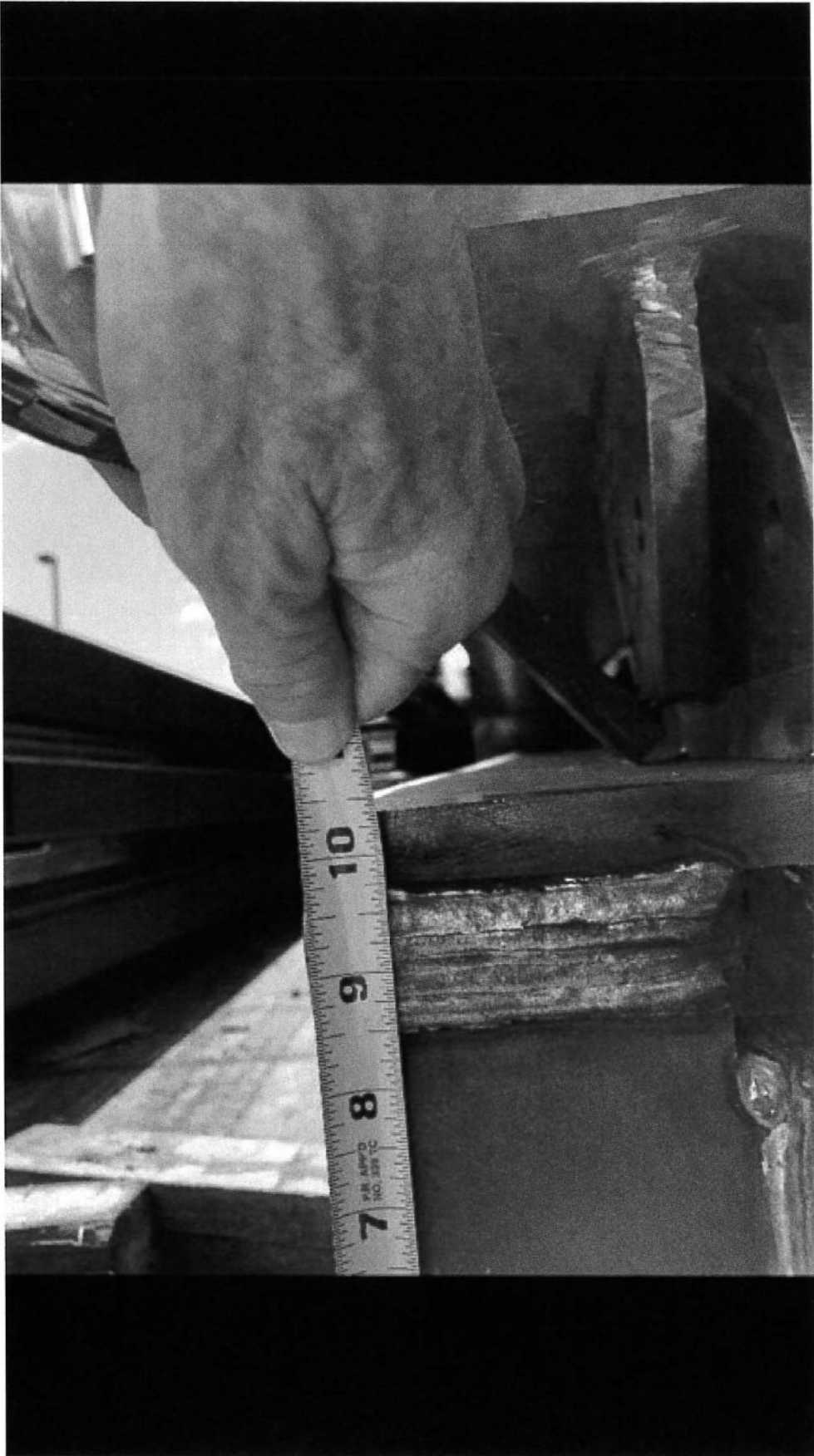


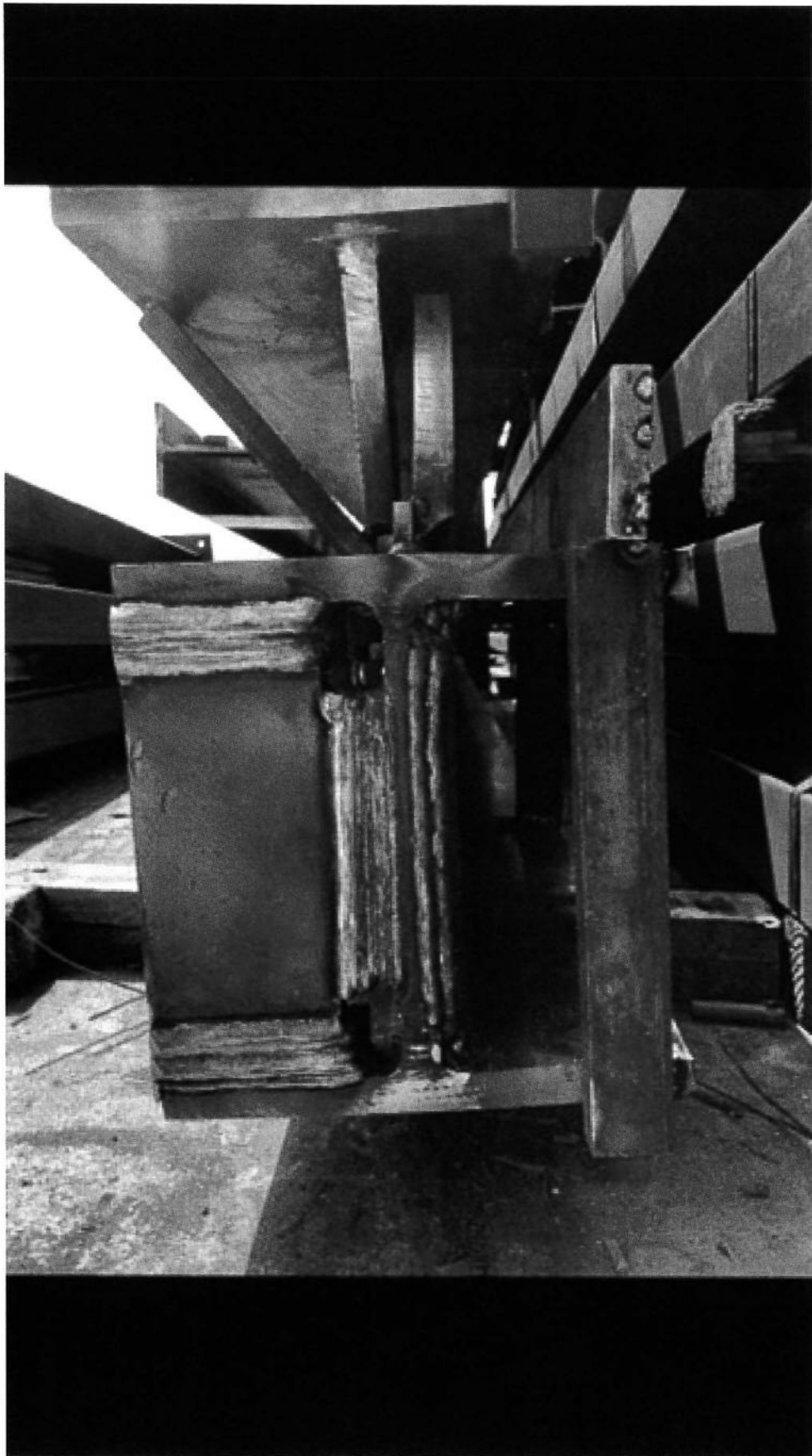




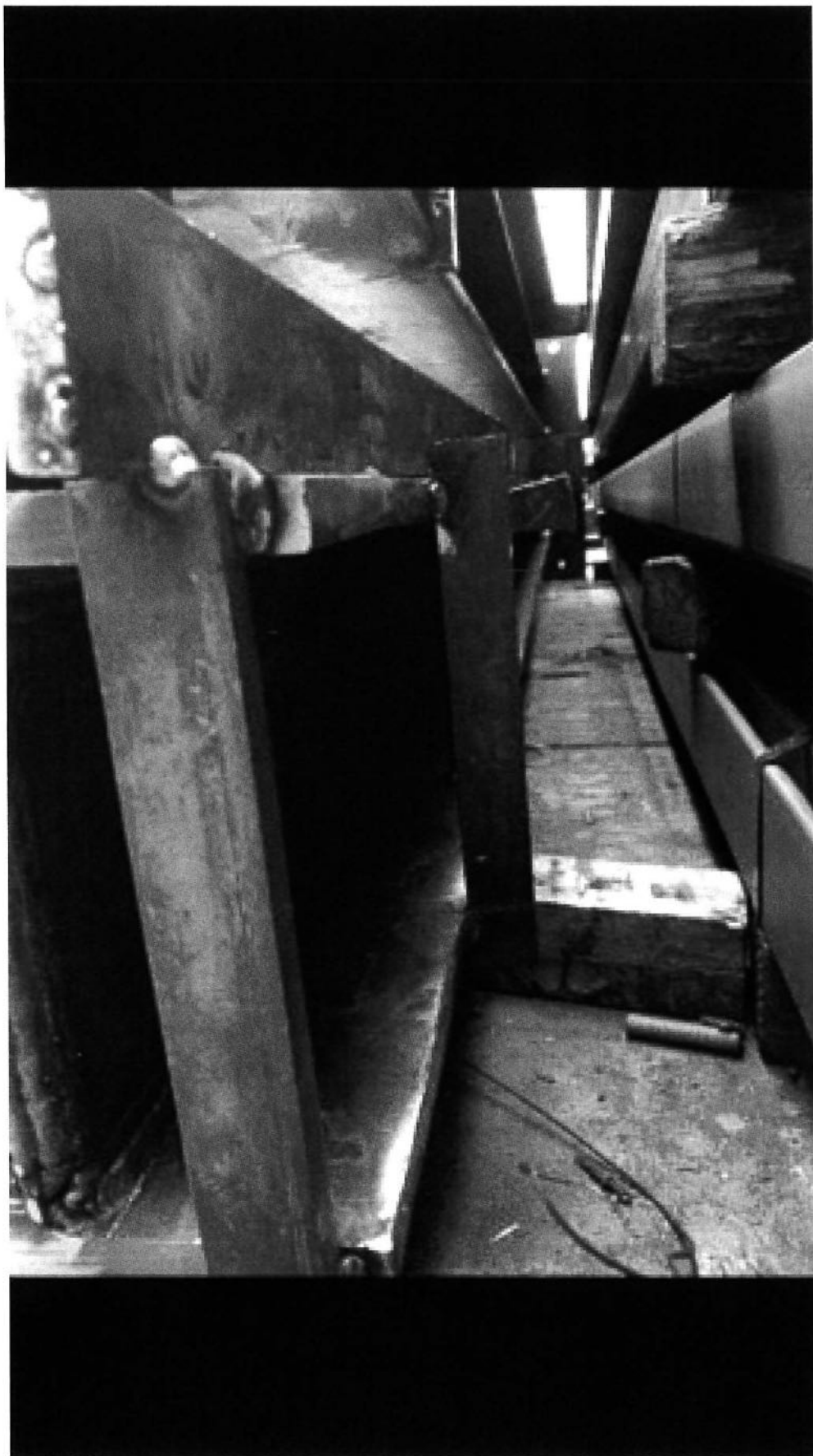














Customer Name
Land Selby

Customer PO#
Verbal

Shopper No
144320

Heat Number
99100015

GERDAU
175 8th Mercator
300 N. 4th Street
Merced, CA 95340
USA

Customer Name
CITY VALLEY CORP
CITY VALLEY CORP
1000 VALLEY VIEW STREET
ACAPULCO, CA 90000
USA

Customer Address
1000 VALLEY VIEW STREET
ACAPULCO, CA 90000
USA

Customer Phone
1200 841 0000

Customer Fax
1200 841 0000

Customer Email
1200 841 0000

Customer Website
1200 841 0000

Customer Order Number
1200 841 0000

Customer Order Date
1200 841 0000

Customer Order Status
1200 841 0000

Customer Order Type
1200 841 0000

Customer Order Description
1200 841 0000

Customer Order Remarks
1200 841 0000

Customer Order Notes
1200 841 0000

ITEM	QTY	UNIT	PRICE	TOTAL	TAXES	NET	GROSS	DISCOUNT	NET TOTAL	TERMS	DATE	TIME	STATUS	REMARKS
1	1	EA	100.00	100.00	0.00	100.00	100.00	0.00	100.00	NET 30	12/15/00	10:00	OPEN	
2	1	EA	200.00	200.00	0.00	200.00	200.00	0.00	200.00	NET 30	12/15/00	10:00	OPEN	
3	1	EA	300.00	300.00	0.00	300.00	300.00	0.00	300.00	NET 30	12/15/00	10:00	OPEN	
4	1	EA	400.00	400.00	0.00	400.00	400.00	0.00	400.00	NET 30	12/15/00	10:00	OPEN	
5	1	EA	500.00	500.00	0.00	500.00	500.00	0.00	500.00	NET 30	12/15/00	10:00	OPEN	
6	1	EA	600.00	600.00	0.00	600.00	600.00	0.00	600.00	NET 30	12/15/00	10:00	OPEN	
7	1	EA	700.00	700.00	0.00	700.00	700.00	0.00	700.00	NET 30	12/15/00	10:00	OPEN	
8	1	EA	800.00	800.00	0.00	800.00	800.00	0.00	800.00	NET 30	12/15/00	10:00	OPEN	
9	1	EA	900.00	900.00	0.00	900.00	900.00	0.00	900.00	NET 30	12/15/00	10:00	OPEN	
10	1	EA	1000.00	1000.00	0.00	1000.00	1000.00	0.00	1000.00	NET 30	12/15/00	10:00	OPEN	

Handwritten signature

Phone: 1200 841 0000

Fax: 1200 841 0000

Email: 1200 841 0000

Website: 1200 841 0000

INCIDENT/INVESTIGATION REPORT	
Agency Name <i>Newport Beach Police Department</i> ORI <i>CA0301400</i>	Case# <i>22007884</i> Date / Time Reported <i>11/07/2022 10:30 Mon</i> Last Known Secure <i>10/28/2022 18:30 Fri</i> At Found <i>10/31/2022 07:30 Mon</i>
Location of Incident <i>1715 BALBOA BLVD W, Newport Beach CA</i>	Gang Relat <i>NO</i> Premise Type <i>Commercial Office</i> Beat/Tract <i>A1</i>
#1 Crime Incident(s) (Com) <i>Burglary - Commercial - No Forced Entry (not Shoplift) - 459 PC</i> #2 Crime Incident () #3 Crime Incident ()	Weapon / Tools Entry Exit Security Weapon / Tools Entry Exit Security Weapon / Tools Entry Exit Security
MO	
# of Victims <i>1</i> Type: <i>INDIVIDUAL/ NOT LAW</i> Injury: Domestic: <i>N</i>	
VI Victim/Business Name (Last, First, Middle) <i>SELBY, RICHARD W</i> Home Address <i>1975 PORT TRINITY CIR, Newport Beach, CA 92660-</i> Employer Name/Address	Victim of Crime # <i>1</i> DOB <i>06/28/1959</i> Race <i>W</i> Sex <i>M</i> Relationship To Offender Resident Status <i>Resident</i> Military Branch/Status Email Home Phone <i>949-400-8941</i> Business Phone Mobile Phone <i>949-400-8941</i>
VYR Make Model Style Color Lic/Lis VIN	
CODES: V- Victim (Denote V2, V3) W1 = Witness IO = Involved Other RP = Reporting Person (if other than victim)	
Type: Injury:	
Code Name (Last, First, Middle) Home Address Employer Name/Address	Victim of Crime # DOB Age Race Sex Relationship To Offender Resident Status Military Branch/Status Email Home Phone Business Phone Mobile Phone
Type: Injury:	
Code Name (Last, First, Middle) Home Address Employer Name/Address	Victim of Crime # DOB Age Race Sex Relationship To Offender Resident Status Military Branch/Status Email Home Phone Business Phone Mobile Phone
1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)	
VI # Code Status Fm/To Value OJ QTY Property Description Make/Model Serial Number	
<i>1 36 7 \$75.00 1 LIGHT MILW</i>	
<i>1 36 7 \$1,000.00 1 MISC TOOLS</i>	
<i>1 36 7 \$1,000.00 1 STEEL DRILL BOSH</i>	
<i>1 36 7 \$600.00 1 ANGLE DRILL MILW</i>	
<i>1 36 7 \$300.00 1 HAMMER DRILL MILW</i>	
<i>1 36 7 \$150.00 1 IMPACT DRILL DEWA</i>	
<i>1 36 7 \$150.00 1 GRINDER MILW</i>	
<i>1 36 7 \$150.00 1 CHARGER</i>	
<i>1 36 7 \$100.00 5 5 BATTERIES</i>	
<i>1 36 7 \$150.00 1 CHARGER MILW</i>	
<i>1 36 7 \$100.00 2 2 BATTERIES MILW</i>	
<i>1 36 7 \$175.00 3 DRILL MILW</i>	
Officer/ID# <i>TORRES, M. (1562)</i>	Outstanding Stolen Val [Total Stolen]: \$4,350.00 [\$4,350.00]
Invest ID# <i>ADAME, R. (1383)</i>	Supervisor <i>FABBRI, S. (1488)</i>
Status	Complainant Signature Case Status <i>Closed - Leads Exhausted</i> Case Disposition: Page 1

Incident Report Additional Property List

Newport Beach Police Department

OCA: 22007884

Property List (Continued)

Page 2

Status Codes 1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown

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

INCIDENT/INVESTIGATION REPORT

Newport Beach Police Department

Case # 22007884

Status Codes 1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown

D R U G S	IBR	Status	Quantity	Type Measure	Suspected Type	

Assisting Officers

Suspect Hate / Bias Motivated: *NONE (NO BIAS)*

NARRATIVE

A burglary report was taken.

REPORTING OFFICER NARRATIVE

Newport Beach Police Department

Victim <i>SELBY, RICHARD W</i>	Offense <i>BURGLARY - COMMERCIAL - NO FORCED</i>	OCA <i>22007884</i>
		Date / Time Reported <i>Mon 11/07/2022 10:30</i>

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

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

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

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

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

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

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

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

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

INCIDENT/INVESTIGATION REPORT

I N C I D E N T D A T A	Agency Name Newport Beach Police Department		INCIDENT/INVESTIGATION REPORT		Case# 22007883	
	ORI CA0301400				Date / Time Reported 11/07/2022 08:24 Mon	
	Location of Incident 1715 BALBOA BLVD W, Newport Beach CA				Last Known Secure 11/04/2022 18:30 Fri	
	Gang Relat NO				Premise Type Commercial Office	
		Beat/Tract A1		At Found 11/07/2022 07:45 Mon		
V I C T I M	#1	Crime Incident(s) Burglary - Commercial - Forced Entry 459 PC		(Com) F	Weapon / Tools Activity	
					Entry	Exit
	#2	Crime Incident		()	Weapon / Tools Activity	
					Entry	Exit
	#3	Crime Incident		()	Weapon / Tools Activity	
					Entry	Exit
MO						
V I C T I M	# of Victims 1		Type: INDIVIDUAL/ NOT LAW		Injury: Domestic: N	
	V1		Victim/Business Name (Last, First, Middle) SELBY, RICHARD W		Victim of Crime # 1,	
			DOB 06/28/1959		Race W	Sex M
			Age 63		Relationship To Offender	Resident Status Resident
			Home Address 1975 PORT TRINITY CIR, Newport Beach, CA 92660-		Email 949-400-8941	
			Employer Name/Address		Business Phone 949-400-8941	
O T H E R S	VYR	Make	Model	Style	Color	Lic/Lis
					VIN	
	CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)					
	Type:		Injury:			
	Code	Name (Last, First, Middle)		Victim of Crime #	DOB	Race
					Age	Sex
I N V O L V E D	Home Address		Email		Home Phone	
	Employer Name/Address		Business Phone		Mobile Phone	
	Type:		Injury:			
	Code	Name (Last, First, Middle)		Victim of Crime #	DOB	Race
					Age	Sex
	Home Address		Email		Home Phone	
P R O P E R T Y	Employer Name/Address		Business Phone		Mobile Phone	
	1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)					
	VI #	Code	Status Frm/To	Value	OJ	QTY
	Property Description		Make/Model		Serial Number	
Officer/ID# TORRES, M. (1562)						
Invest ID# ADAME, R. (1383)						
Supervisor FABBRI, S. (1488)						
Status	Complainant Signature		Case Status <i>Closed Leads Exhausted</i>		Case Disposition:	
			11/08/2022		Page 1	

REPORTING OFFICER NARRATIVE

Newport Beach Police Department

OCA

22007883

Victim

SELBY, RICHARD W

Offense

BURGLARY - COMMERCIAL - FORCED

Date / Time Reported

Mon 11/07/2022 08:24

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

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

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

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

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

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

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

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

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

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



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

JUL 12 2024

CITY OF
NEWPORT BEACH

Three Year Construction Time Limit Extension
Building Official Application

Project Address:	1715 W Balboa Blvd			Receipt No.:	1N-00029400		
Permit No.:	X2020-1565, X2021-2338, X2021-2339, XR2023-0347	Original Permit Issued Date:	3/2/2021	Extension Fee:	\$214	Date Fee Paid:	07/12/24
PETITIONER/PROPERTY OWNER INFORMATION							
Name (Must be payor of fees): Richard Selby				Company Name:			
Street Address: PO Box 10849		City: Newport Beach		State: CA		Zip Code: 92658	
Email: rick.selby@ngc.com				Phone: 949-400-8941 cell			
PROJECT INFORMATION							
Length of extension requested:				19.5 weeks			
New end date if request is approved:				1/17/2025			
Previous Extension(s) Granted? (Y/N): Yes				If Yes, How Many?: 1			
Description of Work Under Permit:	MFR ADD 253 SF & SUBSTANTIAL REMODEL 1123 SF W/RE-ROOF; MFR LOWER FLOOR IN BACK DETACHED UNIT & MISC FRAMING TO MATCH FIELD; MFR LOWER FLOOR IN FRONT DETACHED UNIT & MISC FRAMING TO MATCH FIELD; MFR CREATE ATTIC 90 SF						
Reason for Extension Request	(Attach Supporting Documents as Needed) Thefts of materials and tools from the job site, vandalism of completed work at the job site, and unanticipated complexities in the integration of new materials with the existing legacy materials						
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.							
Petitioner's Signature:		Relationship to Property Owner:		Date:			
Richard W. Selby		Owner		7/11/2024			
FOR STAFF USE ONLY							
Department Action: ☒ Approved ☐ Denied							
Conditions of Approval or Comments: TOTAL 321 DAYS EXTENSION GRANTED. PERMITS SHALL EXPIRE ON 01/17/2025 UNLESS ADDITIONAL EXTENSION IS GRANTED.							
Building Inspector Reviewed:		Name:		Signature:		Date:	
		Chad Shelton		[Signature]		7/18/24	
Building Official Approval:		Name:		Signature:		Date:	
		TONEE HAI		[Signature]		07/31/24	

Permit Extension Request for 1715 W Balboa Blvd

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

The extension request is based on the following delays:

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

Documentation that was submitted previously:

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

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

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

Thank you,

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





















Heat Number
89108815

[illegible]

INCIDENT/INVESTIGATION REPORT

Agency Name Newport Beach Police Department
ORI CA0301400

Case# 22007884
Date / Time Reported 11/07/2022 10:30 Mon
Last Known Secure 10/28/2022 18:30 Fri
At Found 10/31/2022 07:30 Mon

Location of Incident 1715 BALBOA BLVD W, Newport Beach CA	Gang Relat NO	Premise Type Commercial Office	Beat/Tract A1
---	-------------------------	--	-------------------------

#	Crime Incident(s)	(Com)	Weapon / Tools	Activity
#1	Burglary - Commercial - No Forced Entry (not Shoplift) - 459 PC	F	Entry Exit Security	
#2	Crime Incident	()	Weapon / Tools Entry Exit Security	Activity
#3	Crime Incident	()	Weapon / Tools Entry Exit Security	Activity

MO

# of Victims 1	Type: INDIVIDUAL/ NOT LAW	Injury:	Domestic: N
V1	Victim/Business Name (Last, First, Middle) SELBY, RICHARD W	Victim of Crime # 1	DOB 06/28/1959 Age 63 Race W Sex M Relationship To Offender Resident Resident Status Resident Military Branch/Status
Home Address 1975 PORT TRINITY CIR, Newport Beach, CA 92660-		Email	Home Phone 949-400-8941
Employer Name/Address		Business Phone	Mobile Phone 949-400-8941
VYR	Make	Model	Style Color Lic/Lis VIN

VICTIM

CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)									
Type:					Injury:				
Code	Name (Last, First, Middle)	Victim of Crime #	DOB	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status	
			Age						
Home Address			Email				Home Phone		
Employer Name/Address			Business Phone				Mobile Phone		
Type:					Injury:				
Code	Name (Last, First, Middle)	Victim of Crime #	DOB	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status	
			Age						
Home Address			Email				Home Phone		
Employer Name/Address			Business Phone				Mobile Phone		

OTHERS INVOLVED

1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)									
VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number	
1	36	7	\$75.00		1	LIGHT	MILW		
1	36	7	\$1,000.00		1	MISC TOOLS			
1	36	7	\$1,000.00		1	STEEL DRILL	BOSH		
1	36	7	\$600.00		1	ANGLE DRILL	MILW		
1	36	7	\$300.00		1	HAMMER DRILL	MILW		
1	36	7	\$150.00		1	IMPACT DRILL	DEWA		
1	36	7	\$150.00		1	GRINDER	MILW		
1	36	7	\$150.00		1	CHARGER			
1	36	7	\$100.00		5	5 BATTERIES			
1	36	7	\$150.00		1	CHARGER	MILW		
1	36	7	\$100.00		2	2 BATTERIES	MILW		
1	36	7	\$175.00		3	DRILL	MILW		

PROPERTY

Officer/ID# TORRES, M. (1562)	Outstanding Stolen Val [Total Stolen]: \$4,350.00 [\$4,350.00]
Invest ID# ADAME, R. (1383)	Supervisor FABBRI, S. (1488)
Status	Complainant Signature
Case Status Closed Leads Exhausted	Case Disposition: 11/08/2022

Incident Report Additional Property List

Newport Beach Police Department

OCA: 22007884

Property List (Continued)

Page 2

Status Codes 1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown

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

INCIDENT/INVESTIGATION REPORT

Newport Beach Police Department

Case # 22007884

Status Codes 1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown					
D R U G S	IBR	Status	Quantity	Type Measure	Suspected Type

Assisting Officers

Suspect Hate / Bias Motivated: *NONE (NO BIAS)*

NARRATIVE

A burglary report was taken.

REPORTING OFFICER NARRATIVE

Newport Beach Police Department

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

Victim	Offense	Date / Time Reported
SELBY, RICHARD W	BURGLARY - COMMERCIAL - NO FORCED	Mon 11/07/2022 10:30

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

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

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

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

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

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

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

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

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

INCIDENT DATA

MCV
I
C
T
I
M

OTHERS INVOLVED

PROPERTYStatus

REPORTING OFFICER NARRATIVE

Newport Beach Police Department

OCA

22007883

Victim

SELBY, RICHARD W

Offense

BURGLARY - COMMERCIAL - FORCED

Date / Time Reported

Mon 11/07/2022 08:24

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

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

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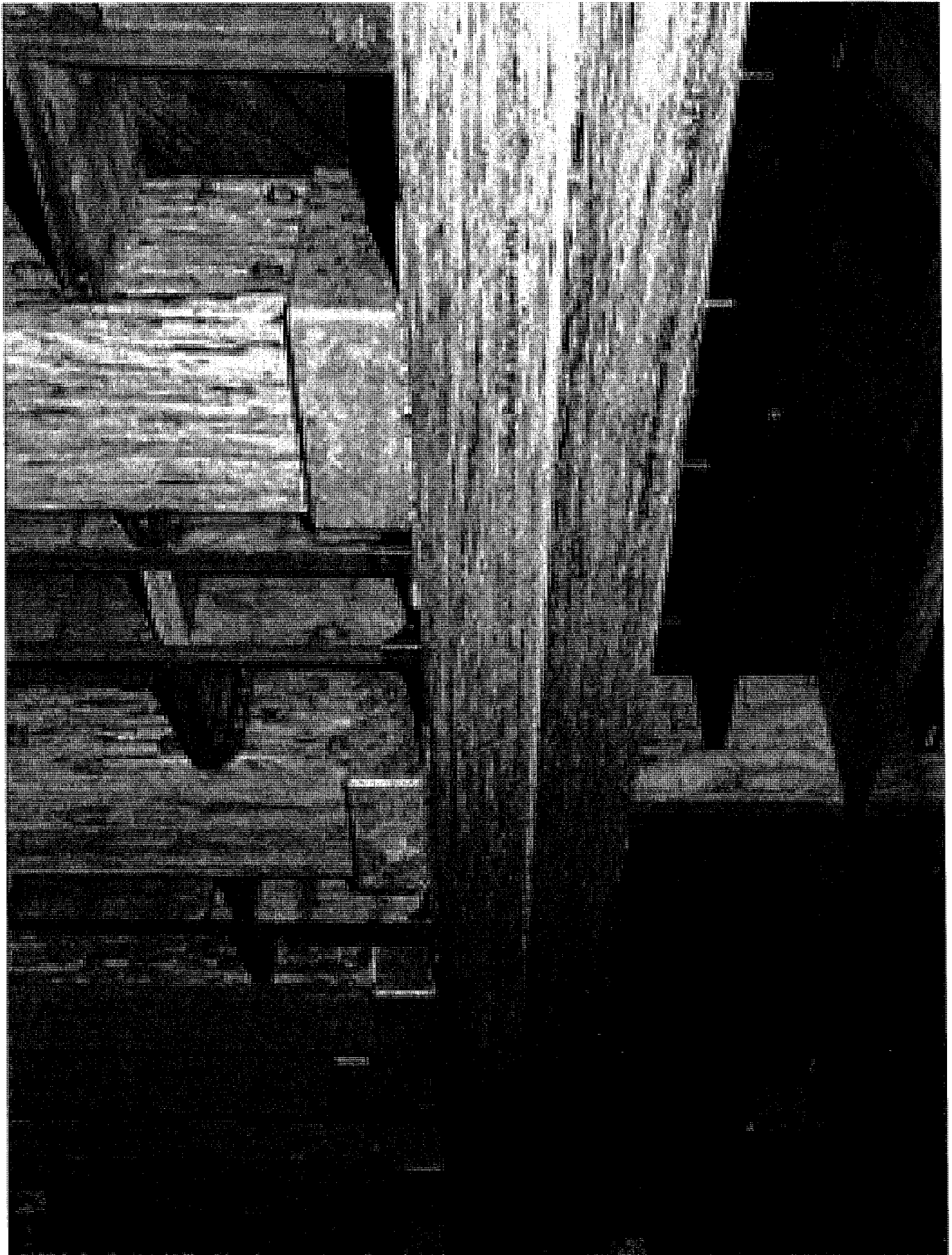
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Selby stated there were foot prints that were unknown to him and the construction workers. I informed NBPD CSI of the circumstances. CSI stated they would not respond. I photographed the scene to be uploaded to the NBPD Server.

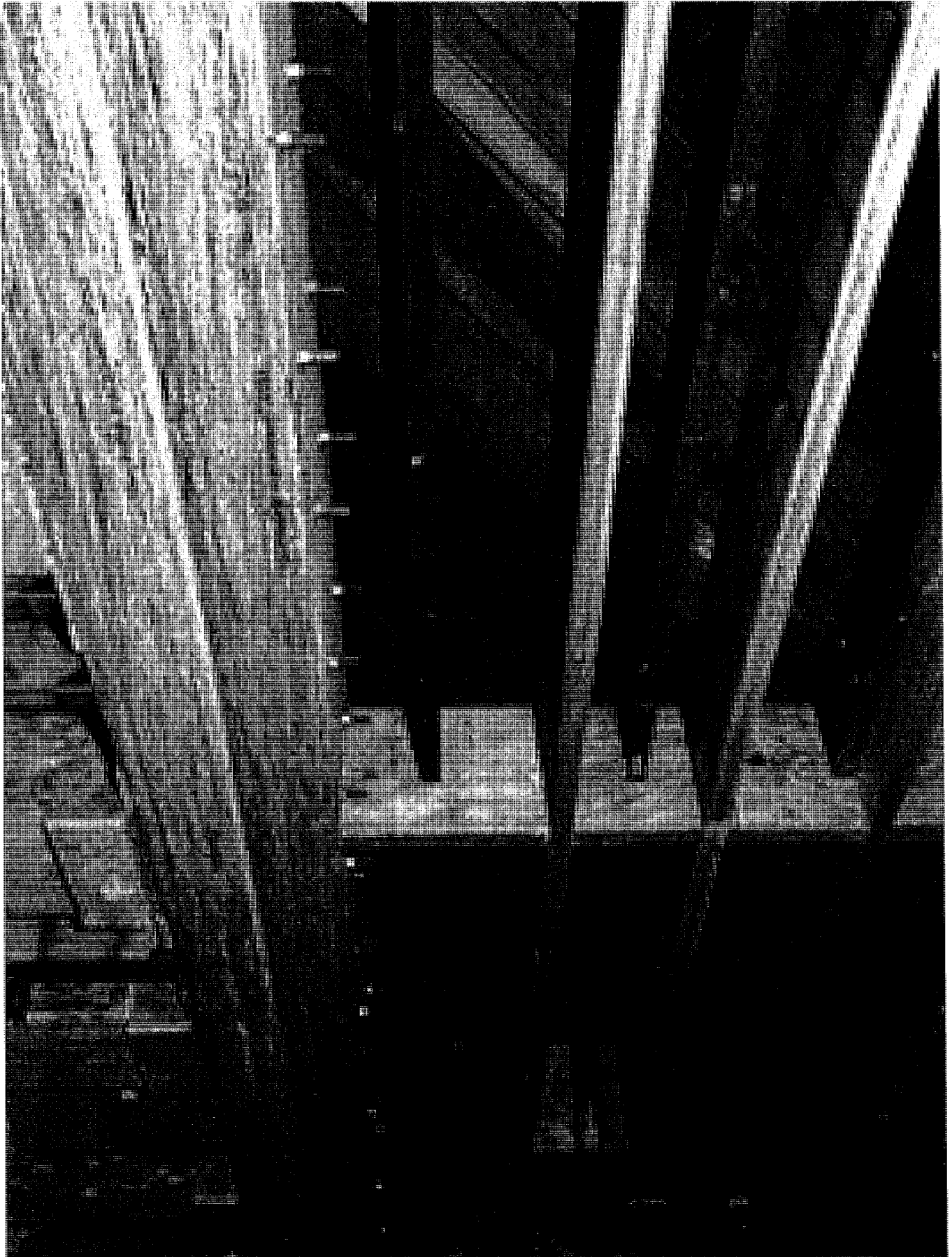
Selby did not have any suspect information. I checked the area for cameras but was met with negative results.

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

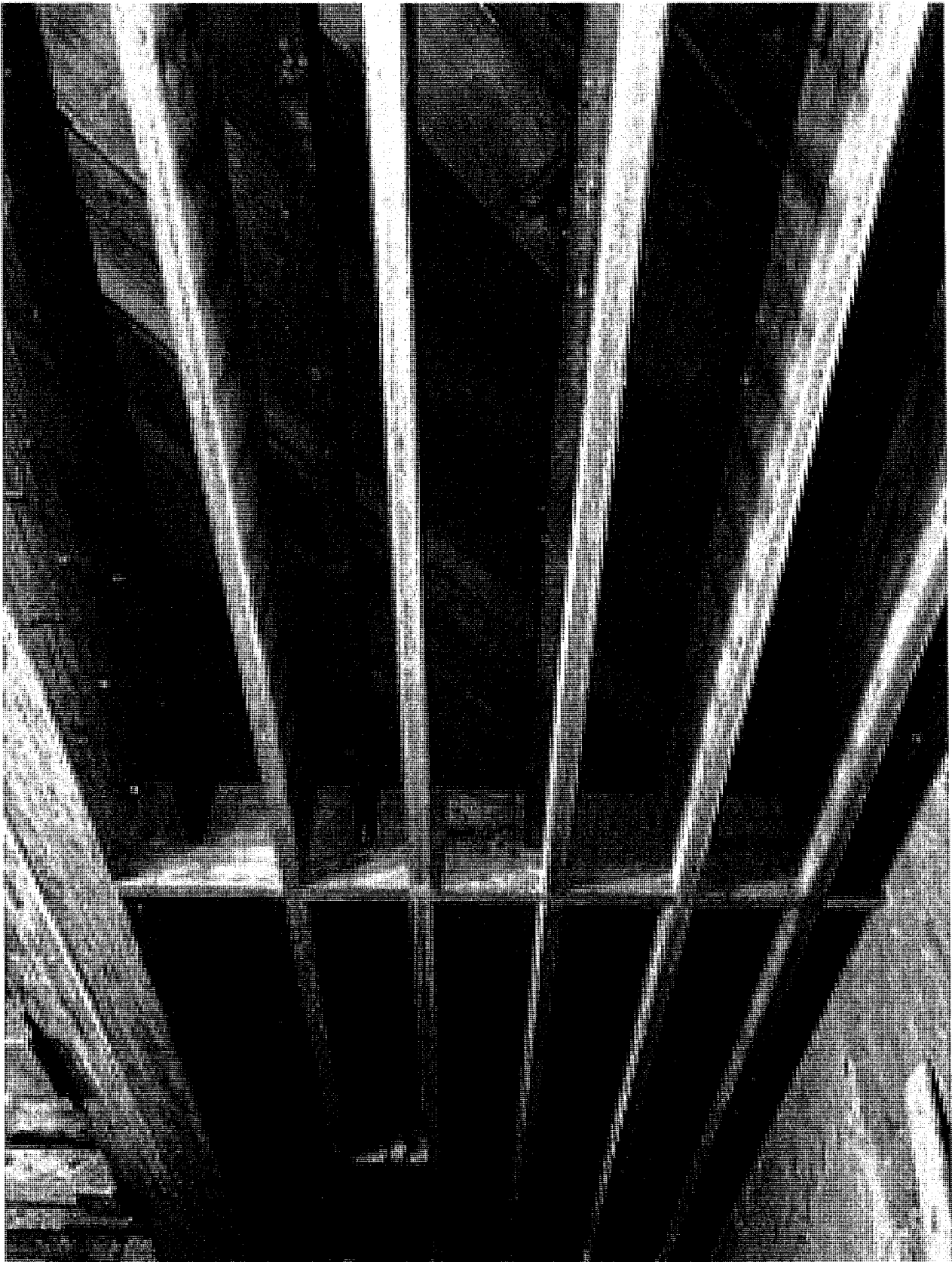
Garage – Interface between new and legacy joists



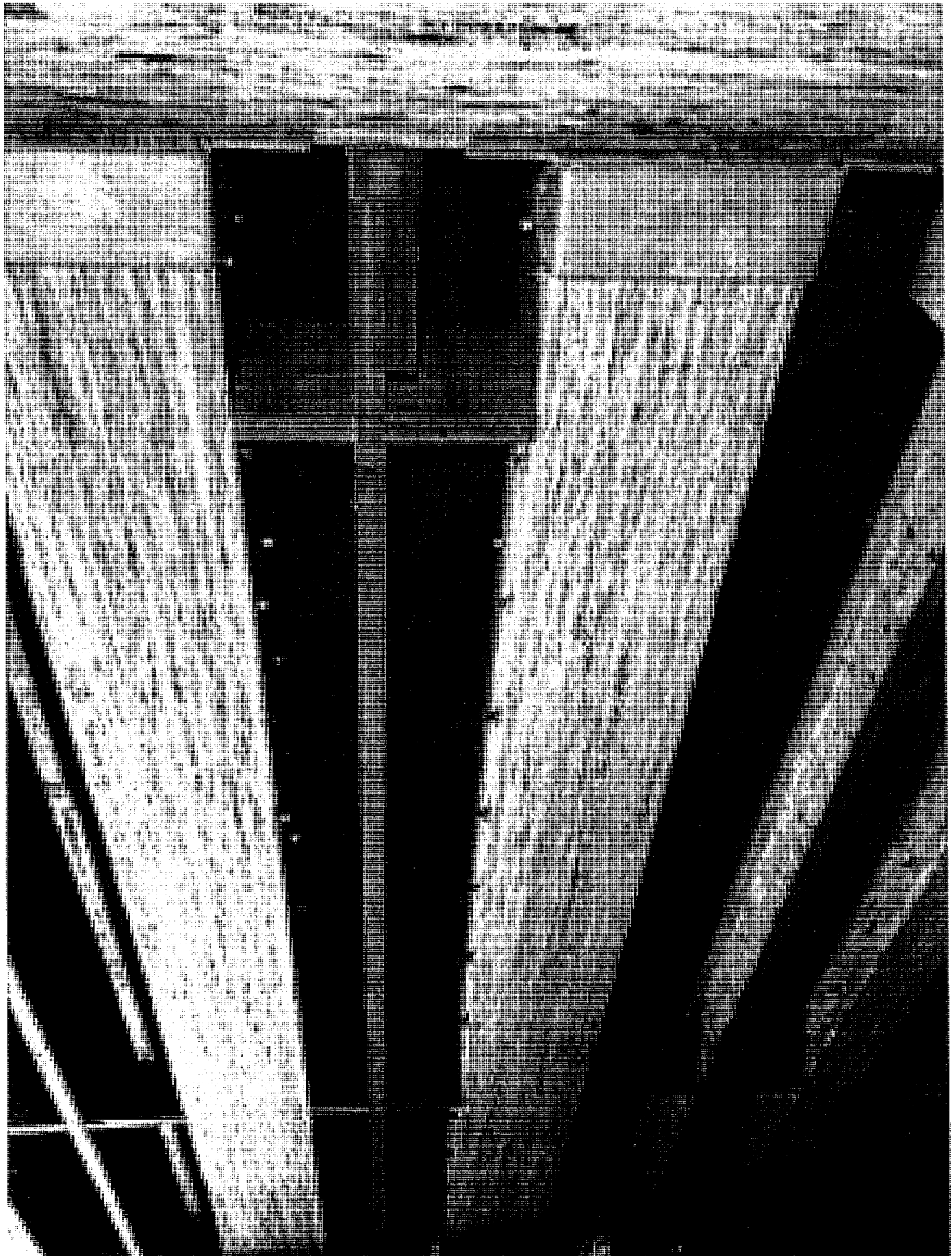
Garage – Interface between new and legacy joists



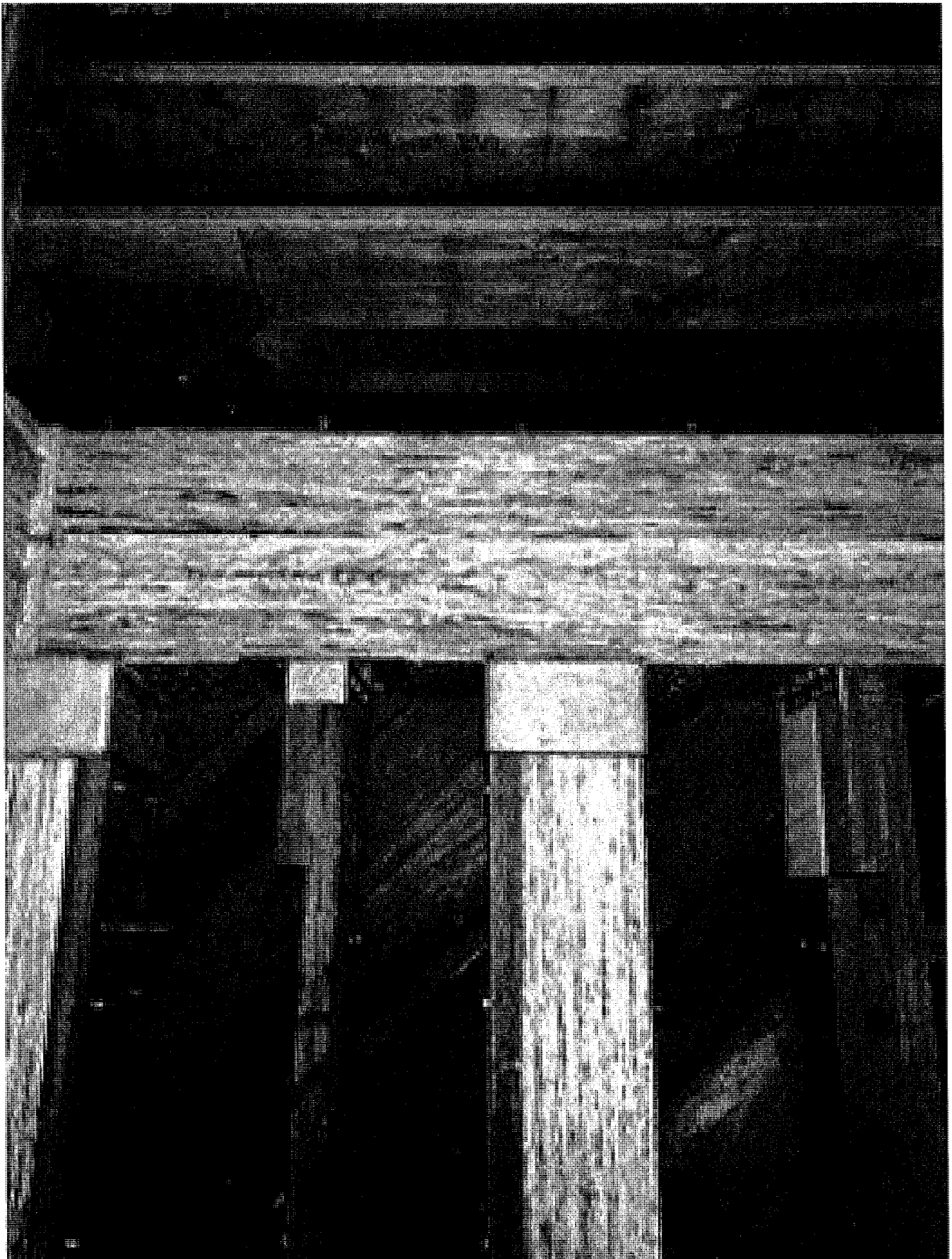
Garage – Interface between new and legacy joists



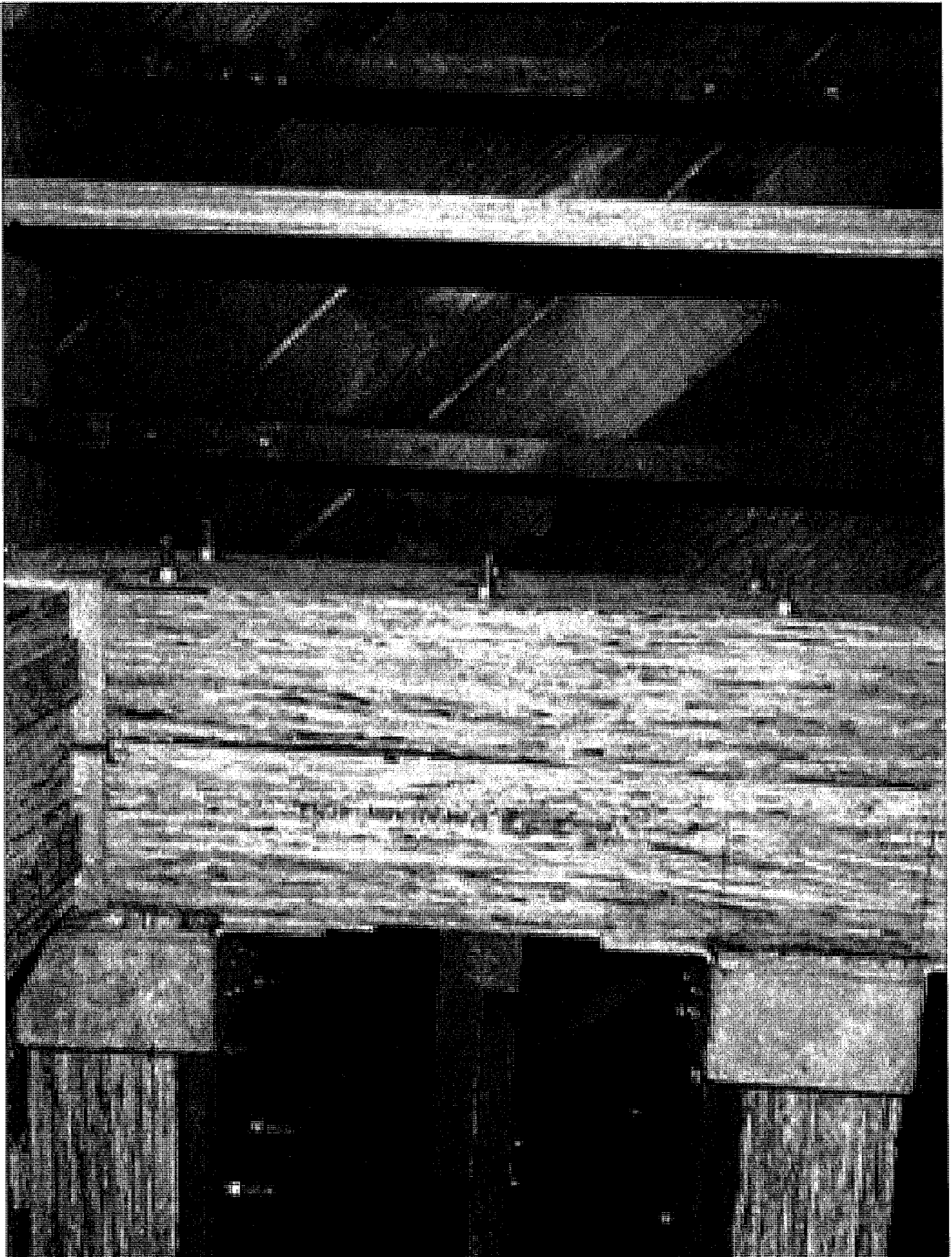
Garage – Interface between new and legacy joists



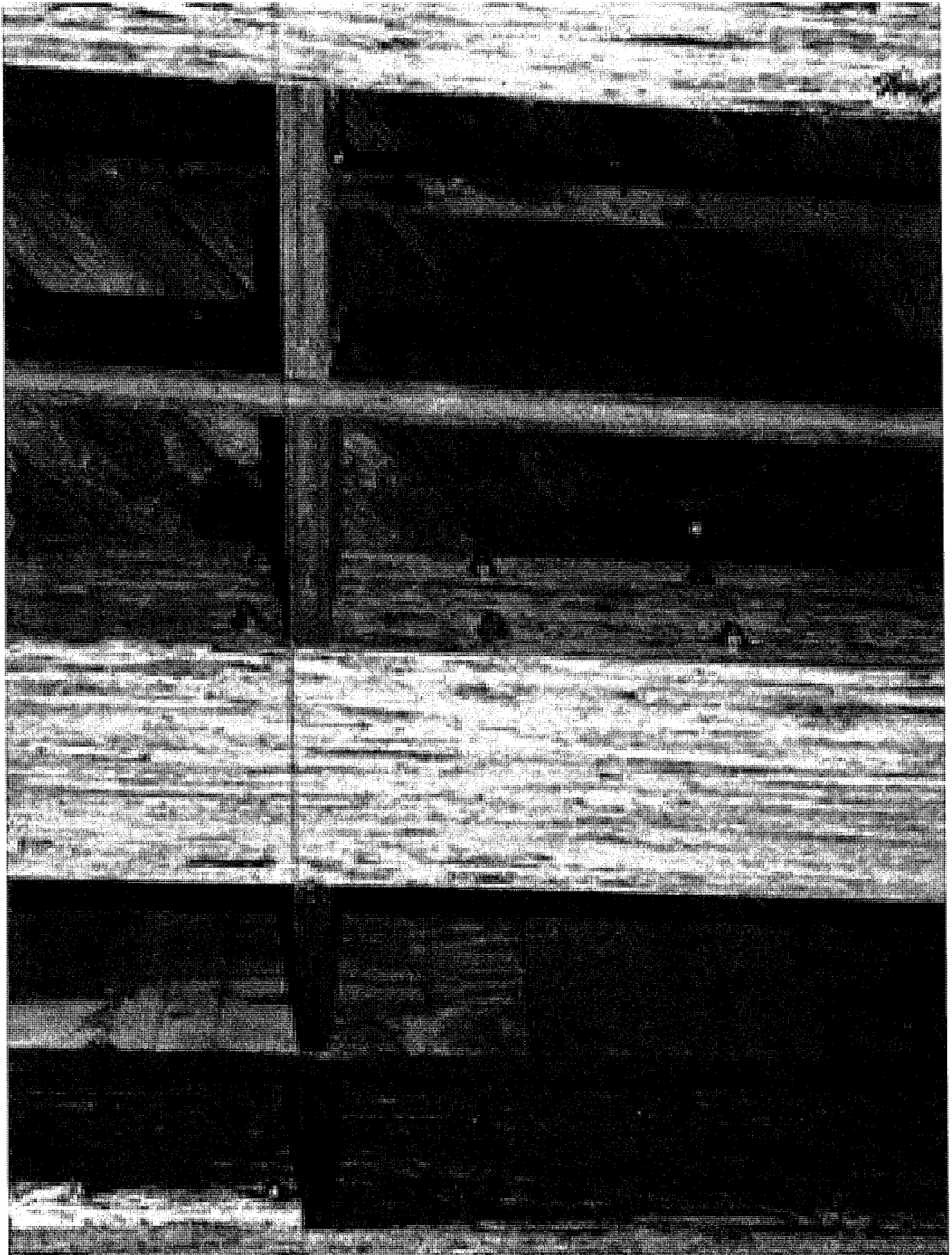
Garage – Interface between new and legacy joists



Garage – Interface between new and legacy joists



Garage – Interface between new and legacy joists



First floor ceiling –
Interface between new and legacy joists



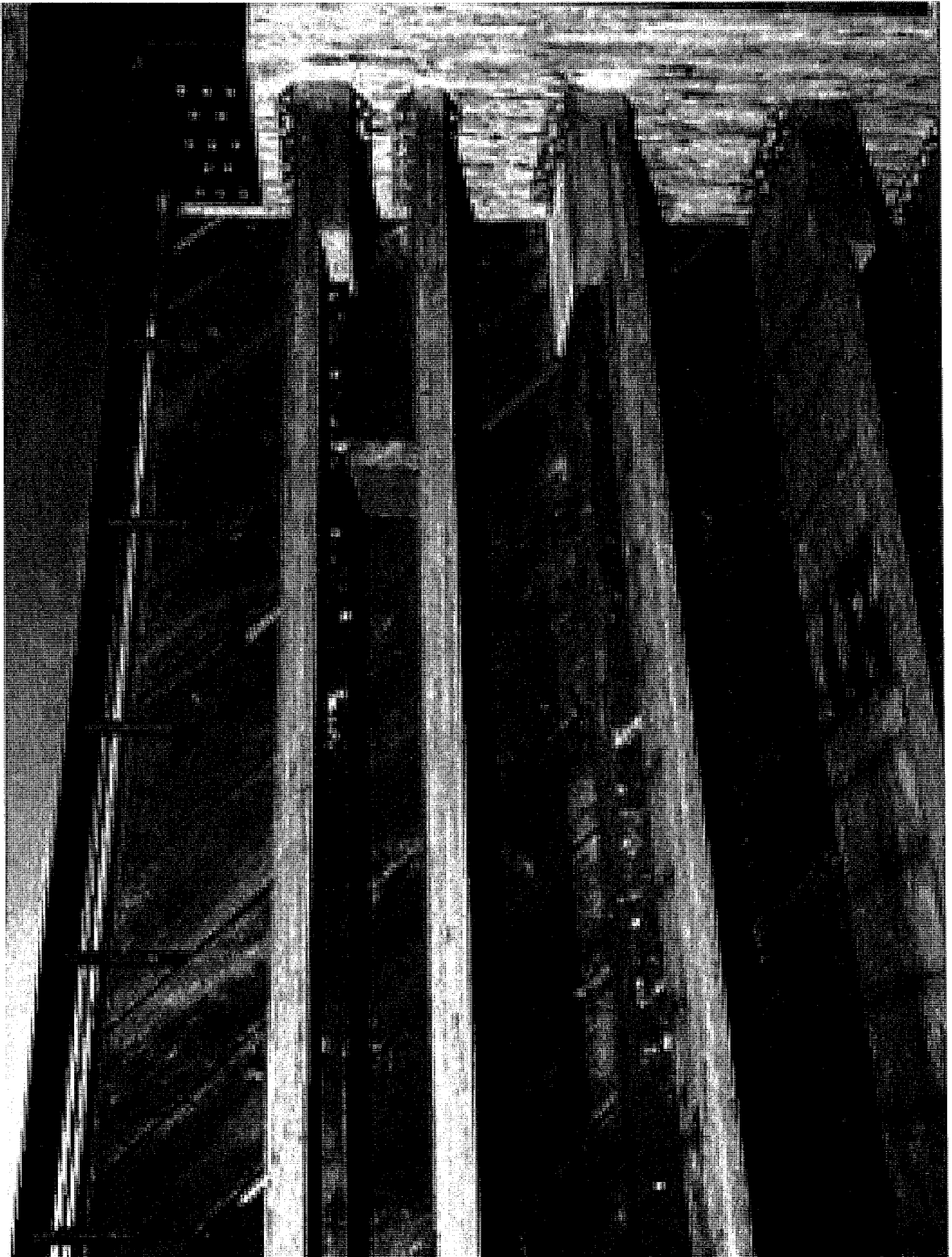
First floor ceiling –
Interface between new and legacy joists



First floor ceiling –
Interface between new and legacy joists



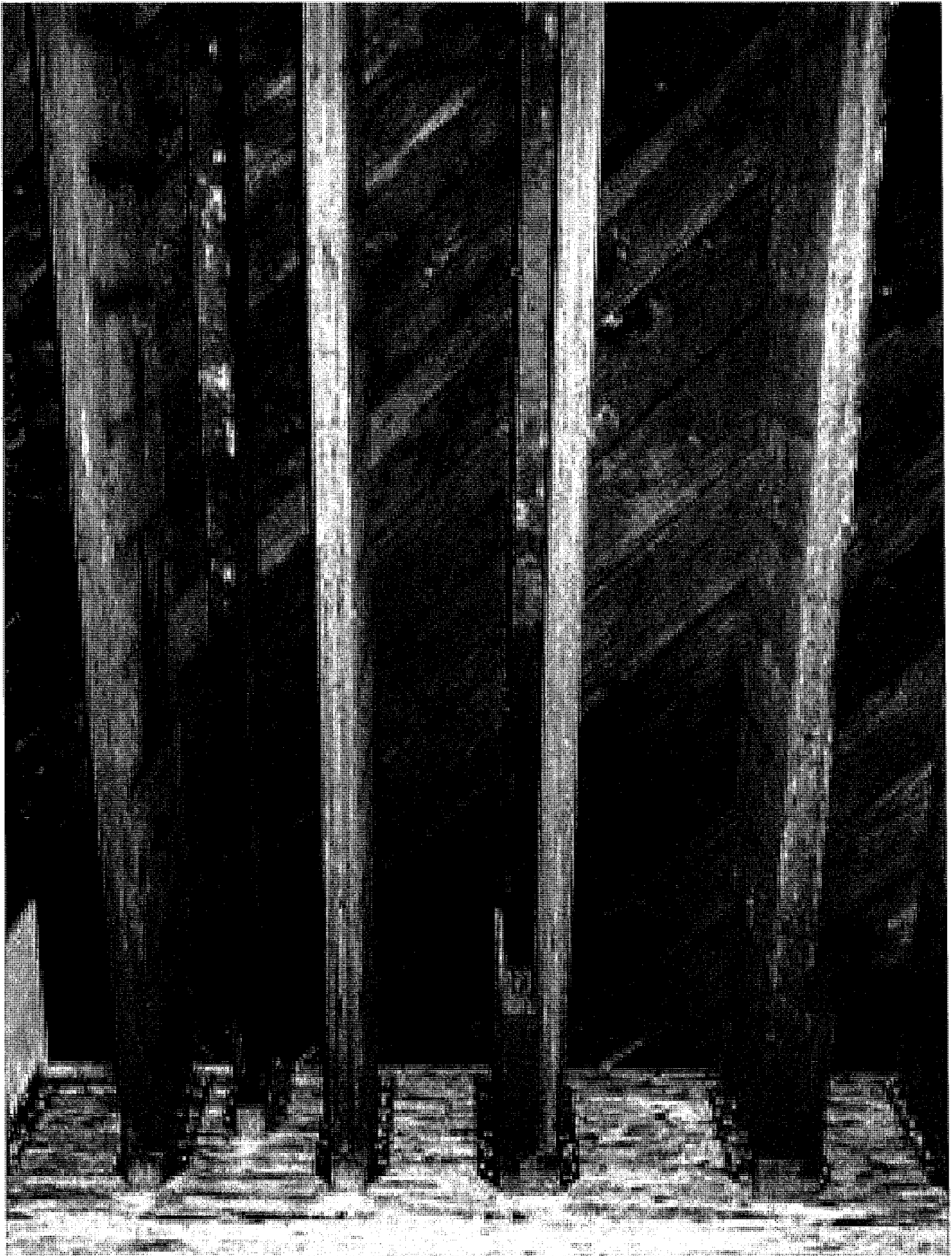
First floor ceiling –
Interface between new and legacy joists



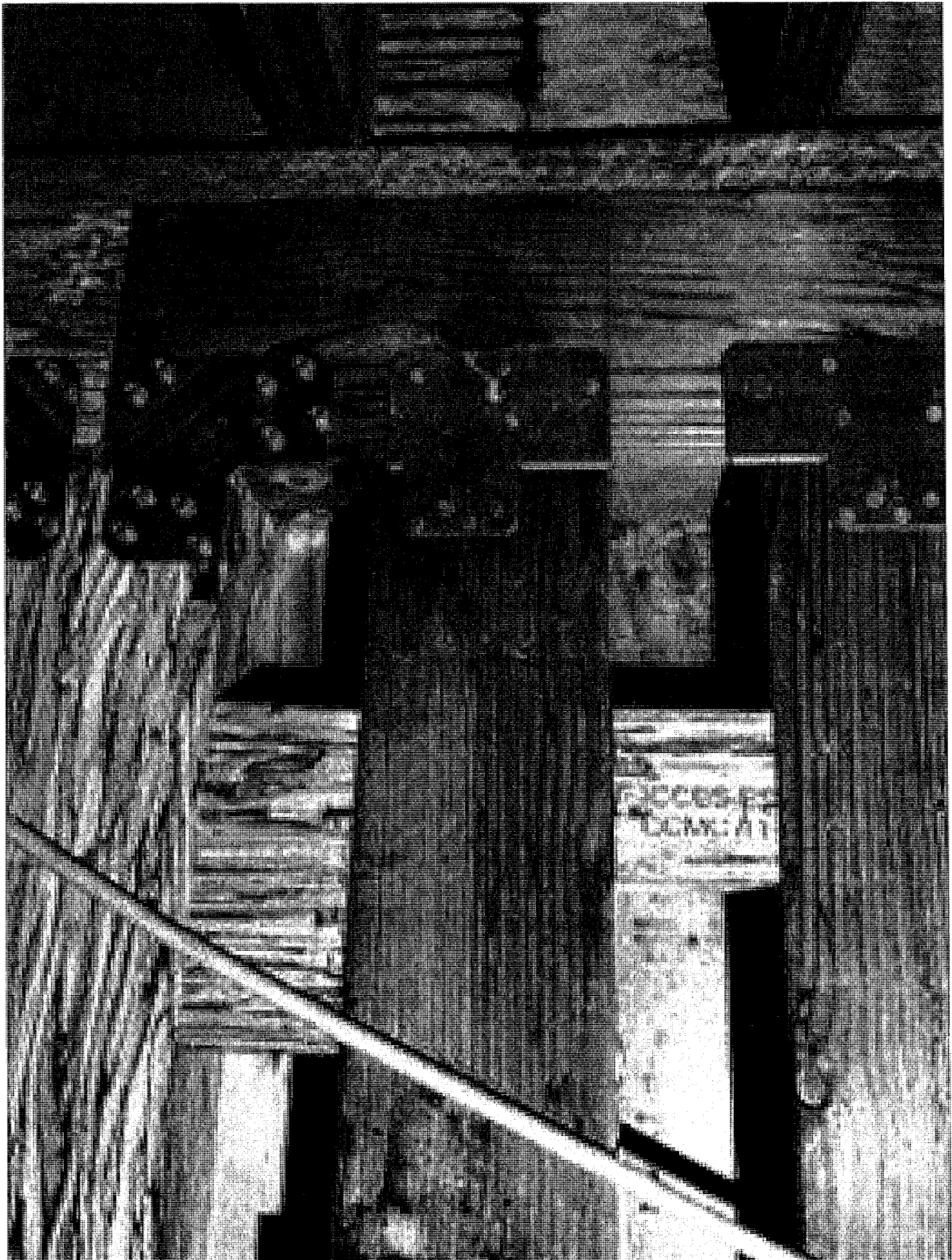
First floor ceiling –
Interface between new and legacy joists



First floor ceiling –
Interface between new and legacy joists



Second floor ceiling –
Interface between new and legacy joists





CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

RECEIVED BY
COMMUNITY
DEVELOPMENT

DEC 02 2024

CITY OF
NEWPORT BEACH

Three Year Construction Time Limit Extension
Building Official Application

Project Address:	1715 W Balboa Blvd			Receipt No.:	INV-00035071
Permit No.:	X2020-1565, X2021-2338, X2021-2339, XR2023-0347	Original Permit Issued Date:	3/2/2021	Extension Fee:	\$214
				Date Fee Paid:	12/02/24
PETITIONER/PROPERTY OWNER INFORMATION					
Name (Must be payor of fees): Richard Selby			Company Name:		
Street Address: PO Box 10849		City: Newport Beach	State: CA	Zip Code: 92658	
Email: rick.selby@ngc.com			Phone: 949-400-8941 cell		
PROJECT INFORMATION					
Length of extension requested: 6.5 weeks					
New end date if request is approved: 3/2/2025					
Previous Extension(s) Granted? (Y/N): Yes			If Yes, How Many?: 2		
Description of Work Under Permit:	MFR ADD 253 SF & SUBSTANTIAL REMODEL 1123 SF W/RE-ROOF; MFR LOWER FLOOR IN BACK DETACHED UNIT & MISC FRAMING TO MATCH FIELD; MFR LOWER FLOOR IN FRONT DETACHED UNIT & MISC FRAMING TO MATCH FIELD; MFR CREATE ATTIC 90 SF				
Reason for Extension Request	(Attach Supporting Documents as Needed) Please see attached document				
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.					
Petitioner's Signature: Richard W. Selby		Relationship to Property Owner: Owner		Date: 12/2/2024	
FOR STAFF USE ONLY					
Department Action: ☒ Approved ☐ Denied					
Conditions of Approval or Comments:	ADDITIONAL 44 DAYS, FOR TOTAL OF 355 DAYS, EXTENSION GRANTED. PERMITS SHALL EXPIRE ON 03/02/2025 UNLESS ADDITIONAL EXTENSION IS GRANTED BY HONORING OFFICER.				
Building Inspector Reviewed:	Name: Chad Shelton	Signature: 		Date: 12/02/2024	
Building Official Approval:	Name: TONEE THAI	Signature: 		Date: 12/10/24	

Permit Extension Request for 1715 W Balboa Blvd

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

The extension request is based on the following delays:

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

Documentation that was submitted previously:

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

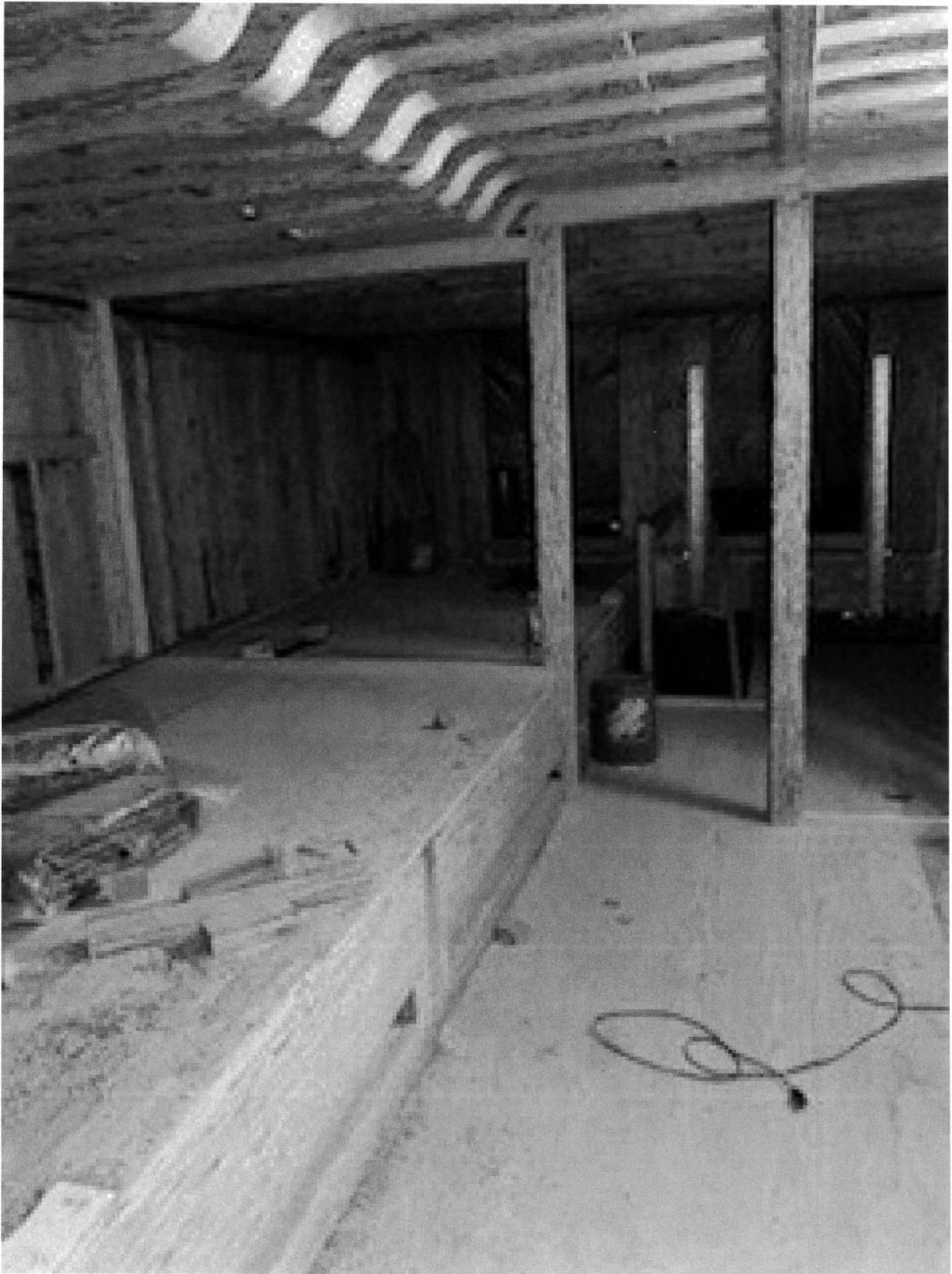
The extension request is for 6.5 weeks which equals 5.5 weeks plus 1 week. Please find attached new supporting documentation as well as the documentation that was submitted previously.

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

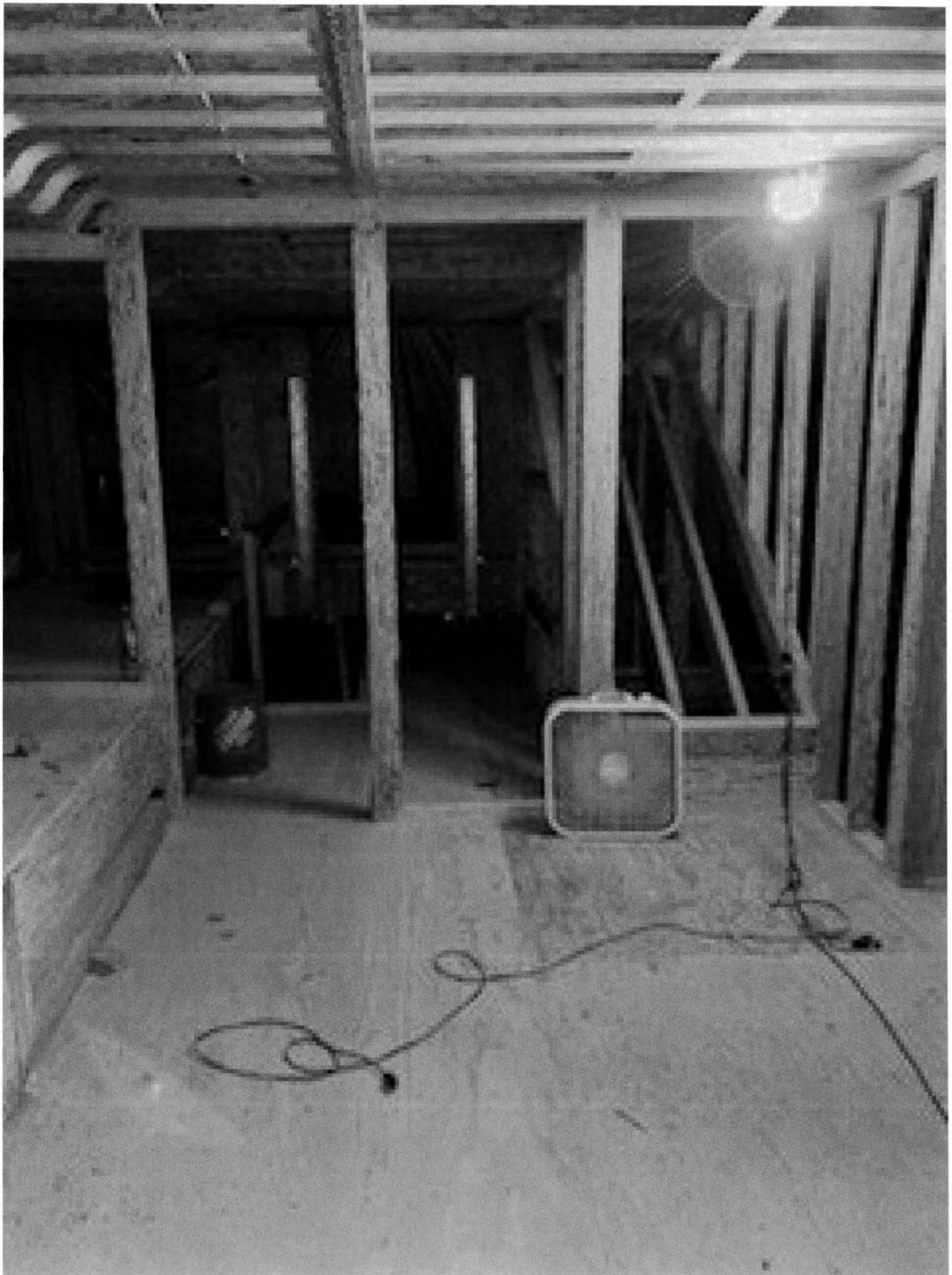
Thank you,

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

Integration of new materials for the third-floor roof
with the existing legacy materials



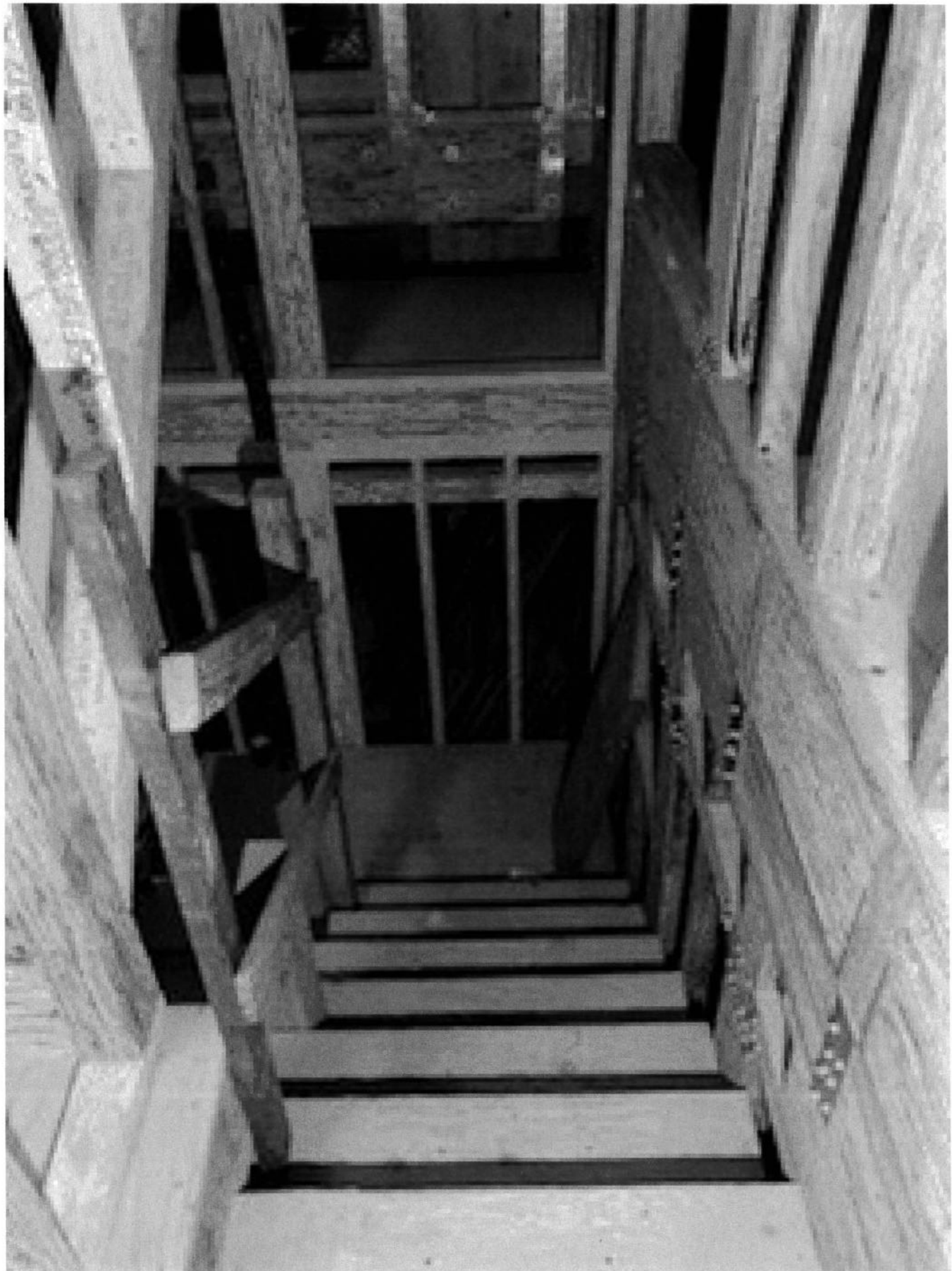
Integration of new materials for the third-floor roof
with the existing legacy materials



Integration of new materials for the third-floor roof
with the existing legacy materials



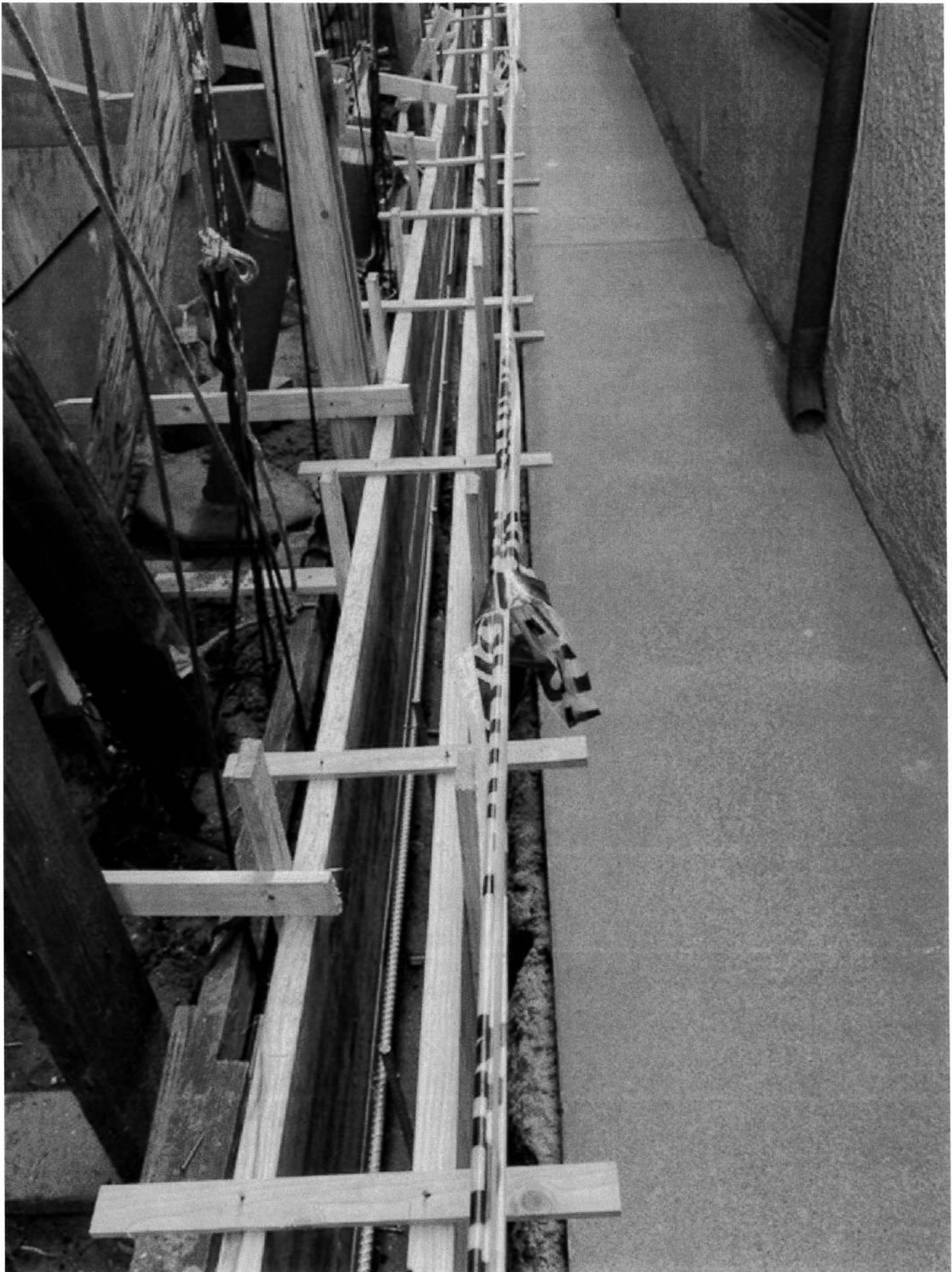
Integration of new materials for the third-floor roof
with the existing legacy materials



Integration of new materials for the third-floor roof
with the existing legacy materials



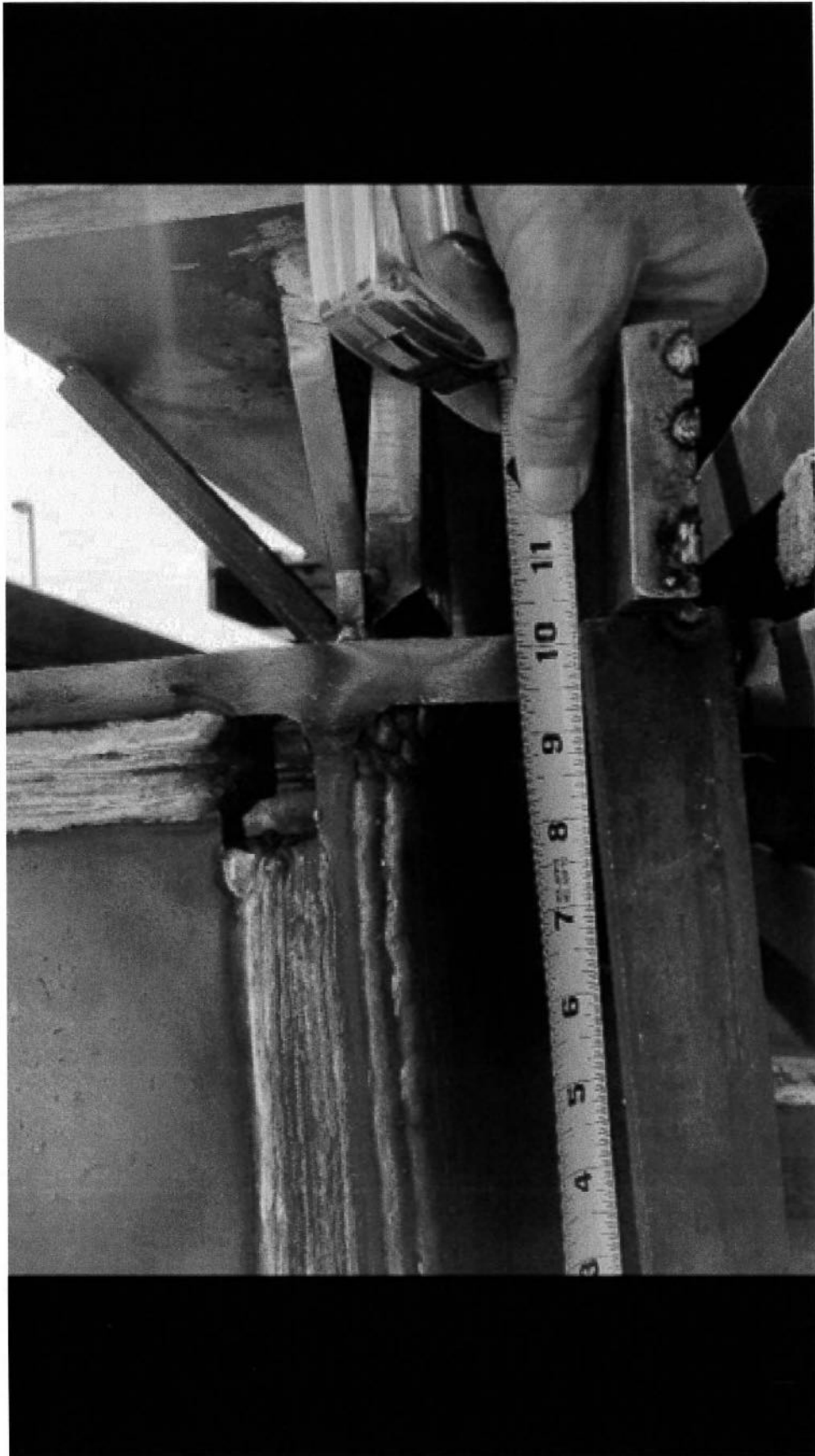
Integration of new concrete side walkways inside the fence lines on the west and east property lines

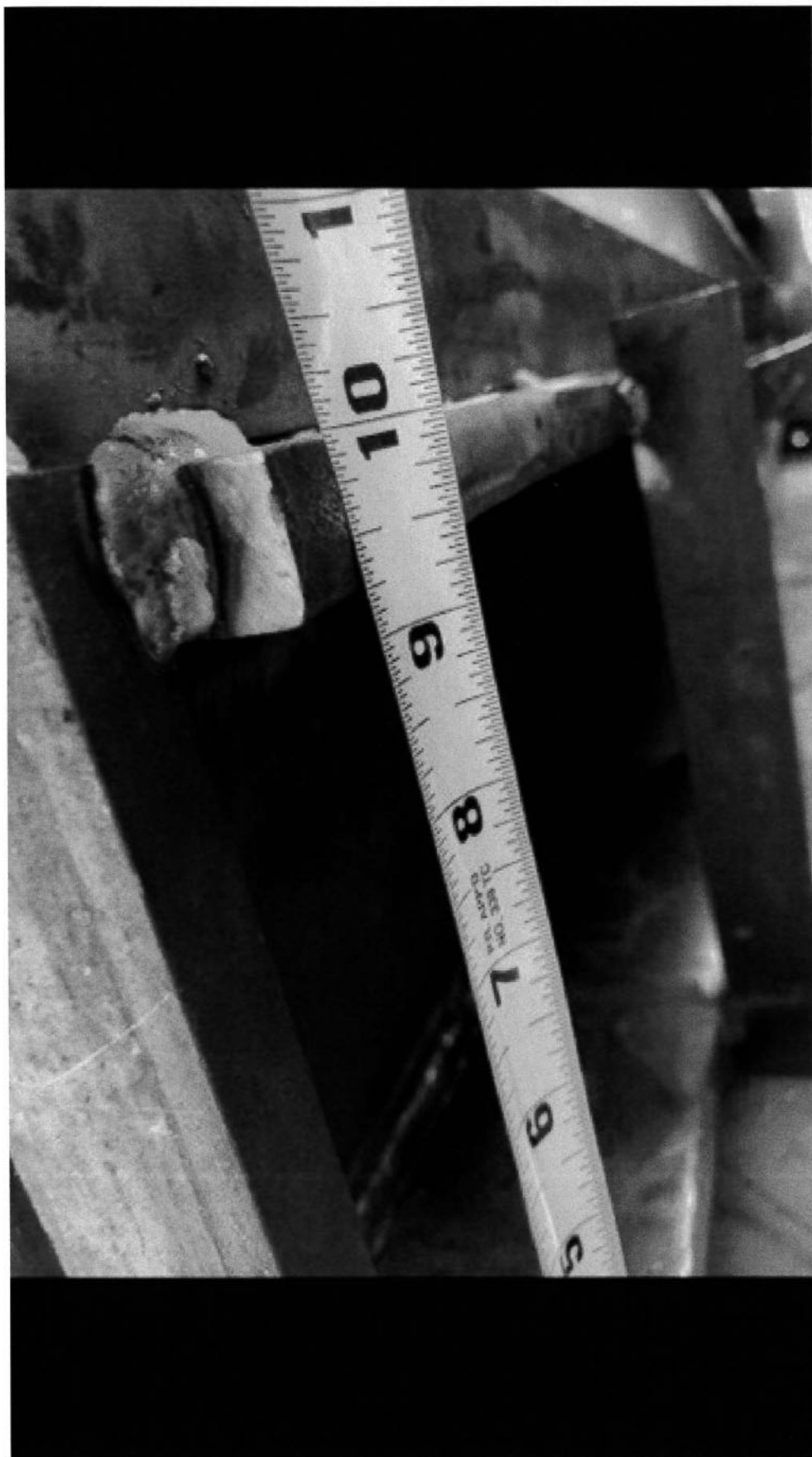


Integration of new concrete side walkways inside the fence lines on the west and east property lines



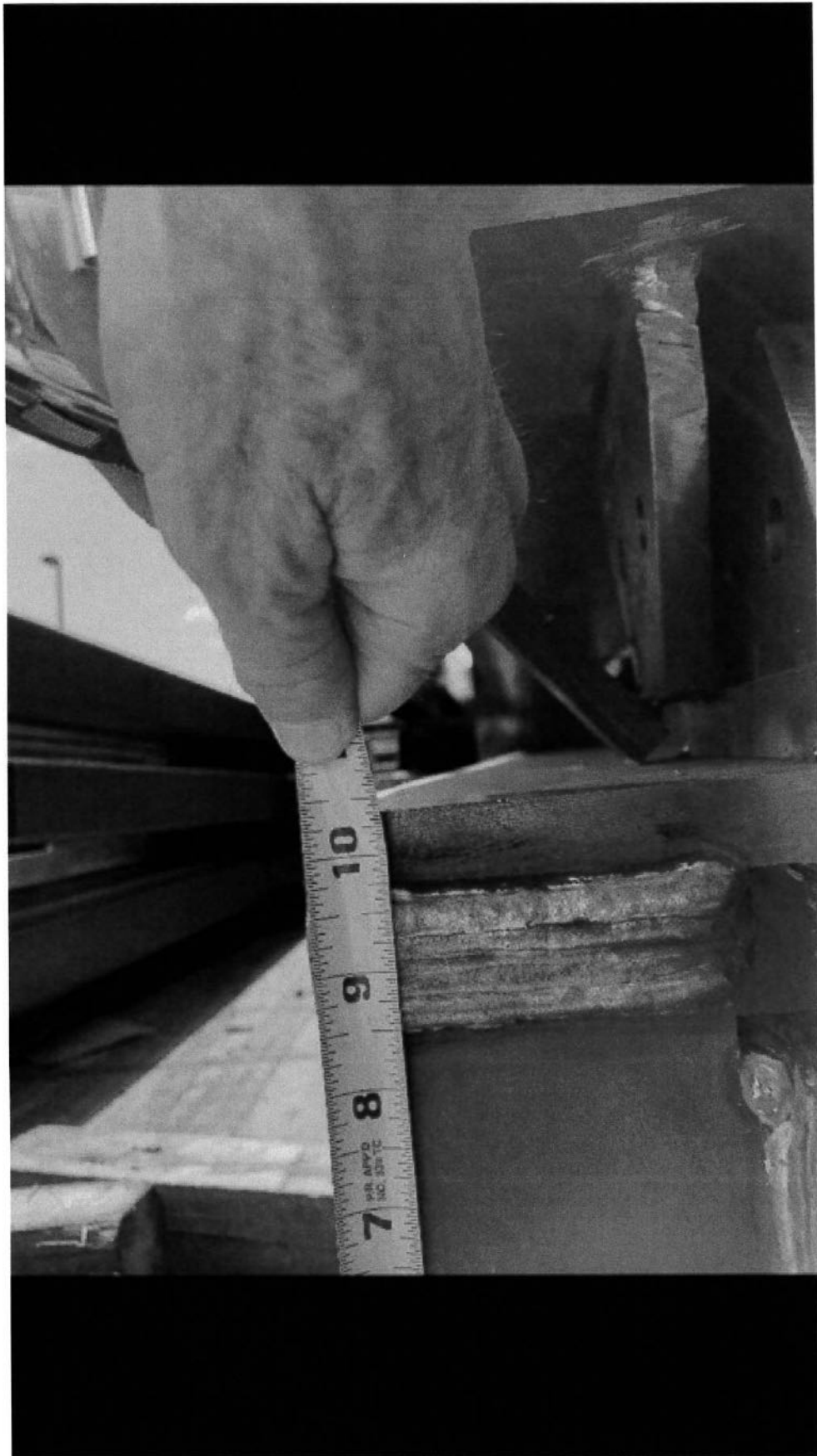






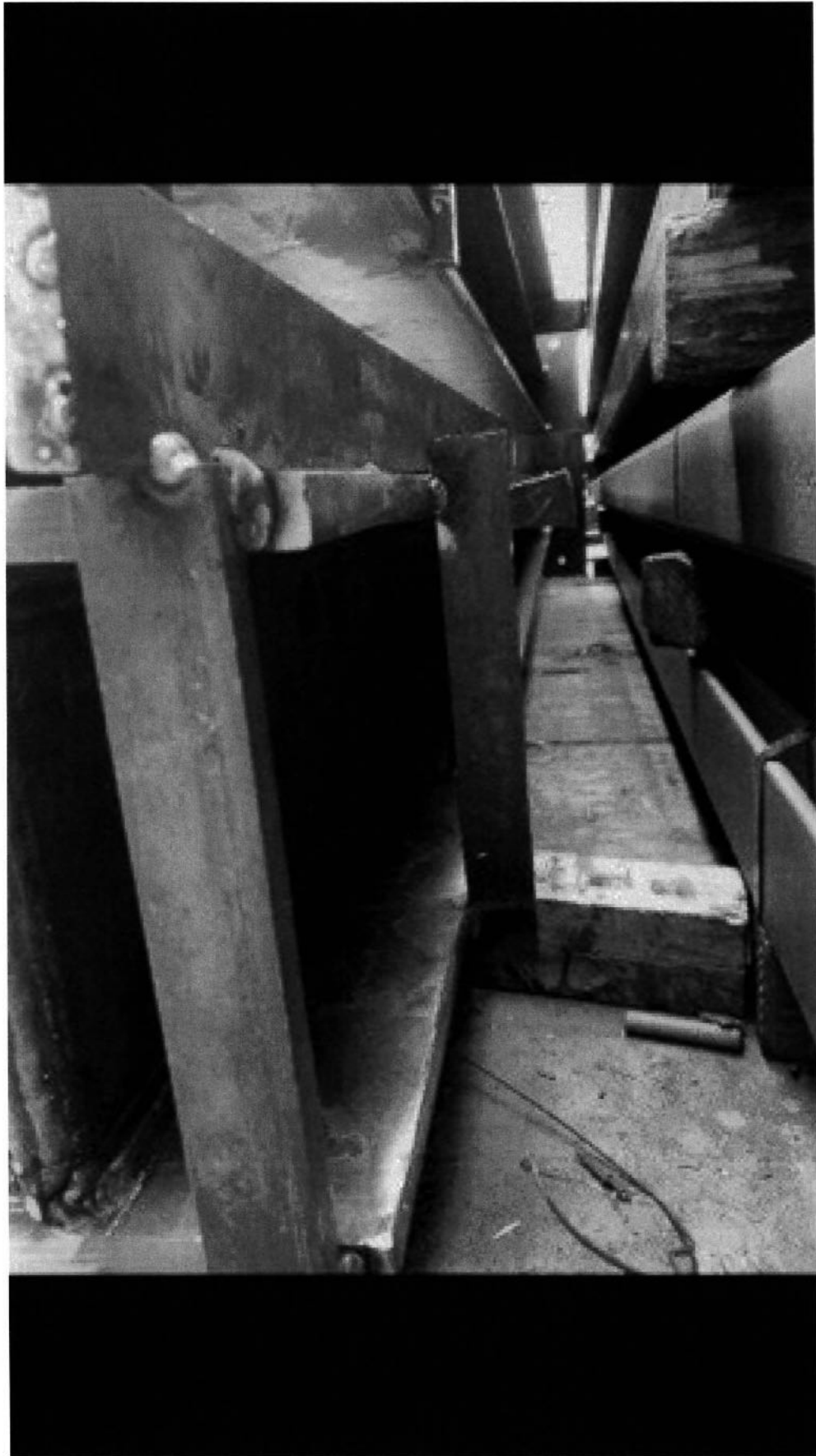














Heat Number
69108815

[illegible][illegible]

Brockway

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		INCIDENT/INVESTIGATION REPORT				Case# 22007884	
		Agency Name Newport Beach Police Department		ORI CA0301400		Date / Time Reported 11/07/2022 10:30 Mon	
I N C I D E N T D A T A	Location of Incident 1715 BALBOA BLVD W, Newport Beach CA		Gang Relat NO	Premise Type Commercial Office	Beat/Tract A1	Last Known Secure 10/28/2022 18:30 Fri	
					At Found 10/31/2022 07:30 Mon		
	#1	Crime Incident(s) Burglary - Commercial - No Forced Entry (not Shoplift) - 459 PC	(Com) F	Weapon / Tools			Activity
				Entry	Exit	Security	
M O	#2	Crime Incident	()	Weapon / Tools			Activity
				Entry	Exit	Security	
	#3	Crime Incident	()	Weapon / Tools			Activity
				Entry	Exit	Security	
V I C T I M	# of Victims 1		Type: INDIVIDUAL/ NOT LAW		Injury: Domestic: N		
	V1	Victim/Business Name (Last, First, Middle) SELBY, RICHARD W		Victim of Crime # 1,	DOB 06/28/1959	Race W	Sex M
	Home Address 1975 PORT TRINITY CIR, Newport Beach, CA 92660-		Email		Resident Status Resident		
	Employer Name/Address		Business Phone		Military Branch/Status		
					Home Phone 949-400-8941		
					Mobile Phone 949-400-8941		
	VYR	Make	Model	Style	Color	Lic/Lis	VIN
O T H E R S I N V O L V E D	CODES: V- Victim (Denote V2, V3) W1 = Witness IO = Involved Other RP = Reporting Person (if other than victim)						
	Type:		Injury:				
	Code	Name (Last, First, Middle)		Victim of Crime #	DOB	Race	Sex
				Age			
	Home Address		Email		Resident Status		
	Employer Name/Address		Business Phone		Military Branch/Status		
					Home Phone		
					Mobile Phone		
	Type:		Injury:				
	Code	Name (Last, First, Middle)		Victim of Crime #	DOB	Race	Sex
			Age				
Home Address		Email		Resident Status			
Employer Name/Address		Business Phone		Military Branch/Status			
				Home Phone			
				Mobile Phone			
P R O P E R T Y	1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)						
	V1 #	Code	Status Frm/To	Value	OJ	QTY	Property Description
	1	36	7	\$75.00		1	LIGHT
	1	36	7	\$1,000.00		1	MISC TOOLS
	1	36	7	\$1,000.00		1	STEEL DRILL
	1	36	7	\$600.00		1	ANGLE DRILL
	1	36	7	\$300.00		1	HAMMER DRILL
	1	36	7	\$150.00		1	IMPACT DRILL
	1	36	7	\$150.00		1	GRINDER
	1	36	7	\$150.00		1	CHARGER
	1	36	7	\$100.00		5	5 BATTERIES
	1	36	7	\$150.00		1	CHARGER
	1	36	7	\$100.00		2	2 BATTERIES
	1	36	7	\$175.00		3	DRILL
	Officer/ID#		TORRES, M. (1562)		Outstanding Stolen Val [Total Stolen]: \$4,350.00 [\$4,350.00]		
Invest ID#		ADAME, R. (1383)		Supervisor FABBRI, S. (1488)			
Status	Complainant Signature		Case Status Closed / Leads Exhausted		Case Disposition:		Page 1
R_CS11BR		Printed By: CRIEFF, REC10		Sys#: 280594		01/18/2024 09:55	

Incident Report Additional Property List

Newport Beach Police Department

OCA: 22007884

Property List (Continued)

Page 2

Status Codes 1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown

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

INCIDENT/INVESTIGATION REPORT

Newport Beach Police Department

Case # 22007884

Status Codes 1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown

D R U G S	IBR	Status	Quantity	Type Measure	Suspected Type	

Assisting Officers

Suspect Hate / Bias Motivated: *NONE (NO BIAS)*

NARRATIVE

A burglary report was taken.

REPORTING OFFICER NARRATIVE

Newport Beach Police Department

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

Victim	Offense	
SELBY, RICHARD W	BURGLARY - COMMERCIAL - NO FORCED	

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

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

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

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

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

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

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

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

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

		INCIDENT/INVESTIGATION REPORT				Case#	
						22007883	
I N C I D E N T D A T A	Agency Name <i>Newport Beach Police Department</i>		ORI <i>CA0301400</i>		Date / Time Reported <i>11/07/2022 08:24 Mon</i>		
	Location of Incident <i>1715 BALBOA BLVD W, Newport Beach CA</i>		Gang Relat <i>NO</i>	Premise Type <i>Commercial Office</i>	Beat/Tract <i>A1</i>	Last Known Secure <i>11/04/2022 18:30 Fri</i>	
					At Found <i>11/07/2022 07:45 Mon</i>		
M O	#1	Crime Incident(s) <i>Burglary - Commercial - Forced Entry</i>		(Com) <i>F</i>	Weapon / Tools		
		<i>459 PC</i>			Entry	Exit	
					Security		
	#2	Crime Incident		()	Weapon / Tools		
					Entry	Exit	
					Security		
V I C T I M	# of Victims	<i>1</i>		Type: INDIVIDUAL/ NOT LAW	Injury:		
	V1	Victim/Business Name (Last, First, Middle) <i>SELBY, RICHARD W</i>		Victim of Crime # <i>1,</i>	DOB <i>06/28/1959</i>	Race <i>W</i>	
					Age <i>63</i>	Sex <i>M</i>	
	Home Address <i>1975 PORT TRINITY CIR, Newport Beach, CA 92660-</i>		Email		Resident Status <i>Resident</i>		
	Employer Name/Address		Business Phone		Military Branch/Status		
					<i>949-400-8941</i>		
O T H E R I N V O L V E D	VYR	Make	Model	Style	Color	Lic/Lis	
						VIN	
	CODES: V- Victim (Denote V2, V3) W1 = Witness IO = Involved Other RP = Reporting Person (if other than victim)						
	Type: Injury:						
	Code	Name (Last, First, Middle)		Victim of Crime #	DOB	Race	
					Age	Sex	
	Home Address		Email		Relationship To Offender		
	Employer Name/Address		Business Phone		Resident Status		
					Military Branch/Status		
P R O P E R T Y	Code	Name (Last, First, Middle)		Victim of Crime #	DOB	Race	
					Age	Sex	
	Home Address		Email		Relationship To Offender		
	Employer Name/Address		Business Phone		Resident Status		
					Military Branch/Status		
1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)							
VI #	Code	Status	Frm/To	Value	OJ	QTY	
Officer/ID# <i>TORRES, M. (1562)</i>							
Invest ID# <i>ADAME, R. (1383)</i>				Supervisor <i>FABBRI, S. (1488)</i>			
Status	Complainant Signature			Case Status <i>Closed / Leads Exhausted</i>		Case Disposition:	
				<i>11/08/2022</i>		Page 1	

INCIDENT/INVESTIGATION REPORT

Newport Beach Police Department

Case # 22007883

Status Codes 1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown

D R U G S	IBR	Status	Quantity	Type Measure	Suspected Type	

Assisting Officers
SUNSHINE, J. (1360)

Suspect Hate / Bias Motivated: NONE (NO BIAS)

NARRATIVE
A burglary report was taken.

REPORTING OFFICER NARRATIVE

Newport Beach Police Department

Victim <i>SELBY, RICHARD W</i>	Offense <i>BURGLARY - COMMERCIAL - FORCED</i>	OCA <i>22007883</i>
		Date / Time Reported <i>Mon 11/07/2022 08:24</i>

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

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

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

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

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

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

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

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

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

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

Garage – Interface between new and legacy joists



Garage – Interface between new and legacy joists



Garage – Interface between new and legacy joists



Garage – Interface between new and legacy joists



Garage – Interface between new and legacy joists



Garage – Interface between new and legacy joists



Garage – Interface between new and legacy joists



First floor ceiling –
Interface between new and legacy joists



First floor ceiling –
Interface between new and legacy joists



First floor ceiling –
Interface between new and legacy joists



First floor ceiling –
Interface between new and legacy joists



First floor ceiling –
Interface between new and legacy joists



First floor ceiling –
Interface between new and legacy joists



Second floor ceiling –
Interface between new and legacy joists

