

**HISTORIC STRUCTURE ASSESSMENT
FOR THE
1409 SOUTH EL CAMINO REAL BUILDING
SAN CLEMENTE, CALIFORNIA**

APN 692-131-07

Submitted to:

**City of San Clemente
910 Calle Negocio
San Clemente, California 92673**

Prepared for:

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I. EXECUTIVE SUMMARY

Brian F. Smith and Associates, Inc. (BFSA) was contracted to complete a historic evaluation of the 1409 South El Camino Real building, which was originally constructed in 1963. The purpose of this evaluation is to determine if the building constitutes a historic resource and whether or not its proposed removal will constitute an adverse impact, as defined by the California Environmental Quality Act (CEQA). This project is located in the city of San Clemente, Orange County, California, and is identified as Assessor's Parcel Number (APN) 692-131-07. The location is further described as being within Township 9 South, Range 7 West (projected) on the USGS *San Clemente, California* topographic quadrangle.

BFSA evaluated the potential architectural and historic significance of the approximately 3,912-square-foot, commercial building located at 1409 South El Camino Real in conformance with CEQA and City of San Clemente historic resources eligibility criteria (San Clemente Municipal Code Section 17.16.160). The evaluation resulted in a finding that the 1963, Googie- and Contemporary-style, commercial building is not historically or architecturally significant under any California Register of Historical Resources (CRHR) or City of San Clemente significance criteria due to an overall lack of original integrity. Because the building is not eligible for listing on the CRHR and does not meet any of the City of San Clemente significance criteria, no mitigation measures are required for any future alteration or planned demolition of the building.

II. INTRODUCTION

Report Organization

The purpose of this study is to evaluate the building located at 1409 South El Camino Real in the city of San Clemente, California. As part of the environmental review of the proposed development, the City of San Clemente has required an evaluation of the building to determine if it is historically and/or architecturally significant and to determine whether or not it should be listed as a historic structure. Because this project requires approval from the City of San Clemente, CEQA and City of San Clemente historic resources eligibility criteria were used for this evaluation. Therefore, CRHR and City of San Clemente significance criteria are the appropriate measures of significance for the resource that will be affected by the proposed project.

Project Area

The resource evaluated in this study is entirely within APN 692-131-07. The property is located at 1409 South El Camino Real, north of the intersection of West Avenida Gaviota and South El Camino Real in the city of San Clemente. The lot includes the commercial restaurant building, hardscaping, and associated landscaping.

Project Personnel

This evaluation was conducted by Jennifer R.K. Stropes and Brian F. Smith (Appendix C). Word processing, editing, and graphics production services were provided by BFSa staff.

III. PROJECT SETTING

Physical Project Setting

The building under review is located at 1409 South El Camino Real in the city of San Clemente, California. The nearby San Mateo Creek and its associated seasonal drainages have been a source of fresh water for humans in the San Clemente area for thousands of years. In addition, the Pacific Ocean provided hunting and foraging resources for both prehistoric and historic peoples. The coastal mesas and open ocean were important hunting and gathering areas for local human inhabitants in prehistoric times. Because the San Clemente area experienced an arid climate for at least the last 9,000 years, sources of fresh water attracted plants and animals, as well as humans who depended upon plants, animals, and fresh water for survival.

Historical Overview

Juan Rodriguez Cabrillo, commanding two Spanish exploring vessels traveling north from Mexico, arrived in the area known then as Alta (or “Upper”) California on September 28, 1542. Upon arrival, Cabrillo named the harbor to the south of San Clemente (now known as San Diego) “San Miguel” (Bolton 1959). The next arrival to the southern California area by Europeans was not for another 60 years, when an expedition commanded by Sebastian Vizcaíno made an extensive and thorough exploration of the Pacific coast, arriving in San Clemente in 1602 (Engstrand 1980; San Clemente Historical Society 2019a). It was during this visit that Vizcaíno named San Clemente Island for St. Clement, the third pope (San Clemente Historical Society 2019a), and renamed San Miguel as San Diego.

For the next 167 years following Vizcaíno’s voyage, the Spanish made no other expeditions to Alta California. The Spanish eventually developed a plan for the occupation of the claimed territory of Alta California during the reign of King Carlos III of Spain. In 1769, a joint sea and land expedition set out from Mexico to meet up at San Diego Bay; Captain Vicente Vila led three ships and Gaspar de Portolá and Father Junípero Serra commanded the land expedition (Rolle 1969). Portolá left the San Diego area on July 14 and arrived at what would later become San Clemente on July 22; it was on this date that the first recorded baptism took place in California (Historic Resources Group 2006). However, the area remained virtually uninhabited until 1776, when Father Junipero Serra established Mission San Juan Capistrano less than 10 miles north of present-day San Clemente (San Clemente Historical Society 2019a; Rolle 1969).

The holdings of the mission extended as far south as Mission San Luis Rey and included the area that would later become the city of San Clemente (Historic Resources Group 2006). The native Juaneño people were conscripted to work for the mission, which resulted in an increase of

nearby settlements for both Native Americans and Spaniards. The rise in population would soon prove fatal, however, as the new mission church at San Juan Capistrano would be destroyed by an earthquake in 1812. As a result of this earthquake, 40 Native Americans who were attending mass would be killed by the collapsing bell tower (Engelhardt 1922).

As settlers arrived to the area over time, land grants were deeded to those who filed an application, but many tracts reverted back to the government due to lack of use. By 1821, Mexico had gained independence from Spain, and in the ensuing 25 years, 700 land grants were formalized throughout southern California. Don Juan (John) Forster, an English sea captain who became a Mexican citizen in 1837, obtained a land grant of over 100,000 acres from California governor Pio Pico in 1845, which included the San Clemente area and Mission San Juan Capistrano (San Clemente Historical Society 2019a).

San Clemente Historic and Architectural Context

Ownership of the San Clemente area changed numerous times between 1845 and 1924, when H. Hamilton Cotton assembled a syndicate to purchase 4,000 acres of land, including the location of present-day San Clemente. The following year, Cotton and Ole Hanson, the former mayor of Seattle and a major land developer, announced plans to create a “Spanish Village” halfway between Los Angeles and San Diego. Hanson named the town “San Clemente” after nearby San Clemente Island. Of his new planned development, Hanson wrote:

I vision a place where people can live together more pleasantly than any other place in America. I am going to build a beautiful city on the ocean, where the whole city is a park. The architecture will be of one type, and homes will be built on sites where nearly everyone will have their view preserved forever. The whole picture is very clear to me. I can see hundreds of white walled homes bonneted with red tile with trees, palms, and flowers lining the drives. I can see sidewalks of red Spanish tile and streets curving picturesquely over the land. I want plazas, playgrounds, a school, a pool, a golf course, a fishing pier and a beach enlivened with people getting a healthy joy out of life. (San Clemente Historical Society 2019b)

Hanson’s initial master plan submission was rejected by the Orange County Board of Supervisors, who deemed the planned community too grandiose. Undeterred, in December 1925, Hanson distributed newspaper advertisements and marketing brochures that would ultimately entice 600 prospective buyers, primarily from Los Angeles, to attend a real estate presentation to sell lots for his planned community. Over the next six months, Hanson set a record by selling 1,200 lots within his “San Clemente by the Sea” development (City of San Clemente 2019). The first 125-acre tract was completely sold in eight months, and by 1928, total land sales had surpassed \$5,000,000 (Historic Resources Group 2006).

Hanson was so committed to his “Spanish Village” vision that every home ownership deed mandated that residences be constructed in the Spanish Colonial Revival architectural style, including white walls and red-tiled roofs (City of San Clemente 2019). Hanson’s focus upon the Spanish Revival style was likely a result of the popularity of the 1915 Panama-California Exposition, which was held in San Diego in celebration of the opening of the Panama Canal. According to McAlester (2015):

Before about 1920, houses of Hispanic precedent were based on simple early Spanish missions. It was the Panama-California Exposition held in San Diego in 1915 that introduced the elaborate Spanish prototypes found in other countries ... The exhibition was widely publicized and well received. Soon other architects were inspired to look directly to Spain for source material.

Although the Spanish Revival style is most common in California, Arizona, Texas, and Florida (McAlester 2015), it became most popular in southern California and changed “the face of architecture in San Diego and the Greater Southern California region” (City of San Diego 2007). The lead Exposition architect, Bertram Goodhue “became enamored with Spanish-Colonial architecture and with Muslim gardens on trips to Mexico and Persia” (City of San Diego 2007):

He had already used Spanish-Churrigueresque styles in his designs for the Holy Trinity Church, Havana, Cuba, and the Hotel Colon, Panama, and Muslim garden features on the grounds of the Gillespie House, Montecito, California. The Exposition buildings he designed in Balboa Park contained reminiscences of missions and churches in Southern California and Mexico and of palaces in Mexico, Spain and Italy. Muslim decorative details, such as minaret-like towers, reflecting pools and enormous urns, counterpointed the buildings. (City of San Diego 2007)

While other areas of southern California saw a rise in Modernistic (Moderne) styles, such as Art Deco and Streamline Moderne in the 1920s, the Spanish Colonial Revival mandate meant that these styles were not constructed in San Clemente at that time. “The Modernistic styles were built from about 1920 to 1940. The earlier form was the Art Deco, which was common in public and commercial buildings in the 1920s and early 1930s” (McAlester 2015). “Influenced by the Cubism and Modern movements in Europe, Moderne structures were characteristically smooth walled and asymmetrical, with little unnecessary ornamentation and simple aerodynamic curves of concrete, plaster and glass block” (City of San Diego 2007). Outside San Clemente:

[Popularization of Modernistic styles] was reinforced by the government during the depression as government funded New Deal projects such as the 1936-38 San Diego Civic Center (now the [San Diego] County Administration Center) adopted

the style as the embodiment of government efficiency. This new Streamline style was a stark contrast to the lavishly ornamented Art Deco and Period Revival buildings of the pre-Depression years which had come to represent government waste and excess. (City of San Diego 2007)

The city of San Clemente was officially incorporated on February 28, 1928 and at that time, was thought to be the richest city per capita in the United States (Historic Resources Group 2006). The incorporation of the city coincided with the rise of automobile ownership and popularity in southern California, which reached new heights in the mid- to late 1920s. “Monies raised through the Gasoline Tax funded the construction of new roads throughout the United States,” including the improvement of existing roads (City of San Diego 2007).

Prior to the 1920s, El Camino Real was not paved and traversing the route between Los Angeles and San Diego was difficult. Although it has been stated that El Camino Real was the sole route between the missions during the Spanish Mission Period in California, news network KCET “notes that [the] message implied by the formal ‘El Camino Real’ (i.e., that the route is exactly the same one that the missionaries used) is largely a myth imagined by regional boosters and early automotive tourists”:

The route of the actual El Camino Real that helped link the presidios (military forts), pueblos (civilian towns), and religious missions was not fixed; the actual path changed over time as weather, mode of travel, and even the tides dictated. Furthermore, while the road provided local transportation links between colonial settlements, the primitive highway was eclipsed in importance by a water route between Southern and Northern California. Further, although local segments of El Camino Real were still heavily used, the route as a whole had faded into obscurity.

El Camino Real started in San Diego, in what is now Presidio Park, near the current SE corner of Taylor St. and Presidio Drive in San Diego (see California Historic Landmark #67). Over time, the original El Camino Real routing was replaced by modern highways, primarily US 101. US 101, overtime, has also been replaced in portions by I-5, Route 72, Route 82, and I-280. (Faigin 2020)

Despite not being part of the formal route that connected the various Mission properties during Spanish rule, the section of El Camino Real in San Clemente has served as the main thoroughfare connecting it to the larger cities of Los Angeles and San Diego. In 1929, El Camino Real/Highway 1, which runs through the city, was paved and the population of San Clemente continued to increase. However, later that year, the stock market crashed, which caused the city’s population to plummet by 70 percent in the 1930s. By 1935, the city was on the verge of bankruptcy (Historic Resources Group 2006). Even Hanson, who had invested most of his fortune

into the now failing city, had to abandon his home in San Clemente.

In a final effort to save the city, Cotton and Bank of America, the City of San Clemente's primary lender at the time, petitioned the courts to remove the architectural restrictions from all future sales agreements, which was granted in 1937. As a result, the Casino San Clemente opened on July 31, 1937 and the San Clemente Theater opened less than a year later (Historic Resources Group 2006). The draw of these two entertainment venues was sufficient to bring the city of San Clemente into a new era of economic prosperity. Due to the repeal of the architectural restrictions, Modern-style structures were also constructed during this time.

Modernism

Although the City of San Clemente does not have a context statement that covers the modernist movement, since the modern era is relatively recent, the San Diego Modernism Historic Context Statement (Modernism Context Statement) states:

... there is a fluid debate in most architectural history texts when it comes to describing the various sub-styles of Modern era architecture. Describing the prevailing geographic trends that occurred in Southern California after 1935 is also challenging. As preservation has expanded to include an understanding that Modern era architecture may be viewed as potentially historically significant (and eligible for listing on the local, state, and national registers), there is a need to identify the variations and character defining features that make particular works of Modern era architecture potentially significant. (City of San Diego 2007)

As stated previously, the city of San Clemente did not experience the beginning of the Modernist movement in the same manner as other southern California cities due to the architectural restrictions that were in place until 1937. Once the restrictions were lifted, many buildings were still constructed in the Spanish Colonial Revival style; however, following the Great Depression and even after World War II, smaller, less elaborate buildings were able to be constructed in the San Clemente area. One of these first styles was the Minimal Traditional style:

The Minimal Traditional style, also referred to as Cottage or Rambler, is a simplified no-frills interpretation of previous architectural styles that emerged in direct response to the Great Depression. Unlike Streamline Moderne, Minimal Traditional incorporated traditional detailing that people were accustomed to, including hipped roofs, wood shutters, and wood or stucco siding. The style flourished as a primary residential style due to the tremendous need for economical working-class housing in Southern California during the 1930s, 40s and early-50s. (City of San Diego 2007)

By the early 1940s, with the impending war, the United States needed a larger military training base. In September 1942, approximately 126,000 acres just south of the city limits of San Clemente was transformed into Marine Corps Base Camp Pendleton (Camp Pendleton), the largest Marine Corps training base in the country. Approximately 50,000 Marine and Navy personnel were stationed at Camp Pendleton, providing a steady stream of customers to local businesses. Following the war, many military personnel chose to stay in San Clemente and raise their families (spiking the population to over 2,000), marking a period of sustained growth that would continue for several decades (Historic Resources Group 2006). After World War II:

... Contemporary or Modern design would become a widely used architectural building style. This trend was less economically driven and more design based, largely influenced by the Case Study House Program, sponsored by Arts & Architecture Magazine, based in Los Angeles. Launched in 1945, the objective of the program was to publicize the design and construction of eight houses, designed by nationally recognized architects J.R Davidson, Sumner Spaulding, Richard Neutra, Eero Saarinen, William Wilson, Charles Eames, and Ralph Rapson. The houses were to be designed within a specified budget, and the architects were instructed to create “good” living conditions with the unique climate and terrain of Southern California in mind.

The long life of the Case Study House Program and idea that contemporary architecture is appropriately matched to the Southern California climate and post-War lifestyles, is evidenced by the wide range of Modern residences and buildings, specifically of the Post and Beam sub-style. (City of San Diego 2007)

San Diego and Orange counties serve as accelerated examples of the typical post-war growth pattern and experienced tremendous population growth due to military service members being stationed at Camp Pendleton and other bases throughout San Diego who remained in the area with their families after the war. Suburbs were developed within city outskirts and the routes linking downtown to the suburbs and between the two counties “became dotted with businesses featuring large private parking lots and drive-in, drive-thru, or drive-up services that offered convenience to customers with cars” (City of San Diego 2007). Aerial imagery from the 1940s through the 1960s indicates that commercial roadside development occurred along the El Camino Real route throughout southern California, including San Clemente. According to the Modernism Context Statement:

[These commercial buildings] took on a Contemporary style, with minimal architectural detailing on the wall surfaces and large glass storefronts that served as display cases for the salesroom beyond. Signage for street front commercial

buildings in the Contemporary style was generally large, with bold free-standing letters attached to building façades that were frequently lighted in order to attract passing motorists. For Contemporary buildings with private parking lots such as grocery stores, signage was frequently taller and rose above the building itself, serving as a beacon in large parking areas.

In some cases, architects infused the new American commercial strip with a strong dose of vitality and playfulness. The Futurist or Googie style of Modern architecture began after World War II as Americans became entranced with technology and the space age. (The name “Googie” comes from the well-known coffee shop in Los Angeles named Googies which was designed by renowned Modernist architect John Lautner in 1949.) At that time America was also being transformed by the car culture. As automobile use increased, roadside architecture evolved. It was intended to attract the consumer with bright colors, over-sized lighted signage, and exaggerated forms. (City of San Diego 2007)

The completion of the San Diego Freeway (Interstate 5) through San Clemente in 1960 brought a new wave of businesses and residents to the city, and by 1970, the population had increased to 17,000 residents (Historic Resources Group 2006). With the construction of Interstate 5, many of the businesses switched their focus from advertising to motorists on El Camino Real turned to Interstate 5. Aerial imagery indicates that after its construction, development was centered along this new route through the city. According to the Modernism Context Statement:

The success of businesses along “the strip” [Interstate 5] was predicated on their ability to capture the attention of the motorist and to elicit an emotional response while he or she traveled along at fairly high speeds. Eye-catching neon signs and unusual buildings “as billboards” were key to visibility along the vast, undefined spaces of roadsides and parking lots. The pedestrian scale became secondary as shopping centers and streetscapes were designed for the post-war automobile culture ... Modern coffee shops, car dealerships, gas stations, and other roadside businesses used large windows to create transparent façades that could be illuminated at night and serve as beacons.

Dynamic shapes in roadside architecture echoed a sense of motion that suggested, among other things, the promise of speedy service. Such dynamism was achieved through appliqué such as large signage and variations in framing such as large windows, “eyebrow” overhangs and prominent parabolic rooflines that gave the illusion of size and a better chance to be seen by potential customers. As entrepreneurs hastened to become a part of the post-war boom, these buildings

became ubiquitous to commercial strips. (City of San Diego 2007)

One of the most notable residents of San Clemente was former President Richard Nixon, who purchased the former Cotton Estate at the southernmost end of the city in 1969, earning the property the name “Western White House.” While serving as president, Nixon conducted numerous important political meetings at his San Clemente estate, mostly significant of which was in 1973, when he and then Soviet Premier Leonid Brezhnev signed the SALT II Treaty, avoiding nuclear war (San Clemente Historical Society 2019c).

San Clemente remains a thriving community today, with a population of approximately 60,000 residents (City of San Clemente 2019). Despite the introduction of Modern styles in the late 1930s, Hanson’s vision of a “Spanish Village” is still reflected across the city, as many new and old developments retain the red-roofed and white-walled aesthetics of his original design.

IV. METHODS AND RESULTS

Archival Research

Records relating to the ownership and developmental history of this project were sought with a view to not only fulfill the requirements of this report, but to identify any associated historic or architectural significance. Records research was conducted at the BFSR research library, the San Clemente Historical Society, the San Diego Public Library, and the offices of the Orange County Assessor/County Recorder/County Clerk. The Built Environment Resources Directory (BERD) and the City of San Clemente Planning Division Designated Historic Resources and Landmarks List were consulted. The 1409 South El Camino Real building was not included in either database. In addition, a search of all previous building records was conducted with the City of San Clemente on September 30, 2019 (see Appendix A). A total of 11 records were received; however, no original building permit could be located. Appendix B contains maps of the property, including a general location map and historic and current USGS maps (Figures 1 to 4).

History of the Property: Ownership and Development

The first recorded owner of the 1409 South El Camino Real property is Ada M. Butt. However, the year she acquired the property is unknown. Ada (née Wycoff) Butt was born in Tennessee in 1889 (1900 Federal Census). In 1914, she married Grover Cleveland Butt in Miami, Indiana (Ancestry.com 2005). The Butts had two sons, Bruce and Wayne, and lived in Indiana until at least 1930. Between the 1930s and 1950s, Ada and Wayne Butt relocated to California, but in 1954, were living in different homes on Dawes Street in San Diego. Ada Butt is listed in the directory as the widow of Grover Butt; however, he was still alive and living in Indiana at that time. Grover Butt did not pass away until 1969 (*Kokomo Tribune* 1969). Ada Butt does not appear to have ever developed the 1409 South El Camino Real property and sold it to Homer David Tuttle in 1958. Ada Butt died in San Diego in 1959 (*San Diego Union* 1959).

Tuttle was born in Mercer, Pennsylvania in 1898 to Clifford and Lillian Tuttle. By 1936, he was living in Los Angeles, where he worked as a carpenter and by the early 1940s, he was employed as a developer (*Los Angeles Times* 1942). In 1945, while in Los Angeles, he married Glendora Armstrong. Voter registration records indicate that by 1950, the couple had moved to San Clemente. In 1953, notices of completion were issued for residences Tuttle built and owned at 102 West Avenida Cordoba, 101 West Paseo de Cristobal, and 101 West Avenida Gaviota, all of which are immediately southwest of the 1409 South El Camino Real property. All three of these buildings were designed in the Contemporary style.

Although Tuttle was a builder and developer, the Notice of Completion for 1409 South El Camino Real indicates that in June 1963, building contractor “Ty. A. Kendall” completed construction on a 36-by-72-foot commercial building on the property. However, as no original building permits could be located, no architect could be associated with the building.

Kendall was born in Ohio in 1909. City directories indicate that in 1954, Kendall and his wife Ruth (née Norris) (Ancestry.com 2016) were living in Azusa where he worked as a carpenter. Voter registration records indicate that by 1956, they had moved to San Clemente; however, no occupation information was provided in the records. Ty Kendall passed away in 1967 (Ancestry.com 2000).

The same year that the 1409 South El Camino Real building was completed, Tuttle passed away and Glendora Tuttle retained ownership of the property under her husband’s name until 1973. Glendora Tuttle was born in Los Angeles in 1923. Circa 1940, at 16 years old, she married her first husband, William F. Armstrong. The couple and their infant daughter were recorded in the 1940 Federal Census as residing with William’s mother and stepfather in Inglewood, where William worked as an auto mechanic (Ancestry.com 2012). William and Glendora were divorced by 1945, when Glendora married Homer Tuttle. However, in 1962, Glendora Tuttle is listed in Los Angeles County voter registration records by herself and Homer Tuttle is only ever listed in San Clemente records after the couple moved there in 1950. Although many of the records list the couple as living together in San Clemente, it is unclear specifically where, as voter registration records only provided a post office box (Ancestry.com 2017).

While living in San Clemente, in the late 1950s and early 1960s, Homer Tuttle worked as a real estate developer in Riverside (*Independent Enterprise* 1960). After his death in 1963, Glendora Tuttle lived on Via Bandito in San Clemente, and after 1966, she moved to Oroville, California. No information about her life in Oroville could be located in newspaper articles, city directories, or voter registration records, but she passed away there in 1989 (Ancestry.com 2000).

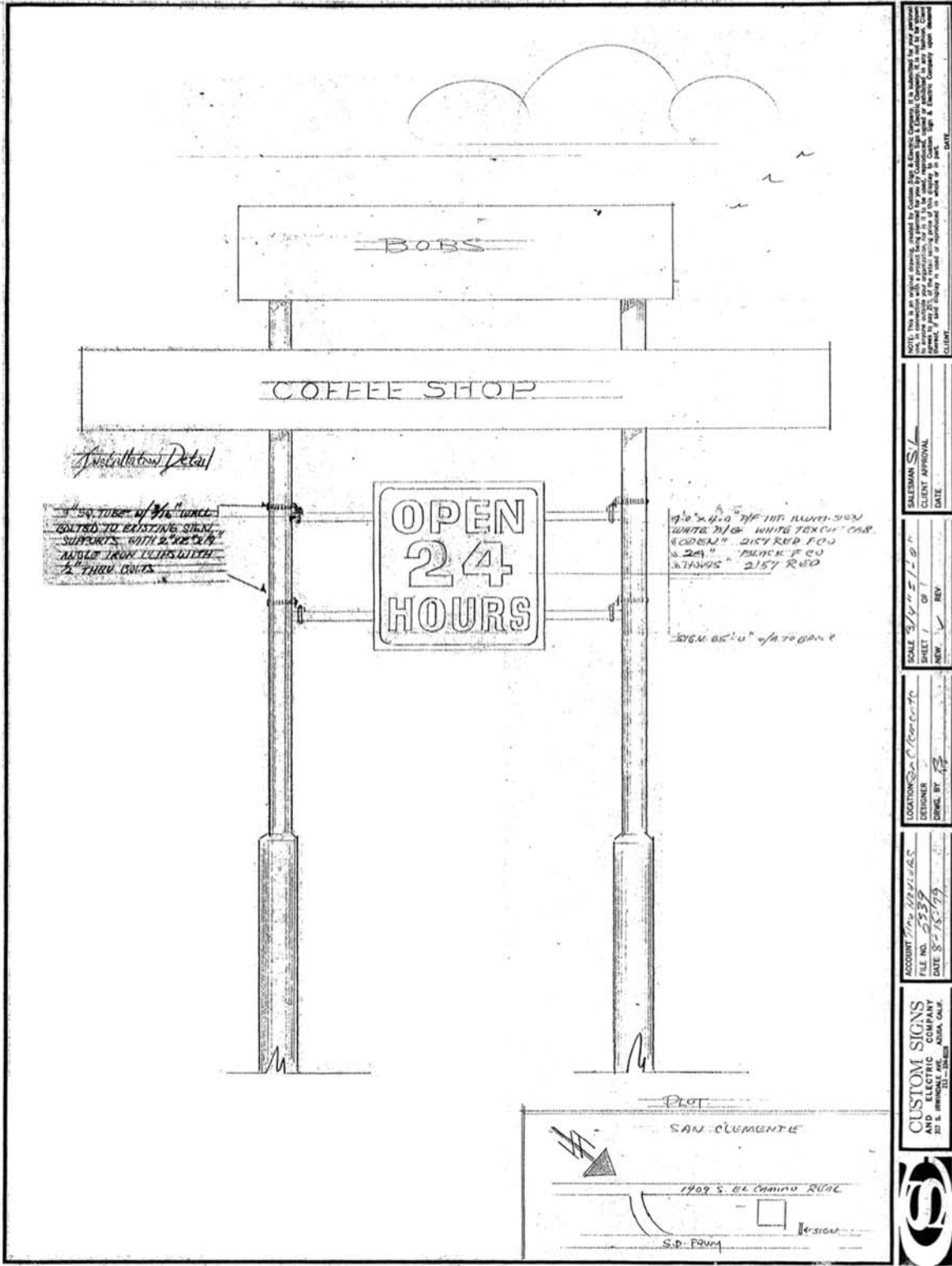
While still owned by Glendora Tuttle, a 20-by-50-foot addition was constructed onto the east façade of the 1409 South El Camino Real building prior to the first modern assessment of the property in 1970, as it was included as part of the building on the building record. At that time, the building was listed as “Bob’s,” with a notation that it was “not regular Bob’s.” This note likely indicates that the building was not part of the Bob’s Big Boy chain, which was popular in the 1970s.

The building record indicates that the building was constructed as a restaurant of concrete block and wood framing on a reinforced concrete foundation. It was noted that the exterior of the building was clad in a slumpstone veneer and heavy wood siding with a “sawtooth canopy” made of plywood. However, the building no longer possesses the slumpstone veneer as it was recorded on the building record in 1970. In addition, although the building record indicates that the roof is “sawtooth,” sawtooth roofs were primarily utilized in warehouses and other large structures as a means to allow light in through windows placed on the steeper surface. The building’s current roof, and its appearance when first constructed, can better be described as the “folded plate” style (Hess 2004). This roof type, utilized by Modern architects such as Donald Wexler (Wisniewski 2015), is generally made of metal folded into shape. Although the roof style is reminiscent of Wexler’s work, nothing could be found linking the building to him and the materials used (plywood) are not the same as Wexler’s (folded metal). In the case of the 1409 South El Camino Real building, the roof is made of plywood to mimic the metal “folded plate” style.

In 1973, Eugene L. and Eleanor B. Pyle purchased the property and retained ownership until 1998. The building record indicates that in 1975, the current faux fieldstone veneer and stucco were added and in 1977, a storage addition and freezer were constructed onto the north façade of the building. The building existed as “Bob’s” until at least 1979, when Custom Signs and Electric Company of Azusa designed a new pole sign for “Bob’s Coffee Shop” (Plate 1). No specific historical information could be located in newspaper articles, city directories, or at the San Clemente Historical Society regarding “Bob’s” or “Bob’s Coffee Shop.”

In 1980, however, the restaurant became a franchise of the Tiny Naylor’s Restaurant/Bakery chain, “a drive-in restaurant chain that started in Hollywood in 1949” (Water and Power Associates 2020), and another new pole sign (Plate 2) and three additional ancillary signs (Plate 3) were constructed by Custom Signs and Electric Company. “The first Tiny Naylor’s restaurant was located at Sunset Boulevard and La Brea ... [and] was one of the most popular drive in restaurants during the Golden Age of Hollywood ... The restaurant was open 24 hours a day and was a great example of Googie Architecture” (Water and Power Associates 2020). What lent this chain its popularity was “its menu. Besides burgers and shakes, the menu at Tiny Naylor’s also included corn on the cob, ribs, steak, and baked potatoes – all of which were unheard of for a drive-in. Everything served at the restaurant was made from fresh ingredients, never frozen” (Water and Power Associates 2020). The building record also indicates that the building suffered fire damage in an unknown location in 1980; however, the estimated loss was only \$2,005.00. The building only existed as Tiny Naylor’s for a short time, as the chain went out of business in 1980 (Water and Power Associates 2020).

In 1982, the restaurant was renamed Ginger’s Family Dining and the signs were replaced (Plate 4). It is unknown if the building was operating between 1980 and 1982. A year later in 1983, the restaurant became Buffy’s Family Dining and the signs were replaced again (Plate 5). However, the designers for the 1982 and 1983 signs could not be located.



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SALESMAN: S.J. / CLIENT APPROVAL: / DATE: /

SCALE: 3/4" = 1'-0" / SHEET: 1 OF 1 / REV: /

LOCATION: 1409 S. EL CAMINO REAL / DESIGNED BY: S.J. / DRAWN BY: S.J.

ACCOUNT: 1409 S. EL CAMINO REAL / FILE NO: 559 / DATE: 8-18-79

CUSTOM SIGNS AND ELECTRIC COMPANY / 207 S. IMPERIAL / SAN CLEMENTE, CA 91763

Plate 1

1979 Bob's Coffee Shop Sign Permit Application Drawings

1409 South El Camino Real

(Designed by Custom Signs and Electric Company) Item 2-A Page 37



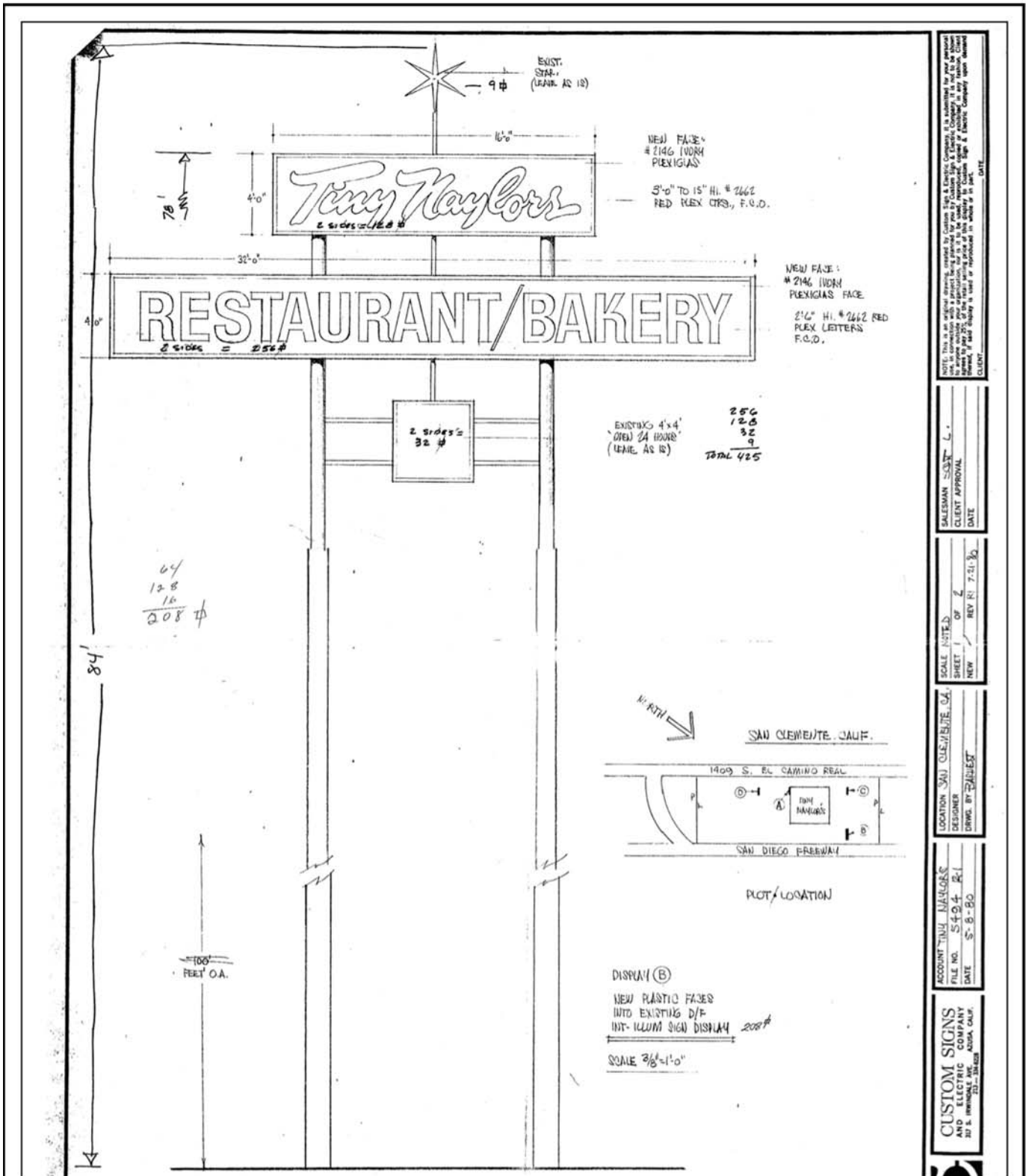


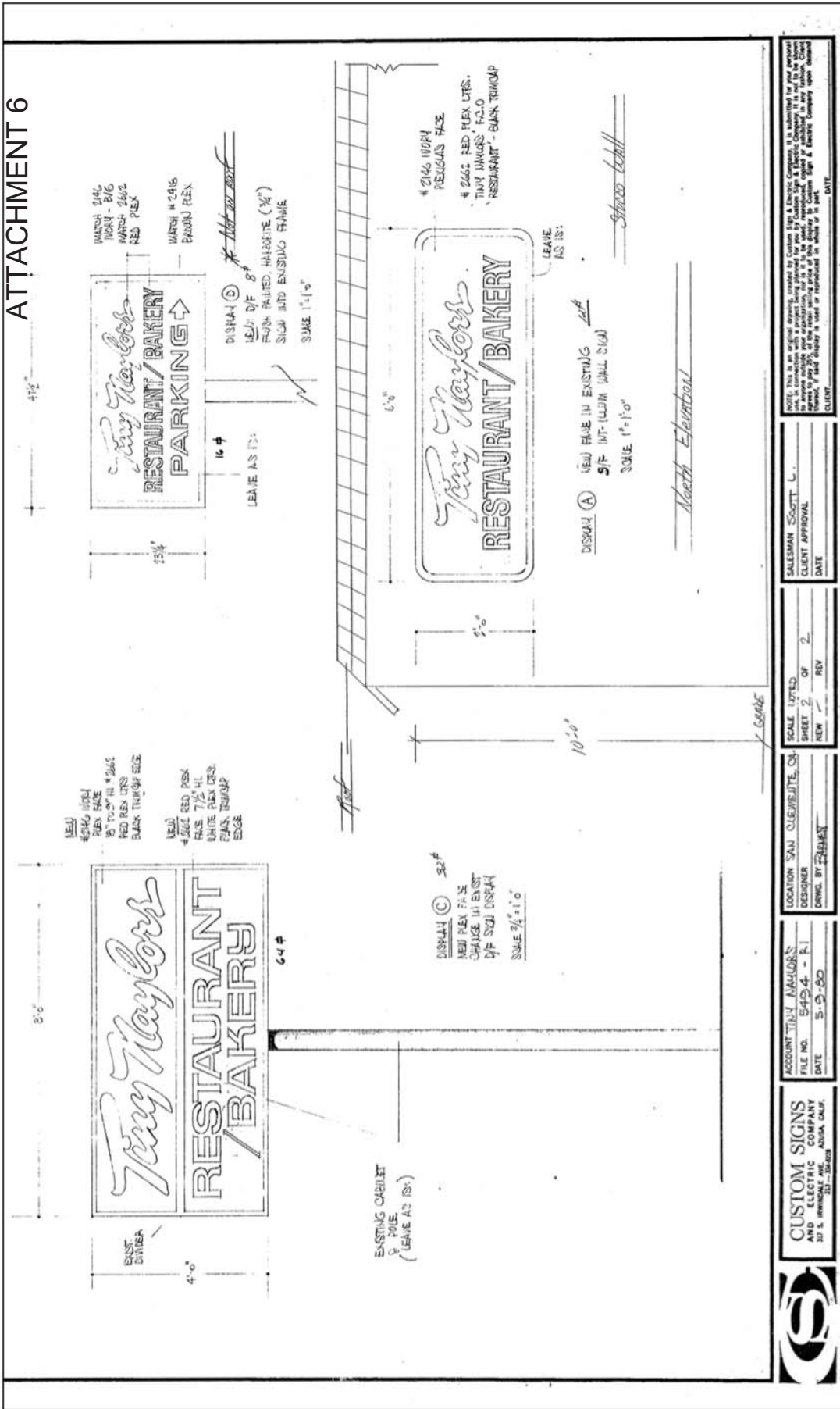
Plate 2

1980 Tiny Naylor's Restaurant/Bakery
 Sign Permit Application Drawings
 1409 South El Camino Real
 (Designed by Custom Signs and Electric Company)

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ATTACHMENT 6



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CLIENT: _____ DATE: _____

SALESMAN: SCOTT L. _____
 CLIENT APPROVAL: _____
 DATE: _____

SCALE: LISTED _____
 SHEET 2 OF 2
 REV _____

LOCATION: SAN CLEMENTE, CA
 DESIGNER: _____
 DRAWN BY: FERRIS

ACCOUNT: TINY NAYLOR'S
 FILE NO. 549-4 - R1
 DATE: 5-3-80

CUSTOM SIGNS
 AND ELECTRIC COMPANY
 20 S. BROADWAY
 ANAHEIM, CALIF. 92801



Plate 3

1980 Tiny Naylor's Restaurant/Bakery Ancillary Sign Permit Application Drawings

1409 South El Camino Real

(Designed by Custom Signs and Electric Company)



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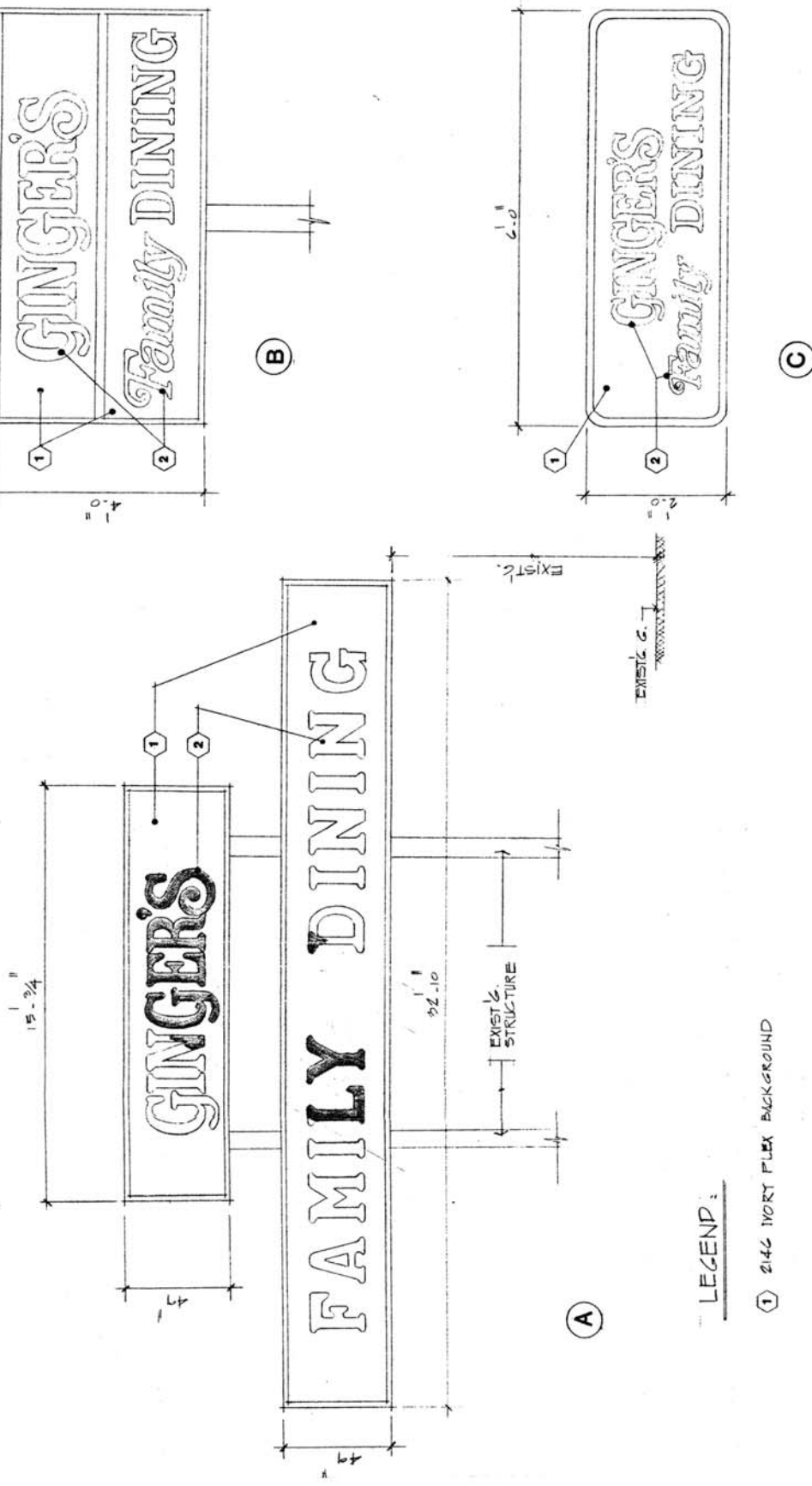


Plate 4
1982 Ginger's Family Dining Sign Permit Application Drawings
 1409 South El Camino Real

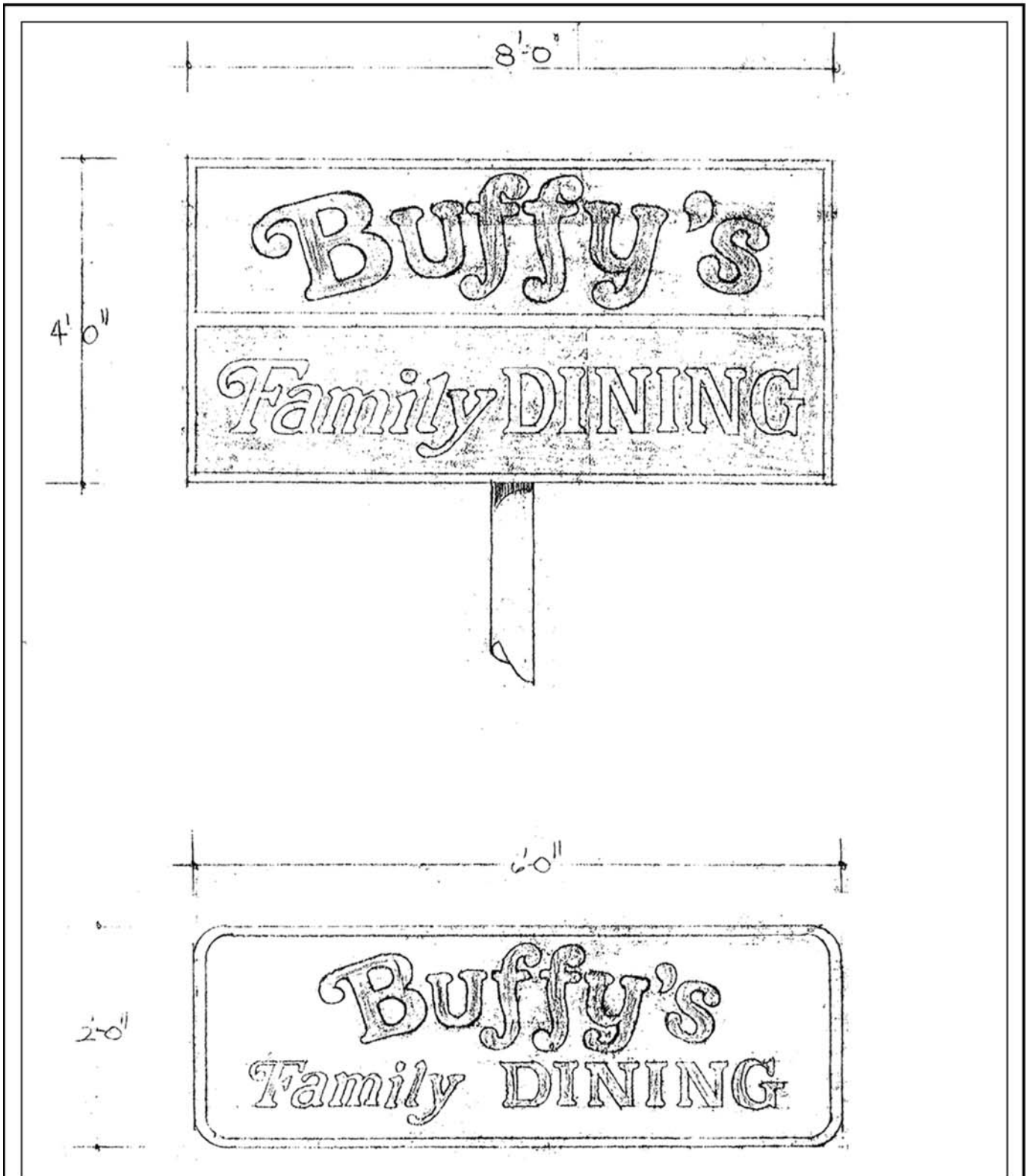


Plate 5

1983 Buffy's Family Dining Sign Permit Application Drawings

1409 South El Camino Real

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The Pyles sold the property to El Camino Prop 1, LLC in 1998, who retained it until 2003 when it was sold to Steve & Steve Partnership, who transferred ownership that same year to the company's partners, Steve Tsirtsis and Steve Xenos. Three years earlier in 2000, Tsirtsis and Xenos purchased the Citrus City Grille in the city of Orange. Building permits indicate that in 2003, while owned by Tsirtsis and Xenos, the 1409 South El Camino Real building was reroofed and in 2005, the current "Tommy's Family Restaurant" sign on the south façade and a pole sign were constructed by Sharp Sign and Awning (Plate 6). Tsirtsis commissioned repairs to the Tommy's pole sign in 2009, a new Tommy's pole sign in 2010, and a partition wall in the dining room area in 2011. The contractor for both the repairs and the sign replacement was South Coast Electric Company of Imperial Beach. Tsirtsis was listed as the contractor for the partition wall.

Although the building was owned by Tsirtsis and Xenos, the restaurant itself was owned by Petro Konstantopoulos. According to the *Orange County Register*, in 2004 and 2005, Konstantopoulos did not report a large sum of taxable income, for which he plead guilty to in 2010 (Levine 2010). After that time, the restaurant began to fail and in 2012, Tsirtsis and Xenos sold the property to Peter A. Rock. Rock and his family, who had owned Dad's Liquor Store in San Clemente since 1976, operated the restaurant as a 1950s diner until 2019, when it was sold to MF Legacy, LLC. All ownership information can be found in Table 1, below.

Table 1
Title Records for 1409 South El Camino Real

Seller	Buyer	Date	Doc #
Ada M. Butt	Homer D. Tuttle	6/24/1958	Book 4359 Page 171
Homer D. Tuttle, deceased	Eugene L. Pyle and Eleanor B. Pyle	11/1/1973	Book 10972 Page 197
Eugene L. Pyle and Eleanor B. Pyle	Eugene L. Pyle and Eleanor B. Pyle, community property	6/7/1988	198802068563
Eugene L. Pyle Trust	El Camino Prop 1, LLC	12/31/1998	19980909276
El Camino Prop 1, LLC	Steve & Steve Partnership	1/2/2003	2003000004288
Steve & Steve Partnership	Steve Tsirtsis and Steve Xenos	1/13/2003	2003000039108
Steve Tsirtsis and Steve Xenos	Peter A. Rock and Commonwealth BSNS BK	1/20/2012	2012000031365
Georgette Rock	Peter A. Rock	6/28/2012	2012000365920
Commonwealth BSNS BK	Peter A. Rock	6/29/2012	2012000365921
Peter A. Rock	MF Legacy, LLC	9/9/2019	2019000339705

TOMMY'S
FAMILY RESTAURANT

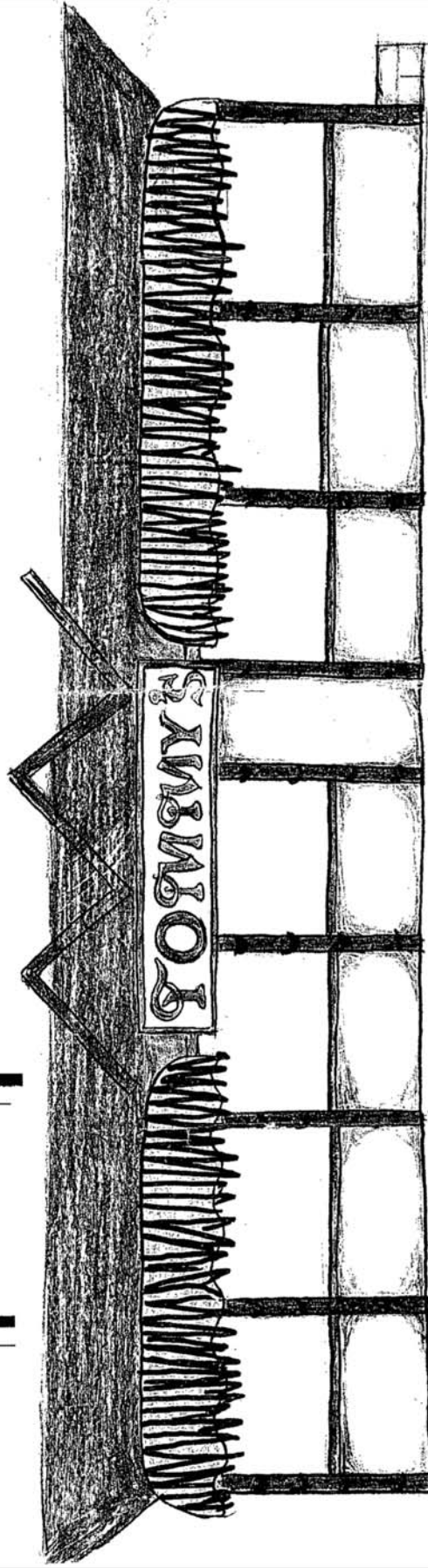


Plate 6

2005 Tommy's Family Restaurant Sign Permit Application Drawings (Not to Scale)

1409 South El Camino Real

(Designed by Sharp Sign and Awning)



Field Survey

BFSA conducted a photographic documentation survey on October 10, 2019. Preparation of architectural descriptions was conducted in the field and supplemented using the photographic documentation. Additional information was drawn from supplemental research efforts and incorporated into this report.

Description of Surveyed Resources

A Notice of Completion for the property indicates that the 1409 South El Camino Real building was completed in 1963. No photographs or drawings of the original building could be located; however, visual inspection of the building indicates that the original structure consisted of a simple rectangular-shaped building with a repetitive folded plate-style roof (Plate 7) inset with triangular glass windows on the west and south façades (Plates 8 and 9).

The main entrance to the building is located near the southwest corner of the west façade and includes a set of double, full-lite, aluminum-framed doors (Plate 10). North of the entry doors on the west façade are four large, fixed-pane windows with a faux fieldstone veneer wainscoting below (see Plate 10). Solid wood paneling is present above the windows. The windows and faux fieldstone veneer are framed with heavy wood timber. South of the entry doors is a single window of the same type, also framed in timber with a faux fieldstone veneer below (see Plate 10).

North of the four windows on the west façade is a section of wall made of eight-inch concrete block slumpstone that possesses no doors or windows and features a flat roof (Plate 11). North of this is a stucco wall framed in wood with a faux fieldstone veneer wainscot below and a flat roof. A mural of the raising of the flag at Iwo Jima, titled “United We Stand” and signed “Aggy,” is painted on the stucco wall (see Plate 11).

To the north of the mural is a trash area enclosed by a chain-link fence that was added in 1977. The north façade of the stucco-clad portion of the building possesses one solid wood door and an aluminum-framed, horizontal-sliding window covered in metal security bars (Plate 12). The upper portion of the façade is clad in stucco and the lower is covered in wide, horizontal clapboard siding. Small planks of wood have been placed vertically along the roofline to obscure the top of the roof. To the east of this is a storage addition and freezer that were constructed onto the north façade of the building in 1977 (Plate 13).

A concrete block privacy wall runs from the north façade of the eastern portion of the building almost to the northern property line. The building and privacy wall separate the east and west halves of the parking lot. The chain-link fence-enclosed trash area is on the west side of the privacy wall and the 1977 storage addition and freezer is on the north façade of the building on the west side of the privacy wall (Plates 14 and 15).



Plate 7

Interior View of the Building Showing the Folded Plate-Style Roof, Facing East

1409 South El Camino Real

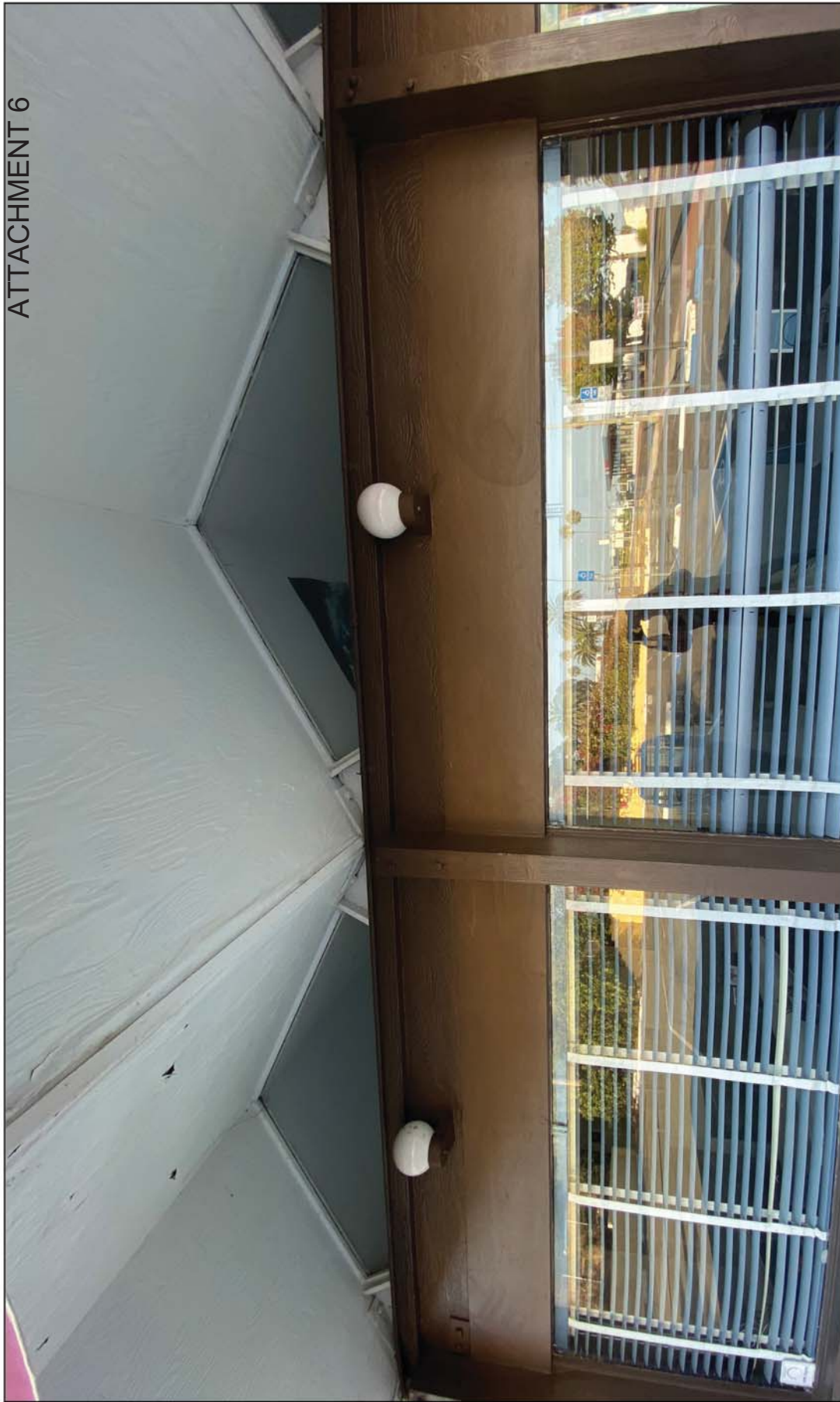


Plate 8
View of the West Façade of the Building Showing the Triangular
Windows Beneath the Folded Plate-Style Roof, Facing East

1409 South El Camino Real



Plate 9
View of the South Façade of the Building, Facing North
1409 South El Camino Real



Plate 10
**View of the West Façade of the Building Showing the 1975 Faux
Fieldstone Veneer and Folded Plate-Style Roof, Facing Southeast**

1409 South El Camino Real



Plate 11

View of the Stucco Mural and 1975 Faux Fieldstone Veneer (Left) and Original Concrete Block Slumpstone (Center) on the West Façade of the Building, Facing Southeast

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Plate 12

**View of the North Façade of the Original Stucco-Clad Portion of the Building (Center)
and the West Façade of the 1977 Freezer and Storage Addition (Left), Facing South**



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1409 South El Camino Real



Plate 13

View of the West Façade of the 1977 Freezer and Storage Addition (Center) and the North Façade of the Original Stucco-Clad Portion of the Building (Right), Facing East

1409 South El Camino Real

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Plate 14
View of the East Façade of the 1963 to 1970 Addition (Left)
and the 1977 Freezer and Storage Addition (Right), Facing West

1409 South El Camino Real



Plate 15

View of the East Façade of the 1977 Freezer and Storage Addition, Facing West

1409 South El Camino Real

Between 1963 and 1970, an addition was constructed onto the east façade of the building (see Plate 14). The same scored, poured concrete present on the eastern portion of the south façade was used to clad the exterior of the east and north façades of the 1963 to 1970 east façade addition (Plate 16). Fenestration on the east and north façades consists of wood-framed, fixed-pane windows similar to the remainder of the building; however, the windows on the east façade are slightly smaller.

The south façade of the building features three separate cladding materials (see Plate 9). The west side exhibits the same timber-framed wood paneling and faux fieldstone veneer as found on the south side of the west façade. The central portion of the south façade features timber-framed smooth stucco. The roof at the west side of the south façade and the south side of the west façade is the repetitive folded plate style with triangular windows in each gable. A concrete party wall is present where the folded roof ends and the smooth stucco wall terminates. The foundation on the west, original side of the south façade is a concrete slab (Plate 17).

The eastern half of the south façade features a flat roof with a wide overhang and angled soffit (Plate 18). Although the large, fixed-pane windows on the east side of the south façade are also framed in heavy timber, the exterior cladding consists of poured concrete scored with four-inch-by-four-inch squares. The foundation of the east side of the building consists of a concrete stem wall (see Plate 17).

V. SIGNIFICANCE EVALUATIONS

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of significance. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. The seven aspects of integrity used in evaluating a historic resource are:

1. **Location** is the place where a resource was constructed or where an event occurred.
2. **Design** results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.
3. **Setting** applies to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area.



Plate 16

View of the North Façade of the 1963 to 1970 Addition (Left) and the East Façade of the 1977 Freezer and Storage Addition (Right), Facing Southwest

1409 South El Camino Real

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Plate 17

**View of the Original Foundation (Left) and 1963 to 1970 Addition
Foundation (Right) on the South Façade of the Building, Facing North**

1409 South El Camino Real

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Plate 18
View of the South (Left) and East (Right) Façades
of the 1963 to 1970 Addition, Facing Northwest

1409 South El Camino Real

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4. **Materials** comprise the physical elements combined or deposited in a particular pattern or configuration to form a property.
5. **Workmanship** consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles.
6. **Feeling** relies upon present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.
7. **Association** directly links a property with a historic event, activity, or person of past time and place, and requires the presence of physical features to convey the property's character.

In order to assess each aspect of integrity when evaluating the 1409 South El Camino Real building, the following steps were taken, as recommended in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002). This review is based upon an evaluation of the integrity of the building followed by an assessment of distinctive characteristics.

1. **Integrity of Location** *[refers to] the place where the historic property was constructed or the place where the historic event occurred* (Andrus and Shrimpton 2002). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the building has always existed at its present location or if they had been moved, rebuilt, or its footprint significantly altered. Historical research revealed that the 1409 South El Camino Real building has not been moved or rebuilt since its completion in 1963. Therefore, the building retains integrity of location.
2. **Integrity of Design** *[refers to] the combination of elements that create the form, plan, space, structure, and style of a property* (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the building and any architectural features present. The 1409 South El Camino Real building was designed and built as a Googie-style restaurant building in 1963 with a slumpstone and heavy wood siding veneer and a folded plate-style roof. Since that time, the building has undergone several structural additions, including: an addition constructed onto the east façade between 1963 and 1970 (Plate 19); a freezer and storage addition constructed onto the north façade in 1977 (Plate 20); and a reroofing in 2003. In addition, a faux fieldstone veneer and stucco were added to the building in 1975, which introduced Contemporary-style elements (stone cladding and false timbering over stucco) that are not commonly utilized in Googie-style buildings.



Legend
Project Boundary



Plate 19
1967 Aerial Photograph
1409 South El Camino Real



Legend
Project Boundary



Plate 20
1980 Aerial Photograph
1409 South El Camino Real

- The roof forms of the east façade and freezer and storage additions also differ from the original folded plate-style roof and are not representative of the Googie style. Due to the modifications made to the building after its initial construction, which affected the original style and modified the original form, plan, space, and structure, the building does not retain integrity of design.
3. **Integrity of Setting** *[refers to] the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape, vegetation, and artificial features* (Andrus and Shrimpton 2002). When the 1409 South El Camino Real building was completed in 1963, the parcels immediately surrounding the property were undeveloped. Interstate 5 had just been completed to the north of the building, replacing El Camino Real as the new thoroughfare in and out of San Clemente. The neighborhood southwest of the building was already established in 1963 and the 1967 aerial photograph (see Plate 19) indicates that no significant changes were made to the surrounding area after the construction of the building. Because the surrounding topographic features, open space, viewshed, landscape, vegetation, surrounding built environment and artificial features have not changed since at least 1967, the property retains integrity of setting.
 4. **Integrity of Materials** *[refers to] the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property* (Andrus and Shrimpton 2002). Integrity of materials was assessed by determining the presence or absence of original building materials, as well as the possible introduction of materials that may have altered the architectural design of the buildings. The 1409 South El Camino Real building was designed and built as a Googie-style commercial building in 1963. Since that time, the building has undergone several structural additions, including: an addition constructed onto the east façade between 1963 and 1970 (see Plate 19); a freezer and storage addition constructed onto the north façade in 1977 (see Plate 20); and a reroofing in 2003. In addition, a faux fieldstone veneer and stucco were added to the building in 1975, which introduced Contemporary-style elements (stone cladding and false timbering over stucco) that are not commonly utilized in Googie-style buildings. The roof forms of the east façade and freezer and storage additions also differ from the original folded plate-style roof and are not representative of the Googie style. The loss of the original east façade of the building and the replacement of the slumpstone veneer and with faux fieldstone and stucco on the west façade negatively impacted the building's original integrity of materials and modified the original style of the building. Due to the various modifications that have removed original building materials and introduced new materials, which altered the architectural design, the building does not

- retain integrity of materials.
5. **Integrity of Workmanship** *[refers to] the physical evidence of the labor and skill of a particular culture or people during any given period in history* (Andrus and Shrimpton 2002). Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the buildings. The original workmanship demonstrated in the construction of the 1409 South El Camino Real building appears to have been average. The substantial modifications made to the building since its construction have negatively impacted its original integrity of workmanship, especially due to the disjointed connections between the east and north additions and the original structure. Therefore, the building does not retain integrity of workmanship.
 6. **Integrity of Feeling** *[refers to] a property's expression of the aesthetic or historic sense of a particular period of time* (Andrus and Shrimpton 2002). Integrity of feeling was assessed by evaluating whether or not the resource's features, in combination with its setting, convey an aesthetic sense of the property in 1963 when the building was constructed. The integrity of setting for the 1409 South El Camino Real property has been retained; however, modifications since the building's construction have greatly altered the outward Google-style appearance of the original building. These changes have altered the overall appearance and character of the property, and therefore, the building does not retain integrity of feeling.
 7. **Integrity of Association** *[refers to] the direct link between an important historic event or person and a historic property* (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating the resource's data or information and its ability to answer any research questions relevant to the history of the city of San Clemente or the state of California. Historical research indicates that the commercial building was constructed by Ty Kendall for Homer Tuttle. Although the roof style is reminiscent of Donald Wexler's work, nothing could be found linking the building to him and the materials used (plywood) are not the same as Wexler's (folded metal). Although the property was developed as a result of the completion of Interstate 5, which replaced El Camino Real as the main thoroughfare in and out of San Clemente, the building no longer reflects that period of the city's history due to the significant modifications made to its outward appearance since that time. In addition, Kendall, Homer and Glendora Tuttle, Eugene and Eleanor Pyle, and the other individuals who owned or modified the building were not found to be historically significant and very little information could be found in newspaper articles, city directories, voter registration records, or at the San Clemente Historical Society regarding the businesses that occupied the building, their management, and their employees. As such, these individuals were also found to not be historically significant and no known significant events are known to have occurred

at the property. Therefore, the building does not possess integrity of association.

For a historic building to be identified as architecturally significant, it must retain as much of the original structural and architectural integrity as possible in order to convey those characteristics that would support a finding of significance. Integrity is the authenticity of a historic resource's physical identity, as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance. The 1409 South El Camino Real building was only determined to meet two (location and setting) of the seven categories of integrity. The building does not retain integrity of design, materials, workmanship, feeling, or association.

Because this project requires approval from the City of San Clemente, CEQA and City of San Clemente historic resources eligibility criteria were used for this evaluation. Therefore, CRHR and City of San Clemente significance criteria were used to measure the significance of the building.

CRHR Criteria

A historic resource must be significant at the local, state, or national level, under one or more of the following criteria:

- **CRHR Criterion 1:**
It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- **CRHR Criterion 2:**
It is associated with the lives of persons important in our past.
- **CRHR Criterion 3:**
It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- **CRHR Criterion 4:**
It has yielded, or may be likely to yield, information important in prehistory or history.

CRHR Evaluation

- **CRHR Criterion 1:**
In order to evaluate the 1409 South El Camino Real building under Criterion 1, BFSA took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

- 1) Identify the event(s) with which the building is associated through the review of the archaeological record, historic records, and oral histories.

- It was discovered through historical research that no significant events could be associated with the building. Although the building was constructed as a Googie-style building along the Interstate-5 corridor in the Post War period when Modern architecture was popular in San Clemente and Southern California, due to substantial modifications made to the building since its initial construction, it no longer resembles the same structure. In addition, the 1409 South El Camino Real building is not known to have influenced the design of any other buildings, nor did it spur additional development of Modern structures within the immediate area or San Clemente as a whole. As no specific historic events are known to have occurred at the building, it was not influential in the development of Modern architecture within the City of San Clemente, and it no longer retains original integrity to its 1963 date of construction, the building is not eligible for designation under CRHR Criterion 1.

- **CRHR Criterion 2:**

In order to evaluate the 1409 South El Camino Real property under Criterion 2, BFSa took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

- 1) Identify any important persons associated with the building through the investigation of the archaeological record, historic records, and oral histories.

- As stated previously, historical research indicates that the building was constructed by Ty Kendall for Homer Tuttle. Kendall, Homer and Glendora Tuttle, Eugene and Eleanor Pyle, and the other individuals who owned or modified the building were not found to be historically significant. In addition, very little information could be found in newspaper articles, city directories, voter registration records, or at the San Clemente Historical Society regarding the businesses that occupied the building, their management, and their employees. As such, these individuals were also found to not be historically significant and no known significant events are known to have occurred at the property. Therefore, the building is not eligible for designation under CRHR Criterion 2.

- **CRHR Criterion 3:**

In order to evaluate the 1409 South El Camino Real building under Criterion 3, BFSA took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

- 1) Identify the distinctive characteristics of the type, period, or method of construction, master or craftsman, or the high artistic value of the building. This will be done by examining the pattern of features common to the particular class of resource that the site or feature may embody, the individuality or variation of features that occur within the class, and the evolution of that class, or the transition between the classes of resources.

- The 1409 South El Camino Real building was originally designed as a Googie-style commercial building in 1963 by an unknown architect. Concerning Googie architecture, Martin Treu (2012) notes:

According to author Alan Hess in his book *Googie Redux: Ultramodern Roadside Architecture*, the origin of the name Googie goes back to 1949 when architect John Lautner designed the coffee shop Googie's, which had very distinctive architectural characteristics. Googie's was located at the corner of Sunset Boulevard and Crescent Heights in Los Angeles. The architecture was typically influenced by car culture, the space age, and the atomic age, originating from southern California in the late 1940s and continuing approximately into the mid-1960s. The types of buildings that were most frequently designed in a Googie style were motels, coffee houses, and bowling alleys. Googie features include upswept roofs, curvaceous, geometric shapes, and bold use of glass, steel, and neon. Googie was also characterized by space-age designs that depict motion, such as boomerangs, flying saucers, atoms, and parabolas. Architectural compositions in this style or fashion often seemed to defy gravity, with heavy, sculptural roof slabs supported by fine spears and glass; columns often continued right through roofs, supporting nothing, but perhaps becoming signs. The Los Angeles-based architectural firm of Armet and Davis was one of

the most prolific in design of this type [Plate 21].

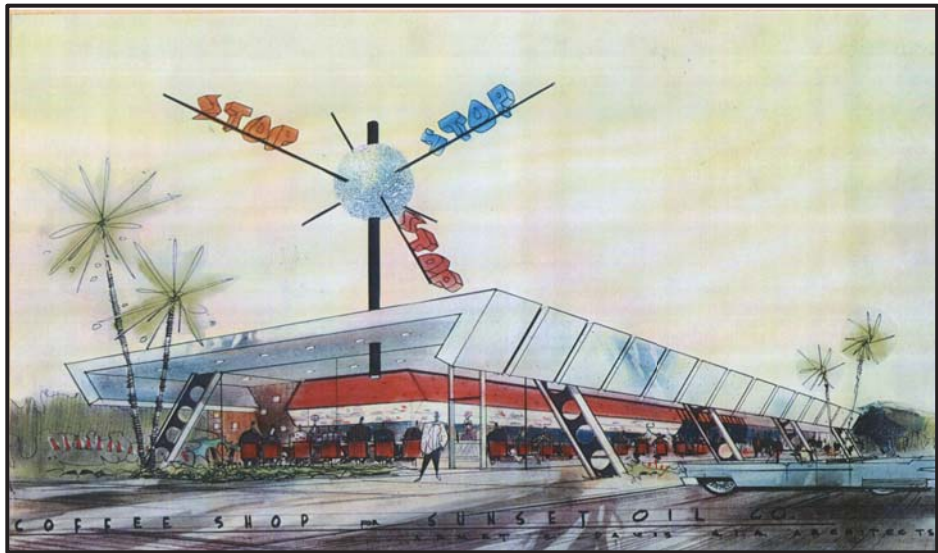


Plate 21: Rendering of a coffee shop by Armet and Davis architects.
(Image courtesy of *GoogieWorldExpo.com*)

Although the 2006 San Clemente Historic Resources Survey (Historic Resources Group 2006) does not include criteria for evaluating Modernist buildings, the San Diego Modernism Historic Context Statement (Modernism Context Statement) prepared by the City of San Diego in 2007 provides character-defining features used to classify Modernist historic buildings.

According to the Modernism Context Statement, buildings designed in the Googie style were primarily commercial or retail in nature. The document further states that “[i]n order to be eligible for designation, Googie style buildings should retain the primary character defining features of the style” (City of San Diego 2007), which include:

- Abstract, angular, or curved shapes
- Expressive roof forms (flat, gabled, upswept, butterfly, parabolic, boomerang, or folded)
- Large windows (aluminum-framed)
- Prominent signage (neon or lighted)

Of the Primary character-defining features of the Googie style, the 1409 South El Camino Real building possesses only two original features:

- Abstract, angular, or curved shapes
- Expressive roof forms (folded)

Although the building also possesses large windows and prominent signage, the windows are not aluminum-framed and the signage on the building is not original or historic (Plates 22 and 23). In addition, the east and north façade addition roof forms differ from the original abstract, repetitive, folded plate-style roof. As a result, the additions detract from the original roofline and negatively impact the building's integrity of design, materials, workmanship, and feeling.

In addition to the Primary character-defining features, the Modernism Context Statement (City of San Diego 2007) states that good examples of the Googie style will also possess the following Secondary character-defining features:

- Variety of exterior finishes including stucco, concrete block, brick, stone, plastic, and wood siding
- Bright colors
- Screen block and shadow block accents
- Building as billboard
- Asymmetrical façades

Of the Secondary character-defining features, the building only possesses one original feature:

- Asymmetrical façades

While the building does possess a “variety of exterior finishes” including stucco, concrete block, stone, and wood siding, none of the current exterior cladding materials are original to the 1963 building as, according to the Commercial Building Record, the 1975 permit introduced the faux fieldstone veneer and stucco to a building that was previously clad in a slumpstone veneer. Although it is unknown what colors may have been previously used to decorate the building, there are currently no bright colors visible. Further, the building has never possessed screen block or shadow block accents and the building has never been utilized as a billboard.



Plate 22
Close-Up View of the 2005 Tommy's Family Restaurant
Sign on the South Façade of the Building, Facing North

1409 South El Camino Real



Plate 23

**View of the East Façade of the 2010 Tommy's Restaurant Pole Sign
Above the 1977 Freezer and Storage Addition, Facing West**

1409 South El Camino Real

Item 2-A Page69

When compared to other well-known Googie-style restaurants, such as Jack in the Box and the original Tiny Naylor's, both of which were popular in southern California at the time that the 1409 South El Camino Real building was constructed, the building is not considered a good example of the style. The first Jack in the Box restaurant (Plate 24) was designed by Russell Forester, who is best known for his contributions to Modernist-style architecture (Schimitschek 2016). Forester designed the building as a simple, one-story box topped by a square, harlequin-patterned jack-in-the-box with a toy clown springing out of its top. The jack-in-the-box on the flat, broad roof was not only intended for show, but was designed to serve as a cover for the rooftop ventilation equipment. Although originally built as just a simple box, the building was later bracketed by diagonal spider-leg columns, which framed the pick-up lane (Hess 2004).



Plate 24: The first Jack in the Box restaurant located at 63rd Street and El Cajon Boulevard, constructed in 1950.
(Photograph courtesy of Hess 2004)

The original Jack in the Box prototype, which consisted of a small box with spider-leg columns and a flat roof extending over the walk-up windows, became the Mark I design and the signature style of the Jack in the Box chain in the 1950s and 1960s. Architecture critics consider the Mark I design as being representative of the Googie architectural style due to its “visual heft and distinction on the strip” (Hess 2004) and its location as a roadside building being designed like a billboard (Sutro

1991). The Mark I design was later reproduced by architects Whitney Smith and Wayne Williams in 1962 (Gibbs 2014).

The original Tiny Naylor's restaurant (Plate 25), which has since been demolished, was built in 1949 and designed by architect Douglas Honnold. Honnold designed the Googie-style Coffee Dan's restaurant on Wilshire Boulevard with John Lautner, who is credited with inventing the Googie style with his design of Googie's Coffee Shop. In addition to Coffee Dan's, the two also designed the Embassy Shop in Beverly Hills, which won an Honor Award from the Southern California Chapter of the American Institute of Architects in 1947 (Water and Power Associates 2020). Differing greatly from Forester's Jack in the Box designs, Tiny Naylor's was horizontally massed with a wide, sweeping roof canopy, almost resembling the underbody of an aircraft, which was supported by aluminum-framed, floor-to-ceiling windows and a single, triangular-shaped pillar. The Tiny Naylor's sign was massive and set atop the roof of the building, allowing motorists to see the building from a distance on Sunset Boulevard. When originally constructed, the massing and character-defining Googie features (the folded roof, original neon pole sign, and slumstone veneer) of the 1409 South El Camino Real building were more comparable to Honnold's design than Forester's Jack in the Box design.



Plate 25: The original Tiny Naylor's Restaurant constructed on Sunset Boulevard in Los Angeles in 1949. (Photograph courtesy of Water and Power Associates 2020)

Another architect that practiced in the Googie style was Donald Wexler, who is most known for his designs in the Palm Springs area:

Donald Wexler ... produced no shortage of residential work over his remarkably long career, including a house for Dinah Shore and a group of seven experimental steel-framed houses on the north side of Palm Springs that young architects still go out of their way to see. (Hawthorne 2015)

According to Mark Picascio (2015):

The seven existing Steel Development Houses [designed by Wexler] were originally part of a larger proposed 35 home subdivision which unfortunately was never realized due to rising steel prices in the 1960s and changes in the steel supplier, Rheemetal's corporate structure ...

Thankfully in the 1990s all seven Steel Development Houses were designated as Class 1 Historic Sites by the Palm Springs Historic Site Preservation Board. In 2012 Steel House #2 received a Class 1 Historic Designation from the first National Register of Historic Places.

The houses were designed entirely of steel and glass and exhibited flat and folded roof forms set atop floor-to-ceiling windows. Likely inspired by *Arts and Architecture* magazine's post-World War II "Case Study" House Program, which was announced in January 1945, the homes were a mixture of the Post and Beam style with Googie-inspired roof forms.

In the 1970s, the Googie style of architecture began to be phased out and many restaurant chains, such as Jack in the Box and McDonald's, began replacing the original roofs with Mansard and Contemporary-style roof forms, eliminating the flat or "sweeping" forms seen in the Googie style (Jensen 1995; Sutro 1991). This introduction of Contemporary-style elements was also seen in the 1409 South El Camino Real building with the flat, widely overhanging roof that does

not integrate with the original folded roof, the faux fieldstone veneer, stucco, concrete block, and heavy wood trim. Although the Googie style utilizes different exterior cladding materials, they are generally found intermixed throughout the building and not separated into different building phases, as is seen with the 1409 South El Camino Real building. In addition, the introduction of these materials removed all original character-defining features of the building except for the folded roof.

Although 1409 South El Camino Real building currently possesses two Primary character-defining features and one Secondary character-defining feature of the Googie style, the modifications made to the building since its initial construction have negatively impacted its original integrity. Further, the modifications made after the building's initial construction did not improve the overall aesthetic of the building, were not designed in the Googie style, and, since they are not associated with any significant patterns of development or events, they have not achieved significance in their own right. In addition, although the portion of the roof style that remains is reminiscent of Donald Wexler's

work, nothing could be found linking the building to him and the materials used (plywood) are not the same as Wexler's (folded metal [Plate 26]). There is no known architect associated with the building and the builder, Ty Kendall, is not



Plate 26: Wexler's 1962 Steel Development House #1 in Palm Springs.
(Photograph courtesy of David Glomb)

considered a master builder. Because the building has been extensively modified since its construction in 1963 and is no longer a good example of any specific architectural style, type, or method of construction, the building is not eligible for designation under CRHR Criterion 3.

- **CRHR Criterion 4:**

It is unlikely that the building, as it presently exists, could contribute additional information beyond that which is presented in this report, which could be considered important to the history of the local area or the state. The property could not be associated with any specific events or persons and further research would not provide any additional information pertinent to the history of the city of San Clemente or the state of California. Therefore, the building is not eligible for designation under CRHR Criterion 4.

City of San Clemente Significance Criteria

According to San Clemente Municipal Code Section 17.16.160, “the criteria to be used in determining historical, cultural or special character or interest is that the place, site, building, structure, object, or improvement is at least 50 years old ... [and] possesses integrity of location, design, setting, materials, and workmanship.” In addition, the resource must meet one or more of the following:

- **City of San Clemente Criterion A:**

Is associated with events that have made a significant contribution to the pattern of local, state, or national history.

- **City of San Clemente Criterion B:**

Is associated with the lives of persons or with institutions significant in local, state, or national history.

- **City of San Clemente Criterion C:**

Embodies the distinctive characteristics of an architectural style, type, material, or the use of indigenous materials or craftsmanship, or is the work of an architect, designer, or builder significant in local, state, or national history.

- **City of San Clemente Criterion D:**

Retains character-determining architectural features and materials.

- **City of San Clemente Criterion E:**

Exhibits Spanish Colonial Revival architecture style.

City of San Clemente Significance Criteria Evaluation

- **City of San Clemente Criterion A:**

As stated previously in the CRHR Criterion 1 evaluation, no known significant events have occurred at the 1409 South El Camino Real property. Therefore, the building is not significant under City of San Clemente Criterion A.

- **City of San Clemente Criterion B:**

As stated previously in the CRHR Criterion 2 evaluation, historical research indicates that the building was constructed by Ty Kendall for Homer Tuttle. Tuttle, Eugene and Eleanor Pyle, and the other individuals who owned or modified the building were not found to be historically significant. The businesses, their management, and employees that occupied the building were also not found to be historically significant. Therefore, the building is not significant under City of San Clemente Criterion B.

- **City of San Clemente Criterion C:**

As stated previously in the CRHR Criterion 3 evaluation, the building was originally designed in the Googie style. However, modifications made to the building since its initial construction, primarily in the 1970s and later, have impacted its original integrity and removed original design elements and materials. Although the portion of the roof style that remains is reminiscent of Donald Wexler's work, nothing could be found linking the building to him and the materials used (plywood) are not the same as Wexler's (folded metal). In addition, there is no known architect associated with the building and the builder, Ty Kendall, is not considered significant in local, state, or national history. Therefore, the building is not significant under City of San Clemente Criterion C.

- **City of San Clemente Criterion D:**

As stated previously, the modifications made to the 1409 South El Camino Real building have negatively impacted its integrity of design, materials, workmanship, and feeling. As a result, the building no longer retains character-determining architectural features and materials. Therefore, the building is not significant under City of San Clemente Criterion D.

- **City of San Clemente Criterion E:**

The 1409 South El Camino Real building does not and has never exhibited Spanish Colonial Revival architectural-style elements. Therefore, the building is not significant under City of San Clemente Criterion E.

VI. FINDINGS AND CONCLUSIONS

The assessment of the 1409 South El Camino Real building has concluded that it is not historically or architecturally significant under any CRHR or City of San Clemente significance criteria due to the large number of alterations it has undergone, its lack of any significant association with important persons or events, and its overall lack of remaining original integrity of design, materials, workmanship, association, or feeling. Because the building is not significant under CRHR or City of San Clemente criteria, no mitigation measures are required for any future alteration or planned demolition of the building.

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VIII. APPENDICES

Appendix A: Building Development Information

Appendix B: Maps

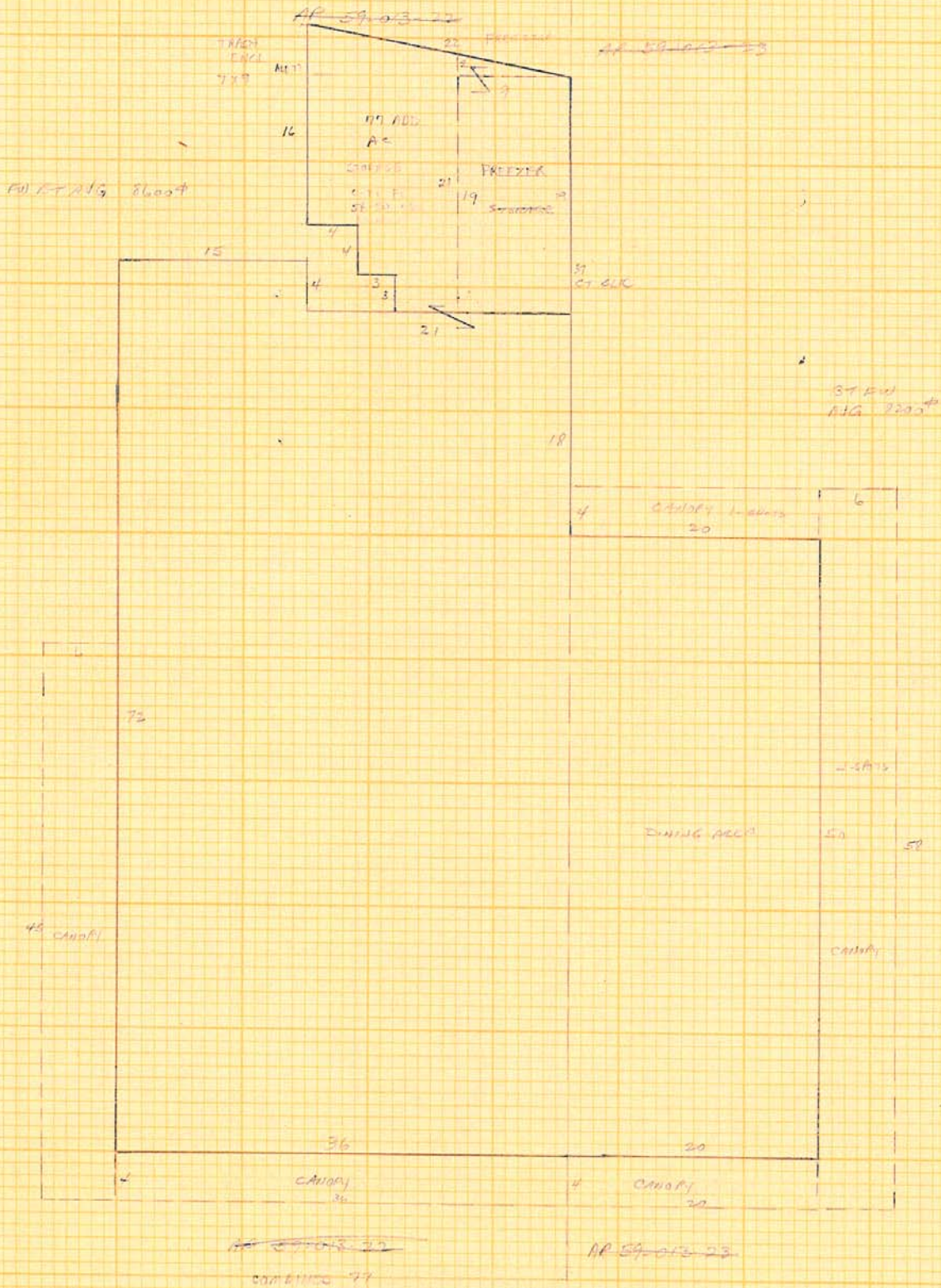
Appendix C: Preparers' Qualifications

APPENDIX A

Building Development Information

**-County Assessor's Building Record
-Notice of Completion
-Building Permits**

COMBINED 77



WHEN RECORDED, PLEASE MAIL THIS INSTRUMENT TO

HOMER D. TUTTLE
Box 35
SAN CLEMENTE, CALIF.

11411

RECORDED AT REQUEST OF
H. D. Tuttle
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIF.
9:05 AM JUN 13 1963
RUBY McFARLAND, County Recorder

\$2.00

Order No. _____
Escrow No. _____

SPACE ABOVE FOR RECORDER'S USE ONLY

Notice of Completion

NOTICE is hereby given that:

1. The undersigned is owner of the interest stated below in the property hereinafter described;
2. The NAME (including that of the undersigned), ADDRESS and NATURE OF TITLE of every person owning any interest in such property is as follows:

FULL NAME	FULL ADDRESS	NATURE OF TITLE
HOMER D. TUTTLE <small>(Name of Undersigned)</small>	Box 35, SAN CLEMENTE CALIF	SOLE & SEPARATE PROPERTY
/		

3. The names and addresses of the transferors of the undersigned owner: (to be shown if the undersigned is a successor in interest of the writer who caused the improvement to be constructed, etc.);

none

4. A work of improvement on the property hereinafter described was COMPLETED on JUNE 11-1963
5. The name of the CONTRACTOR, if any, for such work of improvement was

TY. A. KENDALL
(If no Contractor, insert "NONE".)

6. The property on which said work of improvement was completed is in the City of SAN CLEMENTE, County of ORANGE, State of California, and is described as follows:

LOTS 1, 2, 3, AND PORTION OF LOT 20 - BLK 6 TR. 851 - BK 6

7. The street address of said property is: 1409 S. EL CAMINO REAL, SAN CLEMENTE

Dated June 11, 1963 Signature of owner named in paragraph 2 Homer D Tuttle

Verification for individual owner:
STATE OF CALIFORNIA,
County of Orange } SS.

The undersigned, being duly sworn, says: That he is the owner of the aforesaid interest or estate in the property described in the foregoing notice; that he has read the same, and knows the contents thereof, and that the facts stated therein are true.

SUBSCRIBED AND SWORN TO before me on June 11, 1963 Signature of owner named in paragraph 2 Homer D Tuttle

Marguerite Errecarte (Notary signature line)
My Commission Expires May 16, 1964
("His name (notary's) shall be typed or legibly printed")
(Sec. 8205 - Government Code 1959)

Verification for corporate owner:
STATE OF CALIFORNIA,
County of _____ } SS.

_____ being duly sworn, says: That he is the _____ of _____, the corporation that executed the foregoing notice as owner of the aforesaid interest or estate in the property therein described; that he makes this verification on behalf of said corporation; that he has read said notice and knows the contents thereof, and that the facts therein stated are true.

Signature of officer _____
SUBSCRIBED AND SWORN TO before me on _____

(Seal) (Notary signature line)
("His name (notary's) shall be typed or legibly printed")
(Sec. 8205 - Government Code 1959)



City of San Clemente City Clerk

Megan Jimenez, Records Management Coordinator

Phone: (949) 361-8303

jimenezm@san-clemente.org

October 8, 2019

Mr. Cory Ritzau
1409 S. El Camino Real
San Clemente, CA 92672

Dear Mr. Ritzau:

I am writing in response to your California Public Records Act request received by the City of San Clemente on September 30, 2019.

The City of San Clemente identified 11 responsive records, and they will be made available on the JustFoia system.

You can obtain responsive documents by clicking on the link below and entering your request number, which is PR-549-2019

Your security key is 188732

<https://sanclementeca.justfoia.com/PublicPortal>

Personal information has been redacted such as mailing addresses, email addresses, phone numbers, social security numbers, driver's license numbers, and financial information so as not to invade the personal privacy of private citizens, per Government Code 6255(a).

Sincerely,

Megan Jimenez

Megan Jimenez
Records Management Coordinator



**BUILDING PERMIT
BUILDING DIVISION**

City of San Clemente
910 Calle Negocio, San Clemente, CA 92673
Office: (949) 361-6100
Inspections: (949) 361-3366 x9002
www.san-clemente.org

DATE ISSUED: 07/11/2013
DATE EXPIRES: 01/07/2014

PERMIT NUMBER:
**ATTACHMENT 6
B13-1194**



JOB ADDRESS: 1409 S El Camino Real		JOB APN: 692-131-07		TYPE: PLUMBING/NON-RES	
(EX) BLDG (SF) 0	(EX) GAR (SF) 0	NEW BLDG (SF) 0	NEW GAR (SF) 0	VALUATION AMT:	
NO. UNITS: 0		TR 851 BLK 6 LOT 1 AND BL K 6 LOTS 2-5		INC AND BLK 6 LOT 20 TR 851 BLK K POR LOT 5	
OCC GROUP: TYPE OF CONS:		OWNER: Peter A Rock		MECHANICAL EQUIPMENT	
NO. STORIES: 0		1409 S. El Camino Real			
SCOPE OF WORK:		ARCHITECT:			
INSTALL GREASE REMOVAL INTERCEPTOR		PHONE:			
(7/11/2013 4:47 PM LZB)		STATE NO:			
Install under the counter grease interceptor		CONTRACT: OWNER BUILDER			
		PHONE:			
		STATE NO:		BUS LICENSE:	
OWNER/BUILDER DECLARATION		FEES:		PLUMBING EQUIPMENT	
I hereby affirm that I am exempt from the Contractor's License Law (CLL) for the following reasons (Sec. 7031.5, B. & P.C.): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he/she is licensed pursuant to the provisions of the CLL (Ch.9 (commencing with Sec.7000) of Div. 3 of the B. & P.C.) or that he/she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec 7031.5 by an applicant for permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):		DOCUMENT IMAGING \$8.68		INDUSTRIAL or GREASE INTERCEPT 1 \$102.00	
I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044 B. & P.C.: The CLL does not apply to an owner of property who builds or improves thereon, and who does such work their self or through their own employees, provided that such 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 he/she did not build or improve for the purpose of sale).		PLUMBING PERMIT FEES \$102.00			
I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 B. & P.C.: The CLL does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors' License Law (CLL)).		PLUMBING PERMIT ISSUANCE \$35.00			
I am exempt under Sec 7048 of the B. & P.C. for this reason: Contract is less than \$500.00.		PLUMBING PLAN CHECK FEE \$25.50			
Signature _____ Date _____		TOTAL FEE \$171.18		ELECTRICAL EQUIPMENT	
LICENSED CONTRACTOR DECLARATION		NOTE: An OSHA Permit is required for excavations over 5'0" deep and demolition or construction of structures over 3 stories in height.			
I hereby affirm that I am licensed under the 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 No. _____ Exp. Date: _____					
License Class: / / / / /					
Signature _____ Date _____					
WORKERS' COMPENSATION DECLARATION					
I hereby affirm under perjury one of the following declarations:					
I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.. POLICY # _____					
I have and will maintain a 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 No.: _____					
<i>This section need not be completed if the permit is for five hundred dollars (\$500) or less.</i>					
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..				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.	
Signature: <u>Peter A Rock</u> Date: <u>07/11/13</u>					
APPLICANT: I certify that I have read this application and state that the above information is correct. I agree to comply with all City and County ordinances and state laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes. I (We) agree to save, indemnify, and keep harmless the City of San Clemente against liabilities, judgments, costs, and expenses which may accrue against said City in consequence of the granting of this permit..					
Signature: <u>Peter A Rock</u> Date: <u>07/11/13</u>					
Print Name: <u>PETER ROCK</u> <u>Owner</u> Contractor _____ Authorized Agent _____					
*NOTE: When properly validated, this form constitutes a Building Permit. This permit expires and becomes null and void should work not be commenced within 180 days from validation date or should authorized construction be suspended or abandoned for a period of 180 days after work is commenced.					
Approved By: <u>Juan Montano</u> Date: <u>7/11/13</u>					
City of San Clemente Building Division					

Plans in File Folder Rolled Plans No Plans

BUILDING

DATE ISSUED

July 11, 2013

JOB DESCRIPTION

INSTALL GREASE REMOVAL INTERCEPTOR

(7/11/2013 4:47 PM LZB)

Install under the counter grease interceptor



Inspection Job Card

910 Calle Negocio, Suite #100
San Clemente, CA 92673
Office: (949) 361-6100

PERMIT NUMBER
B13-1194

1409 S El Camino Real

Peter A Rock - Owner

TR 851 BLK 6 LOT 1 AND BL

K 6 LOTS 2-5 INC AND BLK 6

LOT 5

HOW TO REQUEST AN INSPECTION

- ▶ **INSPECTION REQUEST WEBSITE** www.san-clemente.org **CLICK PERMITS ONLINE - BY 6am same day**
- ▶ **CALL (949) 361-3366 ext.9002 AND PROVIDE PERMIT NUMBER & INSPECTION CODE - BY 6am same day**

- ▶ THIS JOB CARD AND APPROVED PLANS MUST BE MADE AVAILABLE TO THE INSPECTOR UNTIL **FINAL APPROVAL**
- ▶ THIS PERMIT WILL EXPIRE IF NO APPROVED INSPECTION IS PERFORMED WITHIN A PERIOD OF **180 DAYS**

DO NOT COVER OR CONCEAL THE WORK BELOW UNTIL THE FOLLOWING APPLICABLE ITEMS HAVE BEEN SIGNED OFF		GENERAL / MISCELLANEOUS	DATE / SIGNATURE
UNDERGROUND / FOUNDATIONS	DATE / SIGNATURE	304 Temporary Power (released)	
101 Preconstruction Meeting		410 Sewer Connection	
401 Underground Waste / Cleanouts		408 Water Service	
402 Underground Water Supply/Drainage		409 Gas Test (Final)	
120 Cages / Cassions		121 Roof Tear-off / Pre-sheathing	
102 Form Setback / Pad Cert/ Soils Memo		122 Smoke Detectors/Carbon Monoxide	
103 Footings / Steel / Hardware		411 Roof Drains / Gutters	
104 Pre - Slab		701 Patio Cover / Deck - Footings	
301 Ufer Ground		702 Patio Cover / Deck - Framing	
302 Underground Electrical		703 Masonry Wall / Fireplace Footings	
403 Underground Gas Line PE/ Gas Test		704 Masonry Wall / Fireplace Pre-Grout	
DO NOT COVER OR POUR CONCRETE UNTIL ABOVE SIGNED OFF		705 Erosion Control / BMP Inspection 1	
ROUGH	DATE / SIGNATURE	706 Erosion Control / BMP Inspection 2	
105 Floor Sheathing			
106 1st Flr Wall Framing/Shear Walls/HDs			
107 2nd Floor Sheathing			
108 2nd Flr Wall Framing/Shear Walls/HD			
109 3rd Floor Sheathing			
110 3rd Flr Wall Framing/Shear Walls/HDs			
111 Roof Sheathing /Diaphragm			
201 Rough Mechanical (Heating/Vents) M			
303 Rough Electrical E			
404 Rough Plumbing/Top-out P			
112 Final Framing S			
707 Accessibility			
708 Energy			
DO NOT COVER OR INSULATE THE WORK ABOVE UNTIL ALL APPLICABLE ITEMS AND FIRE DEPT HAVE BEEN SIGNED OFF IF REQUIRED		FIRE AUTHORITY	DATE/ SIGNATURE
INTERIOR / EXTERIOR	DATE / SIGNATURE	Fire Sprinkler Rough / Hydro	
113 Pre-Lath		Fire Sprinkler Final	
114 Exterior Lath		Fire Alarm / Monitoring Final	
116 Insulation / Floor / Walls / Rf -Ceiling			
115 Stucco / Scratch Coat			
117 Drywall			
118 Interior Lath / Shower Pan			
119 Suspended Ceilings / T-Bar			
DO NOT COVER OR CONCEAL THE WORK ABOVE UNTIL ALL APPLICABLE ITEMS HAVE BEEN SIGNED OFF		BUSINESS LICENSE SUB-LIST VERIFICATION FORM MUST BE SUBMITTED AND APPROVED PRIOR TO FINAL INSPECTION	
RETAINING WALL	DATE / SIGNATURE	FINAL INSPECTIONS	DATE/SIGNATURE
601 Retaining Wall Foundation		PLANNING FINAL (949) 361-6196	
602 Retaining Wall Steel / Pre-Grout		ENGINEERING FINAL (949) 361-6131	
603 Wall Waterproofing		FIRE DEPT FINAL (714) 573-6150	
604 Wall Drainage		HEALTH DEPT FINAL (949) 248-3528	
605 Backfill Compaction		222 MECHANICAL FINAL (949) 361-3366 x9002	
		333 ELECTRICAL FINAL (949) 361-3366 x9002	
		444 PLUMBING FINAL (949) 361-3366 x9002	9-9-13/LZB
		999 BUILDING FINAL (949) 361-3366 x9002	
		305 ELECTRIC RELEASED _____	
		412 GAS RELEASED _____	
		CERTIFICATE OF OCCUPANCY ISSUED _____	

Finalized
9-9-13
[Signature]





**BUILDING PERMIT
BUILDING DIVISION**

City of San Clemente
910 Calle Negocio, San Clemente, CA 92673
Office: (949) 361-6100
Inspections: (949) 361-3366 x9002
www.san-clemente.org

DATE ISSUED: 11/23/2011
DATE EXPIRES: 05/21/2012

PERMIT NUMBER:
**ATTACHMENT 6
B11-1544**



JOB ADDRESS: 1409 S El Camino Real		JOB APN: 692-131-07		TYPE: BLDG COM INDUST/TI	
(EX) BLDG (SF) 0		(EX) GAR (SF) 0		NEW BLDG (SF) 0	
NEW GAR (SF) 0		VALUATION AMT: \$ 380			
NO. UNITS: 0 TR 851 BLK 6 LOT 1 AND BL K 6 LOTS 2-5 INC AND BLK 6 LOT 20 TR 851 BLK K POR LOT 5					
OCC GROUP: NO. STORIES: 0		TYPE OF CONS:		OWNER: Tsirtsis, Steve	
SCOPE OF WORK: TOMMY'S PARTITION WALL (9/23/2011 3:49 PM JN) PARTITION WALL IN DINING ROOM AREA				MECHANICAL EQUIPMENT	
		ARCHITECT:			
		PHONE:			
		ST NUMBER:			
		CONTR: OWNER BUILDER			
		PHONE:			
		ST NUMBER:		BUS LICENSE:	
OWNER/BUILDER DECLARATION		FEES:		PLUMBING EQUIPMENT	
I hereby affirm that I am exempt from the Contractor's License Law (CLL) for the following reasons (Sec. 7031.5, B. & P.C.): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he/she is licensed pursuant to the provisions of the CLL (Ch.9 (commencing with Sec.7000) of Div. 3 of the B. & P.C.) or that he/she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec 7031.5 by an applicant for 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 the work, and the structure is not intended or offered for sale (Sec. 7044 B. & P.C.: The CLL does not apply to an owner of property who builds or improves thereon, and who does such work their self or through their own employees, provided that such 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 he/she did not build or improve for the purpose of sale). I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 B. & P.C.: The CLL does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors' License Law (CLL)). I am exempt under Sec 7048 of the B. & P.C. for this reason: Contract is less than \$500.00. Signature _____ Date _____		BLDG PC FEE \$16.41 Building Permit Fee \$25.25 California Building Standards Commission \$1.00 DOCUMENT IMAGING \$10.06 PLANNING PC FEES \$50.00 STRONG MOTION INSTR COMMERCIAL \$0.50			
LICENSED CONTRACTOR DECLARATION		TOTAL FEE \$103.22		ELECTRICAL EQUIPMENT	
I hereby affirm that I am licensed under the 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 No. _____ Exp. Date: _____ License Class / / / / Signature _____ Date _____		NOTE: An OSHA Permit is required for excavations over 5'0" deep and demolition or construction of structures over 3 stories in height.			
WORKERS' COMPENSATION DECLARATION					
I hereby affirm under perjury one of the following declarations: I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.. POLICY # _____ I have and will maintain a 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 No.: (This section need not be completed if the permit is for five hundred dollars (\$500) or less.) 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 _____ Date _____				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.	
APPLICANT: I certify that I have read this application and state that the above information is correct. I agree to comply with all City and County ordinances and state laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes. I (We) agree to save, indemnify, and keep harmless the City of San Clemente against liabilities, judgments, costs, and expenses which may accrue against said City in consequence of the granting of this permit. Signature _____ Date _____					
Print Name _____		Owner _____		Contractor _____	
				Authorized Agent _____	
*NOTE: When properly validated, this form constitutes a Building Permit. This permit expires and becomes null and void should work not be commenced within 180 days from validation date or should authorized construction be suspended or abandoned for a period of 180 days after work is commenced.					
Approved By _____		Date _____			
City of San Clemente Building Division					

Plans in File Folder Rolled Plans No Plans

INSPECTOR



PERMIT APPLICATION

Permit # **B11-1544** Supplement # _____
 JOB ADDRESS **1409 S El Camino Real** Valuation \$ **380,000**
 Tract _____ Lot _____ APN **692-131-07**

Who do you want us to contact with Plan Check results?

Name **ERIC BESHAI**
 Wk Ph # **949-498-7000** Cell Ph # _____
 Email Address _____
 Single Family Residence
 Multi Family Res # of Units _____
 Commercial/Industrial
 Mixed Use Bldg
 Accessory/Detached Bldg
 Mobile Home
 Photo/Voltaic System
 Pool/Spa
 Residential Units # _____

Square Feet Existing	Building	Garage	Patio	Deck	Porch
	4,500		Cover		
New Bldg. Addition					
Demo					
Remodel					
Repair					
Reconstruct					
Tenant Impr.					

of Units _____ Stories (E) # _____ Stories (New) # _____
 Existing Sprinklers? Y N New Sprinklers? Y N
 Fireplaces (E) # _____ (New) # _____ Skylights (E) # _____ (New) # _____
 OCFA SR # _____ (if applicable)

SIGNATURE **Tarek Beshai**
 Date **9/23/2011**

Owner/Agent Architect/Designer Contractor/Agent Engineer Tenant

Property Owner Name **STEVE XENOS** Phone # _____
 Address _____ City/St/Zip _____
 Email address _____
 Architect/Designer Name _____ City/St/Zip _____
 Address _____ Phone # _____ Fax # _____ State Lic # _____
 Phone # _____ Fax # _____ State Lic # _____
 Email address _____
 Engineer Name _____ City/St/Zip _____
 Address _____ Phone # _____ Fax # _____ State Lic # _____
 Phone # _____ Fax # _____ State Lic # _____
 Email address _____
 Tenant Name **TAREK BESHAI** Phone # _____
 Tenants may NOT pull building permits
 Unit/Suite # _____
 Email address _____
 Contractor Name _____ City/St/Zip _____
 Address _____ State Lic # _____ Classification _____
 Phone # _____
 Email address _____

DESCRIPTION OF WORK **Building a partition wall on ~~between the kitchen & the dining room.~~**

1st Submittal **09/23/2011**
 Date due **etc**
 2nd Submittal _____
 Date due _____
 3rd Submittal _____
 Date due _____
 4th Submittal _____
 Date due _____

ATTACHMENTS
Wall in Dining Room area
Tommy's Restaurant

ATTACHMENT 6

M/E/P's		1st Submittal		2nd Submittal	
		3 weeks ~ Date In	Date In	2 weeks ~ Date In	Date In
Electrical	Plumbing	New		New	
Switches & Outlets	Water Heater	Notes		Notes	
Light Fixtures	Water Piping	Plans Bldg Png	Plans Bldg Png	Plans Bldg Png	Plans Bldg Png
Residential Appliances	Building Sewer	Plans Eng OCFA	Plans Eng OCFA	Plans Eng OCFA	Plans Eng OCFA
Panel Upgrade ≤ 200	Toilet	Plans Water Other	Plans Water Other	Plans Water Other	Plans Water Other
Panel Upgrade > 200	Bathtub - Massage Tub	Structural Calcs	Structural Calcs	Structural Calcs	Structural Calcs
Power Apparatus	Shower Stall	T - 24's	T - 24's	T - 24's	T - 24's
New Private Pool/Spa	Laboratory Sink	Soils Report	Soils Report	Soils Report	Soils Report
Conduit/Conductor	Kitchen Sink	Truss Calcs	Truss Calcs	Truss Calcs	Truss Calcs
Signs - Electrical	Garbage Disposal				
	Dishwasher				
Mechanical	Wash Machine Trap	3rd Submittal		4th Submittal	
Exhaust fans (Bath)	Hose Bibb	1 week ~ Date In	Date In	1 week ~ Date In	Date In
Exhaust vents/hood	Gas System up to 5	New		New	
FAU	Gas System over 5	Old		Old	
Appliance Vent (Dryer)	Bar Sink	Corr/Tm Bldg Png	Corr/Tm Bldg Png	Corr/Tm Bldg Png	Corr/Tm Bldg Png
A/C (residential)	Icemaker	Plans Bldg Png	Plans Bldg Png	Plans Bldg Png	Plans Bldg Png
A/C (commercial)	Roof Drains	Plans Eng OCFA	Plans Eng OCFA	Plans Eng OCFA	Plans Eng OCFA
Mechanical Ducting	Lawn Sprinkler	Plans Water Other	Plans Water Other	Plans Water Other	Plans Water Other
	Area Drains	Structural Calcs	Structural Calcs	Structural Calcs	Structural Calcs
Documents sm lg	Private Pool	T - 24's	T - 24's	T - 24's	T - 24's
	Private Spa	Soils Report	Soils Report	Soils Report	Soils Report
	Pool/Spa Heater	Truss Calcs	Truss Calcs	Truss Calcs	Truss Calcs

STOP WORK? YES (circle if yes)



INVOICE / RECEIPT

City of San Clemente
910 Calle Negocio, San Clemente, CA 92673
Office: (949) 361-6100

Date: **9/23/2011**
Application Number: **B11-1544**
Address: **1409 S El Camino Real**
Applicant: **Tsirtsis, Steve**
Owner: **Tsirtsis, Steve**
Contractor: **OWNER BUILDER**
Project Description: **TOMMY'S PARTITION WALL**
Construction Valuation: **\$ 380.00**

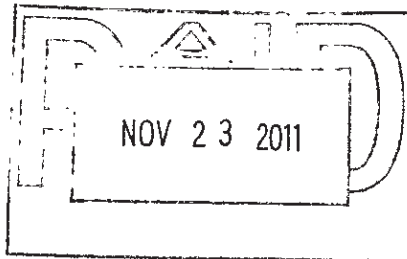
JN

FEES DUE

Permit No.	Description	Account	Amount
B11-1544	BLDG PC FEE	001-000-34121-000-00000	\$16.41
B11-1544	Building Permit Fee	001-000-32210-000-00000	\$25.25
B11-1544	PLANNING PC FEES		\$50.00
B11-1544	DOCUMENT IMAGING	062-000-34142-000-00000	\$10.06
B11-1544	STRONG MOTION INSTR COMMERCIAL	001-000-21171-000-00000	\$0.50
B11-1544	California Building Standards Commission	001-000-21172-000-00000	\$1.00

TOTAL Fees Charged: \$103.22
Payments Received: \$0.00
Balance Due: \$103.22

WHEN VALIDATED, THIS IS YOUR RECEIPT



Time Limitation of Plan Check Application An application for a permit for any proposed work shall be deemed to have been abandoned 360 days after the date of filing, unless such application has been pursued in good faith or permit has been issued; except that the Building Official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing prior to expiration and justifiable cause demonstrated. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan check fee.

Permit Expiration Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work commenced. Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required. The extension shall be requested in writing prior to the permit expiring and show justifiable cause demonstrating that circumstances beyond the control of the permittee have prevented action from being taken. Pursuant to this paragraph, the Building Official or his/her designee is authorized to grant, in writing, one extension of time, for a period not more than 180 days.



City of San Clemente Building Division

PROPERTY OWNER'S PACKAGE

Disclosures & Forms for Owner-Builders Applying for Construction Permits

IMPORTANT! 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 1409 S. EL CAMINO REAL SAN CLEMENTE, CA. We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. **We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated.** An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

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

1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.
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.
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.
5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.
6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.
7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless *all* work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.
8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

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

10. 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: 1409 S. EL CAMINO REAL SAN CLEMENTE, CA 92672

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.

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 agency responsible for issuing the permit. Note: A copy of the property 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.

Print Name STEVE TSIURTSU
Signature of property owner [Signature] Date: 11-10-11

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: 1409 S. EL CAMINO REAL
Name of Authorized Agent: ERIC BESHAI Tel No 626-891-6359
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: [Signature] Date: 11-10-11

ATTACHMENT 6



Item 2-A Page96

CITRUS CITY CRILLE


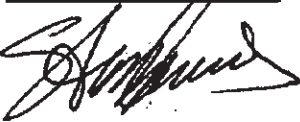
9-00-2011

FROM: STEVE XENOS& STEVE TSIRTSIS
Landlords of the site Tommy's restaurant
1409 el Camino real
San Clemente Ca

TO:WHOM IT MAY CONVCERN

With this letter we grand permission to our tenant to build a partition wall between the kitchen and the dining room to accommodate his plan we also communicate that with Eric verbally.

Sincerely
Steve Xenos

Property Detail Report for:



1409 S EL CAMINO REAL, SAN CLEMENTE CA , 92672-4210

Owner Information:

Owner Name: **TSIRTSIS,STEVE**
 Mailing Address: [REDACTED]
 Vesting Code: **TENANTS IN COMMON** Phone Number:

Location Information:

Legal Description: **TR 851 BLK 6 LOT 1 AND BLK 6 LOTS 2-5 INC AND BLK 6 LOT 20 TR 851 BLK K POR LOT 5**
 County: **ORANGE** FIPS Code: **06059** Census Trct/Blk: **0421034 / 4**
 APN: **69213107** Alternative APN: **69213107** Map Ref: **D3-1023**
 Twshp-Rnge-Sect: **--** Legal Book/Page: **692-13 /** Tract No: **851**
 Legal Lot: **1** Legal Block: **6**
 Subdivison: **851**

Last Market Sale Information:

Sale Date: **01/13/2003** Sale Price: **1st Mtg Amount: \$850,000**
 Sale Doc No: **0000039108** Price Per SqFt: **1st Mtg Int Type:**
 Transfer Doc No: Price Per Acre: **2nd Mtg Amount:**
 Multi/Split Sale: **1st Mtg Doc No: 4289** **2nd Mtg Int Type:**
 Sale Type: **FULL CONSIDERATION**
 Deed Type: **GRANT DEED/DEED OF TRUST**
 Title Company: **GATEWAY TITLE**
 Lender: **HANMI BANK**
 Seller Name: **EL CAMINO PROPERTIES LLC**

Property Characteristics:

Building Area: **3,912** Total Rooms: Construction:
 Living Area: **3,912** Bedrooms Heat Type:
 Garage Area: Baths: Air Cond:
 Basement Area: Fireplace: Roof Type:
 Parking Type: No of Stories: Roof Material:
 Yr Built/Effective: **1964 /** Quality: Style:
 Pool Code:

Tax and Value Information:

Assessed Value: **\$1,122,024** Assessed Year: **2010** Est Market Val: **\$1,180,503**
 Land Value: **\$841,519** Property Tax: **\$11,579** Assessor Appd Val:
 Improvement Value: **\$280,505** Improvement %: **24.99**
 Total Taxable Value: **\$1,122,024** Tax Exemption:

Site Information:

Assessor Acres: **0.0** Zoning: Land Use: **200**
 Assessor Lot SqFt: No of Buildings: Land Use Desc: **COMMERCIAL (NEC)**
 Assessor Lot W/D: **/** Res/Comm Units: County Use Code: **3**
 Calculated Acres: **0.5095** Sewer Type:
 Calculated Lot SqFt: **22,194** Water Type:

JOB CARD MUST BE MADE AVAILABLE TO INSPECTOR

CITY OF SAN CLEMENTE

Description of Work

T/O (E) FLATE ROOF; INSTALL 4 PLY SYSTEM (FIBERGLASS) BASE NAIL DOWN 2 PLY SOLID HOT MOP; ONE CAP SHEET; SOLID HOT MOP

Lot 1 Tract 851 Occ. B Type
 Owner TOMMY'S RESTURANT, CC RIDERS INC
 Contractor P.A. ENGINEERING
 Bldg. Sq.Ft. 0 Gar. Sq. Ft.

Building Inspections

DO NOT COVER OR CONCEAL THE WORK BELOW UNTIL THE FOLLOWING APPLICABLE ITEMS HAVE BEEN SIGNED

Type of Inspection	Date	Inspector
UNDERGROUND/ FOUNDATION	Plumbing Underground / Copper	
	Electrical Underground	
	Setback / Forms / Trenches / Steel	
	Pre-Slab	
	Shoring	
	Basement / Retaining Wall	
	Compaction Report Review	

FIRE INSPECTION	NOTIFY THE FIRE DEPT. 16 HOURS BEFORE THE INSPECTION. Telephone 362-4710.
	MUST BE DONE BEFORE THE FRAMING IS SIGNED OFF AND INSULATION INSTALLED.
	Pressure Test 125 psi (24 Hr.) _____
	Start _____ Finish _____

DO NOT COVER OR CONCEAL THE WORK BELOW UNTIL THE FOLLOWING APPLICABLE ITEMS HAVE BEEN SIGNED.

Type of Inspection	Date	Inspector
ROUGH INSPECTIONS	1st Floor Framing/Shear Walls/Hold Downs	
	Floor Sheathing	
	2nd Floor Framing/Shear Walls/Hold Downs	
	Floor Sheathing	
	3rd Floor Framing/Shear Walls/Hold Downs	
	Roof (Sheathing / Diaphragm)	6-17-03 WGS
	Rough Plumbing / Top-out	
	Rough Heating / Venting	
	Final Framing	

DO NOT TAPE OR PLASTER UNTIL THE FOLLOWING APPLICABLE ITEMS HAVE BEEN SIGNED.

SURFACE COVERAGE	Insulation / Roof / Floor / Walls	
	Exterior Lath	
	Drywall	
	Shower / Tub Lath	
	Stucco (Scratch Coat)	

03-2035

ATTACHMENT 6

Date 06/16/03 Permit No. 0502035
 Project Address 1409 S EL CAMINO REAL
 Parcel I.D. 692-131-07
 Elect. Permit Plumb. Permit Mech Permit

21302 INSPECTION RECORD

Please Notify the Building Division before 4 P.M. the previous day when the job is ready for inspection. You must furnish PERMIT NUMBER, OWNER'S NAME and the ADDRESS on the job at the time of request for Building or Engineering inspections. INSPEC. REQUEST #498-3129. GEN. INFORMATION #361-6168.

Type of Inspection	Date	Inspector
GENERAL ITEMS & MISCELLANEOUS	Sewer Connection	
	Temporary Power (released)	
	Gas Test	
	Masonry Wall Footings	
	Pre-Grout / Wall	
	Patio Cover Footings	
	Deck Footings	
	Fireplace	
	Sewer Cap (Demo)	

INSPECTORS NOTES

This permit will expire if no APPROVED inspection is performed within a period of 180 days

Finalled 7-3-03 WGS

Business Licence Verification Form must be signed prior to Final Inspection request

Finals

FIRE, PLANNING & ENGINEERING FINALS MUST BE DONE BEFORE BUILDING FINALS.

	Date	Inspector
FIRE SPRINKLER FINAL (714) 744-0567		
FIRE DEPT. FINAL 362-4710		
SECURITY FINAL 498-3129		
ENGINEERING FINAL 498-3129		
ELECTRICAL FINAL 498-3129		
MECHANICAL FINAL 498-3129		
PLUMBING FINAL 498-3129		
PLANNING FINAL 498-3129		
BUILDING FINAL 498-3129		
<i>Electric Released</i>	7-3-03	WGS

GAS RELEASED _____
 C of O ISSUED _____

APPROVED PLANS MUST BE KEPT ON JOB

CC. Riders Inc. ATTACHMENT 6 Restaurant



City of San Clemente

Building Division

Permit No. 03-2035 Date 6/16/03
Address: 1409 SECR
APN _____

1915
73.50

RE-ROOFING INFORMATION

Entire Roof Partial Roof (Plot plan is required to show area of re-roof.)

- Number of buildings to be re-roofed: 1409 S. El Camino Real 1
- Number of existing roof coverings and type.
a. BUILT UP b. _____ c. _____
- Pitch of roof(s): flat Roof
- Number of squares to be re-roofed: 8 sq.
- Complete description of work to be done, including materials to be used; number and type of underlayment, etc:
TEAR OF AND REMOVE ALL EXISTING ROOF INSTALL 4 ply system (fiber glass) BASE (NATL COORD) 2 ply SOLID NOT MOP, ONE cap sheet SOLED NOT MOP
- I.C.B.O. Research Number 764220 Class A HIC B
- Contract Price: \$ 2000
- Calculations by a licensed Civil or Structural Engineer shall be required to justify the capacity of existing roof framing to support new roof material which has greater load factors than existing roof material.

INSPECTION PROCEDURE

- Provide a safe ladder for each phase of inspection.
- All materials to be on site at time of inspection.
- If roof covering is to be removed or made smooth, work should be completed before pre-inspection.
- PRE-INSPECTION AND WRITTEN APPROVAL BY THE BUILDING INSPECTOR SHALL BE OBTAINED PRIOR TO APPLICATION OF ANY RE-ROOFING MATERIALS.
- Read your Inspection Record Card. Call the Inspection Request Line at (949) 498-3129. Inspection Record Card shall be conspicuous; posted on premises.
- A final inspection and approval shall be obtained when re-roofing is completed. If not finalized, the building permit shall expire and a renewal of permit will have to be obtained and additional fees shall be paid.

APPROVED BY:

Pauline Tapri
Building Division

Planning Division if Historical

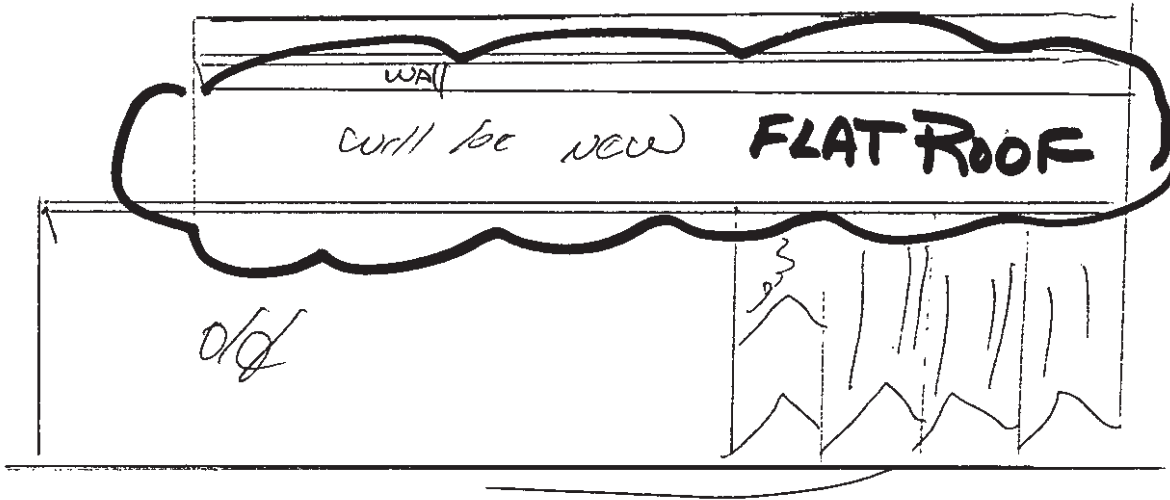
Signature: Salvador Oliva
Owner/Contractor/Agent

Print Name: Salvador Oliva

Contractor License No. 764220

- Inspector's Inspection Card
- Applicant's Inspection Card

28916



1409 So. ECR



PERMIT APPLICATION

BUILDING DIVISION INFORMATION

City of San Clemente
910 Calle Negocio, San Clemente, CA 92673
Office: (949) 361-6100/Inspections: 498-3129

Project No. 03061915

ATTACHMENT 6
Permit No. 0302639

Date Permit Issued 06/16/03

Date Permit Expires* 12/13/03

Permit Issued To: Owner/Builder Licensed Contractor
 Licensed Sub-Contractor

Valuation Amt. \$ 2,000

BUILDING PROJECT IDENTIFICATION

Job Address 1409 S EL CAMINO REAL
Subdivision Unit No.
Project Name Tract No. 851
APN 692-131-07 Lot No. 1

OWNER NAME CC RIDERS INC TOMMY'S RESTURANT
Address/City/Zip 1409 S EL CAMINO REAL, SAN CLEMENTE, CA 92672
Phone No. ()

DESIGNER NAME
Address/City/Zip
Phone No. () License No.

CONTRACTOR NAME, FIRM P.A. ENGINEERING
Name, Person
Address/City/Zip 10112 EDGEWOOD LN, GARDEN GROVE, CA 92840
Phone No. (714) 537-0618 City License No. 028916

LICENSED CONTRACTOR DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Div. 3 of the Business and Professions Code, and my license is in full force and effect.

Lic. No. 764220 Lic. Class Exp. Date 06/30/03

Signature Salvador Oliva Date 6-16-03

DESCRIPTION OF WORK

USE: Residential Non-Residential

WORK CLASSIFICATION:

New Addition Wall
 Tenant Impr Alteration/Repair Accessory Bldg
 Pool/Spa Code Compliance Other

Project Type BRERF BUILDING REROOF

Construction Type Occupancy Group B

No. of Bedrooms No. of Stories

No. of New Residential Units Units Demolished

Land Use Zone

Job Description T/D (E) FLATE ROOF; INSTALL 4 PLY SYSTEM (FIBERGLASS) BASE NAIL DOWN 2 PLY SOLID HOT MDP; ONE CAP SHEET; SOLID HOT MDP

Square Footage:

Living Space Garage Deck

PERMIT TO INCLUDE:

Plan Check Only Electrical Plumbing
 Building Mechanical Other

CONSTRUCTION LENDING AGENCY. I hereby affirm there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097 Civil Code).

Lender's Name/Address _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law (CLL) for the following reasons (Sec. 7031.5, B. & P.C.: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he/she is licensed pursuant to the provisions of the CLL (Ch. 9 (commencing with Sec. 7000) of Div. 3 of the B. & P.C.) or that he/she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by an 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 the work, and the structure is not intended or offered for sale (Sec. 7044 B & P.C.: The CLL does not apply to an owner of property who builds or improves thereon, and who does such work their self or through their own employees, provided that such 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 he/she did not build or improve for the purpose of sale).
- I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 B & P.C.: The CLL does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors' License Law (CLL).
- I am exempt under Sec. _____ of the B. & P.C. for this reason:
 Minor work under \$100 (Sec. 7048)

Signature _____ Date _____

WORKER'S COMPENSATION DECLARATION

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, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain a 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 STATE WORKS INS
Policy No. 1555965

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

- 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 Salvador Oliva Date 6-16-03

APPLICANT: I certify that I have read this application and state that the above information is correct. I agree to comply with all City and County ordinances and state laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes. I (We) agree to save, indemnify, and keep harmless the City of San Clemente against liabilities, judgments, costs, and expenses which may accrue against said City in consequence of the granting of this permit.

Signature of Applicant Salvador Oliva Owner Contractor Authorized Agent Date 6-16-03

*NOTE: When properly validated, this form constitutes a Building Permit. This permit expires and becomes null and void should work not be commenced within 180 days from validation date or should authorized construction be suspended or abandoned for a period of 180 days after work is commenced.

Approved By [Signature]
City of San Clemente Building Division

Date 06/16/03
Item 2-A Page 102
FILE COPY

JOB CARD MUST BE MADE AVAILABLE TO INSPECTOR

CITY OF SAN CLEMENTE

Description of Work

REPLACE SIGN FACE ON POLE SIGN **(2) SIGNS**

Lot 1 Tract 851 Occ. _____ Type _____
 Owner KONSTANTOPOULOS, PETROS
 Contractor _____
 Bldg. Sq.Ft. 0 Gar. Sq. Ft. _____

Building Inspections

DO NOT COVER OR CONCEAL THE WORK BELOW UNTIL THE FOLLOWING APPLICABLE ITEMS HAVE BEEN SIGNED

	Type of Inspection	Date	Inspector
UNDERGROUND/ FOUNDATION	Plumbing Underground / Copper		
	Electrical Underground		
	Setback / Forms / Trenches / Steel		
	Pre-Slab		
	Shoring		
	Basement / Retaining Wall		
	Compaction Report Review		

	Type of Inspection	Date	Inspector
FIRE INSPECTION	OCFA Fire Sprinkler Rough/Hydro		
	OCFA Fire Sprinkler/Final		
	OCFA Alarm/Monitoring Final Req'd.? YES/NO		

DO NOT COVER OR CONCEAL THE WORK BELOW UNTIL THE FOLLOWING APPLICABLE ITEMS HAVE BEEN SIGNED.

	Type of Inspection	Date	Inspector
ROUGH INSPECTIONS	1st Floor Framing/Shear Walls/Hold Downs		
	Floor Sheathing		
	2nd Floor Framing/Shear Walls/Hold Downs		
	Floor Sheathing		
	3rd Floor Framing/Shear Walls/Hold Downs		
	Roof (Sheathing / Diaphragm)		
	Rough Plumbing / Top-out		
	Rough Heating / Venting		
	Rough Electrical		
	Final Framing		

DO NOT TAPE OR PLASTER UNTIL THE FOLLOWING APPLICABLE ITEMS HAVE BEEN SIGNED.

	Type of Inspection	Date	Inspector
SURFACE COVERAGE	Insulation / Roof / Floor / Walls		
	Exterior Lath		
	Drywall		
	Shower / Tub Lath		
	Stucco (Scratch Coat)		

WILL(S)

05-1909

Date 06/08/05 Permit No. 0501909
 Project Address 1409 S EL CAMINO REAL
 Parcel I.D. 692-131-07
 Elect. Permit Plumb. Permit Mech. Permit

ATTACHMENT 6

INSPECTION RECORD

Please Notify the Building Division before 4 P.M. the previous day when the job is ready for inspection. You must furnish PERMIT NUMBER, OWNER'S NAME and the ADDRESS on the job at the time of request for Building or Engineering inspections. INSPEC. REQUEST #498-3129. GEN. INFORMATION #361-6168.

	Type of Inspection	Date	Inspector
GENERAL ITEMS & MISCELLANEOUS	Sewer Connection		
	Temporary Power (released)		
	Gas Test		
	Masonry Wall Footings		
	Pre-Grout / Wall		
	Patio Cover Footings		
	Deck Footings		
	Fireplace		
	Sewer Cap (Demo)		
	BMP/ Water Quality (2 required)		

INSPECTORS NOTES

This permit will expire if no APPROVED inspection is performed within a period of 180 days

Final 12/14/05

NO Final called, Final ok per field inspection

Business License Verification Form must be signed prior to Final Inspection request

Finals

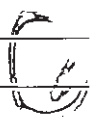
FIRE, PLANNING & ENGINEERING FINALS MUST BE DONE BEFORE BUILDING FINALS.

	Date	Inspector
FIRE DEPT. FINAL (714) 573-6150		
SECURITY FINAL 498-3129		
ENGINEERING FINAL 361-6131		
ELECTRICAL FINAL 498-3129		
MECHANICAL FINAL 498-3129		
PLUMBING FINAL 498-3129		
PLANNING FINAL 498-3129		
BUILDING FINAL 498-3129	<i>12/14/05</i>	<i>[Signature]</i>

ELECTRIC RELEASED _____
 GAS RELEASED _____
 C of O ISSUED _____

APPROVED PLANS MUST BE KEPT ON JOB

P. J. [Signature] Item 2 Page 103





CITY OF SAN CLEMENTE

BUILDING DIVISION
MIKE JORGENSEN, P.E., BUILDING OFFICIAL

PROJECT ADDRESS: 1409 S EL CAMINO REAL PLAN FILE NO. _____ (IF APPLICABLE)

OWNER - BUILDER VERIFICATION

Attention: Property Owner

An owner-builder permit application bearing your name and () your signature () your agent's signature has been filed for () Building () Electrical () Plumbing/Gas () Heating/Air Conditioning () Sign construction work at the above address.

Please review the accompanying OWNER-BUILDER INFORMATION LETTER pertaining to your responsibilities as an owner-builder before providing the information requested below. Return this completed form as soon as possible in the enclosed envelope to expedite processing your permit. The permit will not be issued until this verification is received in this office.

PROPERTY OWNER: PLEASE PROVIDE INFORMATION REQUESTED BELOW

- I () have () have not signed an application for a () Building () Electrical () Plumbing/Gas () Heating/Air Conditioning () Sign permit.
- I intend to personally perform ALL of the labor for this project: () YES () NO
(If Yes, proceed to Item 6; if No, answer Item 3 or 4 below.)
- I will personally perform part of the work, but have hired the following () person(s) or () firm(s) to supervise and/or provide the work indicated in Item 5 below.
- I have hired the following () person(s) or () firm(s) to perform ALL of the proposed work indicated in Item 5 below.
- The person(s) and/or firm(s) listed have been hired to perform the work indicated:

NAME OF PERSON(S) OR FIRM(S) HIRED FOR THIS PART OF WORK	ADDRESS OF PERSON / FIRM TELEPHONE NO./CONTR. LICENSE NO.	DESCRIBE TYPE & EXTENT OF WORK TO BE DONE BY THIS PERSON/FIRM
SHARP SING AN INC And	14875 DILLOW St west MINISTER CA 92683 714 8945218	
	STATE INC. 6.86820	
	/	
	/	
	/	

6. Property Owner Signature [Signature]
 Print Your Name PETROS KONSTANTOPOULOS
 DL No. _____ Date 6/8-05

A SEPARATE VERIFICATION STATEMENT IS REQUIRED FOR EACH OWNER-BUILDER PERMIT UNLESS ALL PERMITS ARE ISSUED AT THE SAME TIME.

FOR BLDG. INSP. DEPT. USE ONLY

Building Permit # 05-1909
 Electrical Permit # _____
 Plbg./Gas Permit # _____
 Htg./Air C. Permit # _____
 Sign Permit # _____
 Rec'd. by [Signature] Date 6/8/05

APPROVED
CITY OF SAN CLEMENTE
BUILDING DIVISION

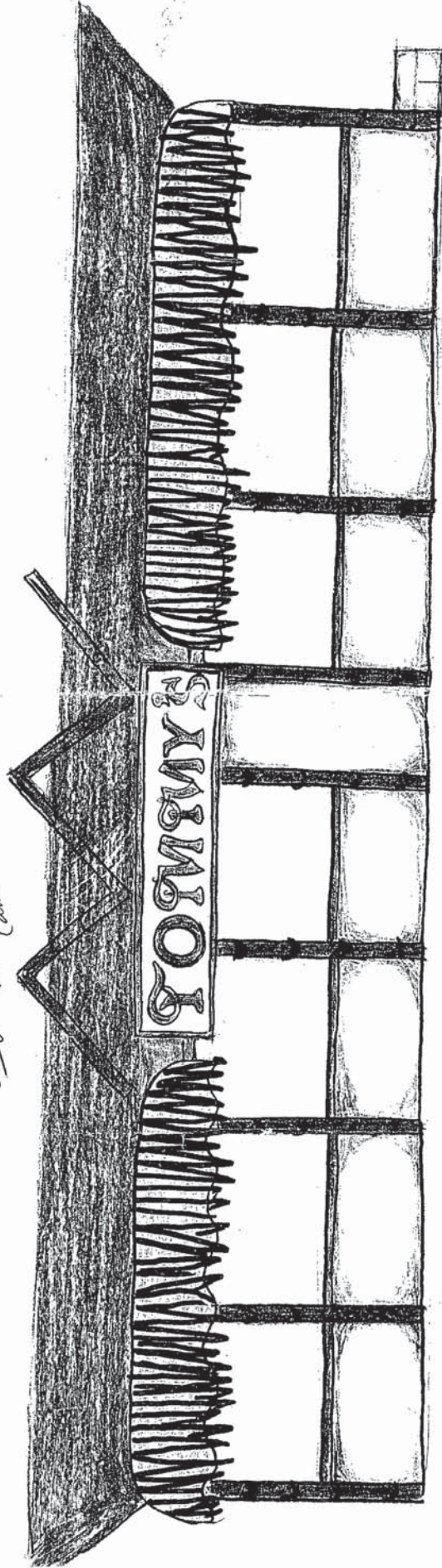
BY: *[Signature]* DATE: *6/8/05*

TOMMY'S

FAMILY RESTAURANT

APPROVED
by the San Clemente Planning Division. Check full compliance with all City codes and requirements.
with other City divisions to ensure full compliance with all City codes and requirements.
By: *[Signature]* Date: *6/8/05*

APPROVED
 Planning Division. Check full
 compliance with all City codes and requirements.
 by the San Clemente Planning Division to ensure
 with other City divisions and requirements.
 Date: 6/8/05
 BY: [Signature]
 Change sign face only
 (change to match pic 55
 attached)



IF THESE PLANS HAVE BEEN REVIEWED BY THE CITY ENGINEER, THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW DOES NOT RELIEVE THE CONTRACTOR OR OWNER FROM THE OBLIGATION OF OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 NAME: Ferdinand Lopez DATE: 6/8/05
05-1909



PERMIT APPLICATION

BUILDING DIVISION INFORMATION

City of San Clemente
910 Calle Negocio, San Clemente, CA 92673
Office: (949) 361-6100/Inspections: 498-3129

Project No. 05062118

ATTACHMENT 6

Permit No. 0501909

Date Permit Issued 06/08/05

Date Permit Expires* 12/05/05

Permit Issued To: Owner/Builder Licensed Contractor
 Licensed Sub-Contractor

Valuation Amt. \$ 4,000

BUILDING PROJECT IDENTIFICATION

Job Address 1409 S EL CAMINO REAL
Subdivision Unit No.
Project Name Tract No. 851
APN 692-131-07 Lot No. 1

OWNER NAME PETROS KONSTANTOPOULOS
Address/City/Zip 1409 S EL CAMINO REAL, SAN CLEMENTE, CA 92672
Phone No. ()

DESIGNER NAME
Address/City/Zip
Phone No. () License No.

CONTRACTOR NAME, FIRM
Name, Person
Address/City/Zip
Phone No. () City License No.

LICENSED CONTRACTOR DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Div. 3 of the Business and Professions Code, and my license is in full force and effect.

Lic. No. Lic. Class Exp. Date

Signature _____ Date _____

DESCRIPTION OF WORK

USE: Residential Non-Residential

WORK CLASSIFICATION:

New Addition Wall
 Tenant Impr Alteration/Repair Accessory Bldg
 Pool/Spa Code Compliance Other MISC BLDG OR
Project Type SIGN SIGNS - ELECTRICAL OR NON-ELEC
Construction Type Occupancy Group
No. of Bedrooms No. of Stories
No. of New Residential Units Units Demolished
Land Use Zone
Job Description REPLACE SIGN FACE ON POLE SIGN (2) SIGNS

Square Footage:
Living Space Garage Deck

PERMIT TO INCLUDE:

Plan Check Only Electrical Plumbing
 Building Mechanical Other _____

CONSTRUCTION LENDING AGENCY. I hereby affirm there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097 Civil Code).

Lender's Name/Address _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law (CLL) for the following reasons (Sec. 7031.5, B. & P.C.: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he/she is licensed pursuant to the provisions of the CLL (Ch. 9 (commencing with Sec. 7000) of Div. 3 of the B. & P.C.) or that he/she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by an 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 the work, and the structure is not intended or offered for sale (Sec. 7044 B & P.C.: The CLL does not apply to an owner of property who builds or improves thereon, and who does such work their self or through their own employees, provided that such 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 he/she did not build or improve for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 B & P.C.: The CLL does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law (CLL)).

I am exempt under Sec. _____ of the B. & P.C. for this reason:
 Minor work under \$100 (Sec. 7048) _____

Signature _____ Date 6/8/05

PERMIT FEES

Building Plan Check	\$	0.00
Planning Division P.C.		
Building Permit		0.00
Strong Motion Instr. Tax		
Electrical		
Plumbing		
Mechanical		
Sewer Permit		
Public Safety P.C.		
Public Facilities Construction		
Sewer Connection		
Water Acreage		
Park		
Transportation Corridor		
R.C.F.P.P.		
Precise/Rough Grading		
Encroachment		
Microfiche		
Other Fees		0.00

TOTAL PERMIT FEE: \$ 0.00

RECEIPT NO. _____ Date Paid _____

NOTE: An OSHA Permit is required for excavations over 5'0" deep and demolition or construction of structures over 3 stories in height.

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.

WORKER'S COMPENSATION DECLARATION

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, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain a 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 No. _____

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

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 _____ Date 6/8/05

APPLICANT: I certify that I have read this application and state that the above information is correct. I agree to comply with all City and County ordinances and state laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes. I (We) agree to save, indemnify, and keep harmless the City of San Clemente against liabilities, judgments, costs, and expenses which may accrue against said City in consequence of the granting of this permit.

Signature of Applicant _____ Owner Contractor Authorized Agent Date 6/8/05

*NOTE: When properly validated, this form constitutes a Building Permit. This permit expires and becomes null and void should work not be commenced within 180 days from validation date or should authorized construction be suspended or abandoned for a period of 180 days after work is commenced.

Approved By _____
City of San Clemente Building Division

Date Item 2-A Page 107

FILE COPY



CITY OF SAN CLEMENTE

BUILDING DIVISION
MIKE JORGENSEN, P.E., BUILDING OFFICIAL

PROJECT ADDRESS: 1409 S EL CAMINO REAL PLAN FILE NO. _____ (IF APPLICABLE)

OWNER - BUILDER VERIFICATION

Attention: Property Owner

An owner-builder permit application bearing your name and () your signature () your agent's signature has been filed for () Building () Electrical () Plumbing/Gas () Heating/Air Conditioning () Sign construction work at the above address.

Please review the accompanying OWNER-BUILDER INFORMATION LETTER pertaining to your responsibilities as an owner-builder before providing the information requested below. Return this completed form as soon as possible in the enclosed envelope to expedite processing your permit. The permit will not be issued until this verification is received in this office.

PROPERTY OWNER: PLEASE PROVIDE INFORMATION REQUESTED BELOW

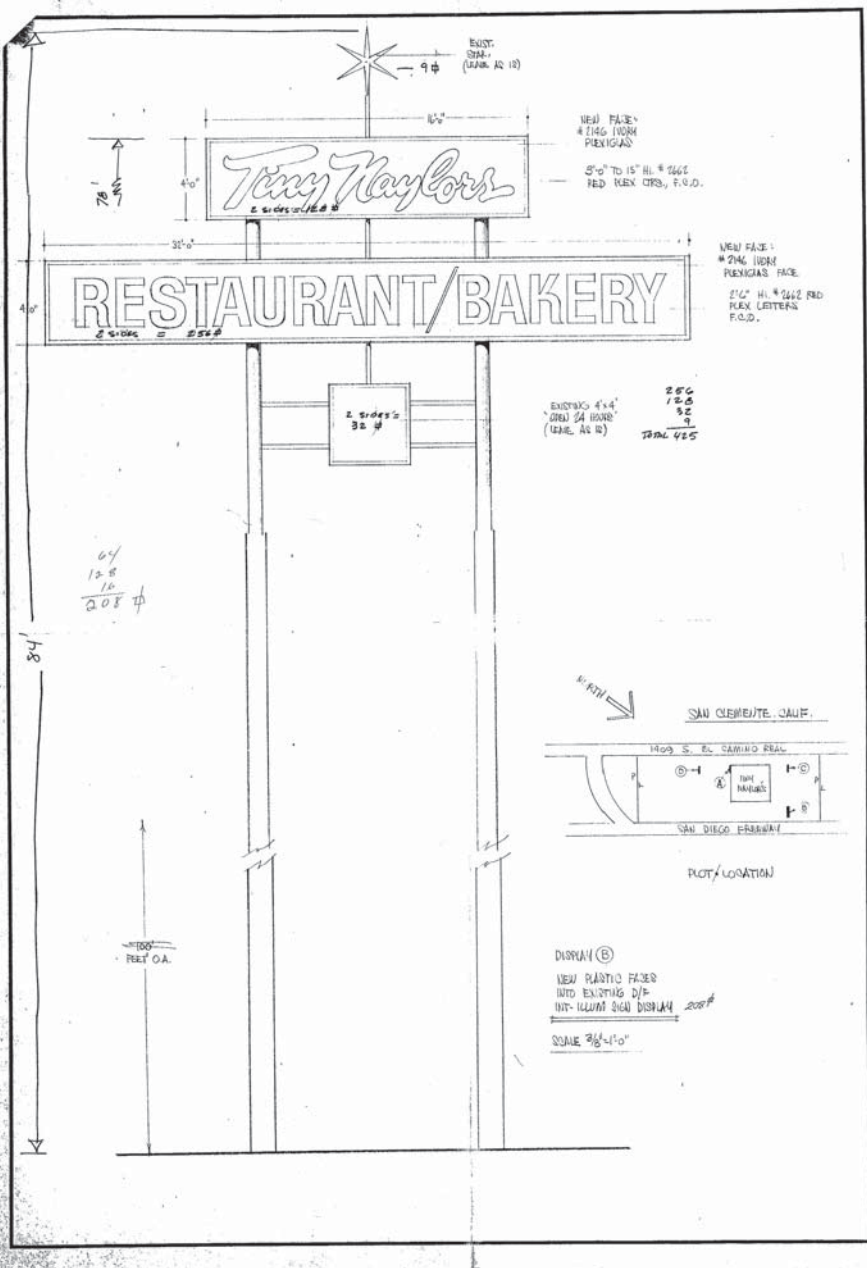
1. I () have () have not signed an application for a () Building () Electrical () Plumbing/Gas () Heating/Air Conditioning () Sign permit.
2. I intend to personally perform ALL of the labor for this project: () YES () NO
(If Yes, proceed to Item 6; if No, answer Item 3 or 4 below.)
3. I will personally perform part of the work, but have hired the following () person(s) or () firm(s) to supervise and/or provide the work indicated in Item 5 below.
4. I have hired the following () person(s) or () firm(s) to perform ALL of the proposed work indicated in Item 5 below.
5. The person(s) and/or firm(s) listed have been hired to perform the work indicated:

NAME OF PERSON(S) OR FIRM(S) HIRED FOR THIS PART OF WORK	ADDRESS OF PERSON / FIRM TELEPHONE NO./CONTR. LICENSE NO.	DESCRIBE TYPE & EXTENT OF WORK TO BE DONE BY THIS PERSON/FIRM
And SHARP SING AN INC	14875 DILLOW ST WEST MINISTER CA 92683 714 8945218	
	SHAE LINC 686820	
	/	
	/	
	/	

6. Property Owner Signature [Signature]
Print Your Name PETROS KONSTANTOPOULOS
DL No. _____ Date 6/8-05

FOR BLDG. INSP. DEPT. USE ONLY	
Building Permit #	<u>05-1909</u>
Electrical Permit #	_____
Plbg./Gas Permit #	_____
Htg./Air C. Permit #	_____
Sign Permit #	_____
Rec'd. by <u>[Signature]</u>	Item 2-A Page <u>05</u> Date <u>6/8/05</u>

A SEPARATE VERIFICATION STATEMENT IS REQUIRED FOR EACH OWNER-BUILDER PERMIT UNLESS ALL PERMITS ARE ISSUED AT THE SAME TIME.



NEW FACE:
 * 2146 (WOM)
 PEXMGAS FACE
 3'-0" TO 15" H. * 2442 FND
 FLEX LETTERS
 F.O.D.

NEW FACE:
 * 2146 (WOM)
 PEXMGAS FACE
 2'-0" H. * 2442 FND
 FLEX LETTERS
 F.O.D.

EXISTING 4x4
 CROU SA 10000"
 (USE AS IS)

250
 128
 52
 9
 TOTAL 439

64
 128
 16
 208 ft

SAN CLEMENTE, CALIF.
 HIGHWAY 56
 CAMINO REAL
 SAN DIEGO PARKWAY
 PLOT/LOCATION

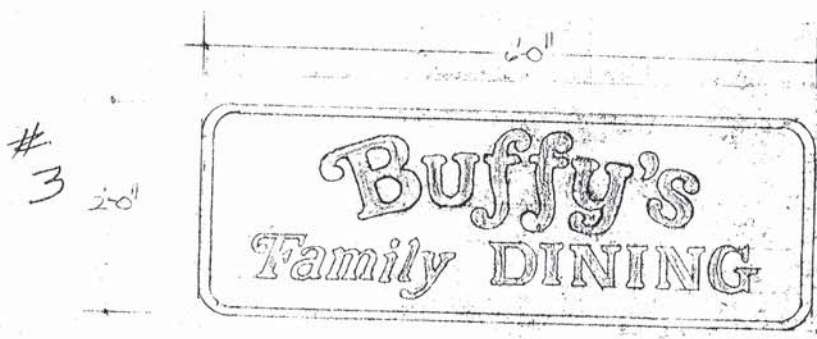
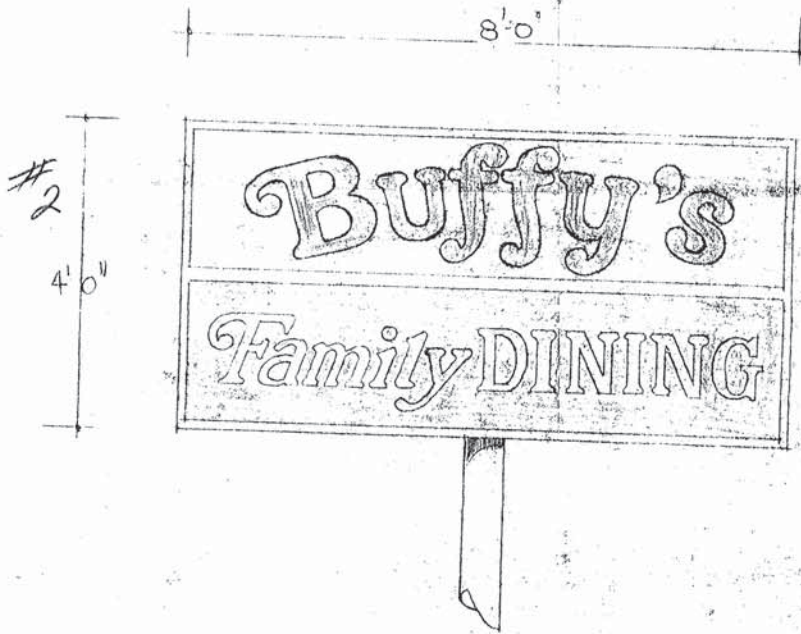
DISPLAY (C)
 NEW PLANTING FACES
 INTO EXISTING D/F
 INT-ILLUM SIGN DISPLAY 200#
 SCALE 3/8" = 1'-0"

SALESMAN: [] L.
 DATE: []

SCALE: []
 SHEET: []
 DATE: []

ACCOUNTING MANAGER
 FILE NO. 5494-RI
 DATE 5-8-90

CUSTOM SIGNS
 AND ELECTRIC COMPANY
 175 E. BRUNNEN RD. SUITE 100
 SAN DIEGO, CA 92108

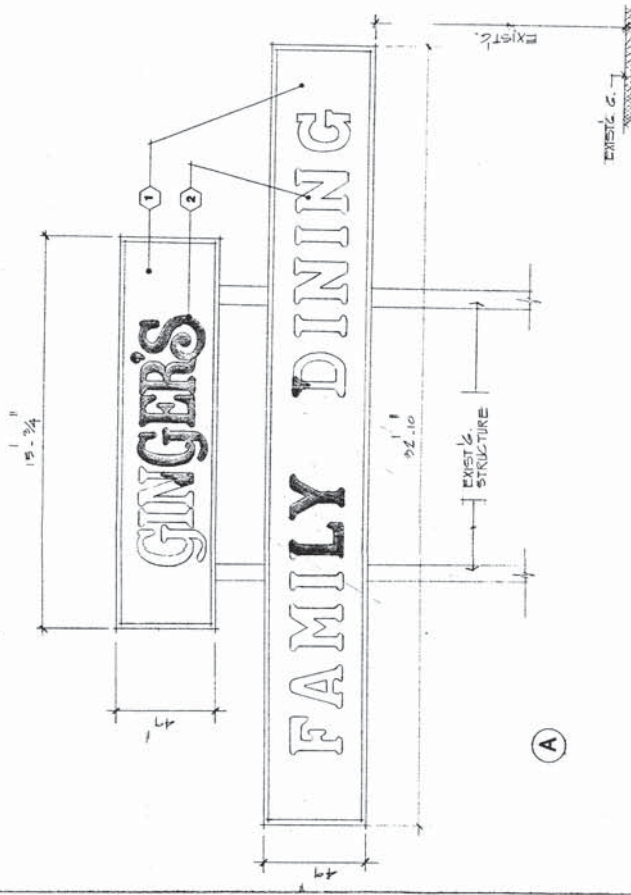
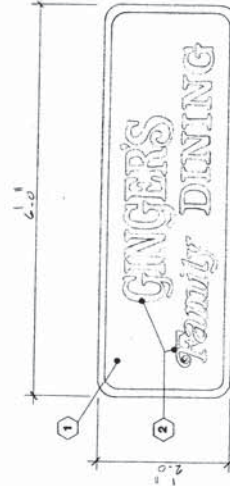
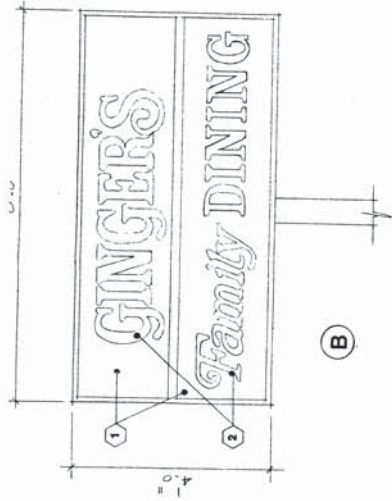


Buffy's

SAN CLEMENTE



DRG 93-46



LEGEND:

- ① 2 1/2" MORT FLUX BACKGROUND

00-56-b/179/00-6L 92A



NOTE: This is an original drawing created by Custom Sign & Electric Company. It is intended for use only in connection with the original order. It is not to be shown, used, copied, reproduced, or otherwise used in any fashion. Client agrees to pay 25% of the retail selling price of this drawing in part. Client's signature is required on this drawing in order to proceed with the work. DATE

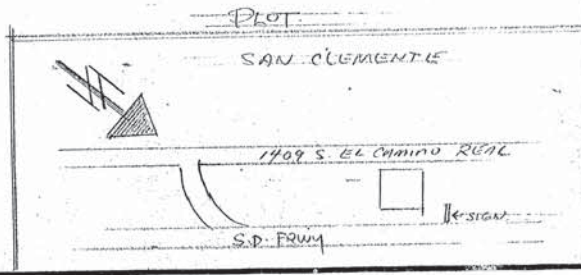
SALESMAN *S.K.*
 CLIENT APPROVAL
 DATE

SCALE 3/4" = 1'-0"
 SHEET 1 OF 1
 NEW REV

LOCATION *San Clemente*
 DESIGNER
 DRWG. BY *B*

ACCOUNT *Tiny Nevidas*
 FILE NO. *5539*
 DATE *8-15-79*

CUSTOM SIGNS
 AND ELECTRIC COMPANY
 337 S. IRVING AVE., AZUSA, CALIF.
 213-344-8228





**BUILDING PERMIT
BUILDING DIVISION**

City of San Clemente
910 Calle Negocio, San Clemente, CA 92673
Office: (949) 361-6100 / Inspections: (949) 498-3129
www.san-clemente.org

DATE ISSUED: 10/10/2008
DATE EXPIRES: 04/08/2009

PERMIT NUMBER:
**ATTACHMENT 6
B08-1811**



JOB ADDRESS: 1409 S El Camino Real		JOB APN: 692-131-07		TYPE: SIGN/NON-ELEC	
(EX) BLDG (SF) 0	(EX) GAR (SF) 0	NEW BLDG (SF) 0	NEW GAR (SF) 0	VALUATION AMT: \$ 5,750	
NO. UNITS: 0 TR 851 BLK 6 LOT 1 AND BL K 6 LOTS 2-5 INC AND BLK 6 LOT 20					
OCC GROUP: TR 851 BLK K POR LOT 5 TYPE OF CONS:		OWNER: Tsirtsis, Steve		MECHANICAL EQUIPMENT	
NO. STORIES: 0		PHONE: [REDACTED]			
DESCRIPTION OF WORK:		ARCHITECT:			
SIGN REPAIR, TOMMY'S RESTAURANT		PHONE:			
SIGN REPAIR; NON-STRUCTURAL		ST NUMBER:			
USE ZONE: PARKING SPACES		CONTR.: SOUTH COAST ELECTRIC CO 1238 14TH ST IMPERIAL BEACH, CA 91932			
		PHONE: (619) 253-2107			
		ST NUMBER: 292064 BUS LICENSE: 307150			
OWNER/BUILDER DECLARATION		FEES:		PLUMBING EQUIPMENT	
I hereby affirm that I am exempt from the Contractor's License Law (CLL) for the following reasons (Sec. 7031.5, B. & P.C.: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he/she is licensed pursuant to the provisions of the CLL (Ch.9 (commencing with Sec.7000) of Div. 3 of the B. & P.C.) or that he/she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec 7031.5 by an applicant for permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)		BLDG PC FEE \$81.41			
<input type="checkbox"/> I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044 B. & P.C.: The CLL does not apply to an owner of property who builds or improves thereon, and who does such work their self or through their own employees, provided that such 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 he/she did not build or improve for the purpose of sale).		Building Permit Fee \$125.25			
<input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 B. & P.C.: The CLL does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors' License Law (CLL)).		DOCUMENT IMAGING \$7.74			
<input type="checkbox"/> I am exempt under Sec. _____ of the B. & P.C. for this reason:		PLANNING PC FEES \$10.00			
<input type="checkbox"/> Minor work under \$100 (Sec. 7048)		TOTAL FEE \$224.40		ELECTRICAL EQUIPMENT	
<input type="checkbox"/> _____ Date _____ Signature _____		NOTE: An OSHA Permit is required for excavations over 5'0" deep and demolition or construction of structures over 3 stories in height.			
LICENSED CONTRACTOR DECLARATION					
I hereby affirm that I am licensed under the 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.					
Lic. No. 292064 Lic. Class: C10 Exp. Date 2/28/2009					
Signature _____ Date _____					
WORKERS' COMPENSATION DECLARATION					
I hereby affirm under perjury one of the following declarations:					
<input type="checkbox"/> I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.					
<input type="checkbox"/> I have and will maintain a 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: EXEMPT Policy No.: EXEMPT					
<i>(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)</i>					
<input checked="" type="checkbox"/> 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.				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.	
Signature _____ Date <u>10-10-08</u>					
APPLICANT: I certify that I have read this application and state that the above information is correct. I agree to comply with all City and County ordinances and state laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes. I (We) agree to save, indemnify, and keep harmless the City of San Clemente against liabilities, judgments, costs and expenses which may accrue against said City in consequence of the granting of this permit.					
Signature of Applicant _____		<input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Authorized Agent		Date <u>10-10-08</u>	
*NOTE: When properly validated, this form constitutes a Building Permit. This permit expires and becomes null and void should work not be commenced within 180 days from validation date or should authorized construction be suspended or abandoned for a period of 180 days after work is commenced.					
Approved By: _____		Date: <u>10/10/08</u>		BUILDING	
City of San Clemente Building Division					
<input checked="" type="checkbox"/> Plans in File Folder		<input type="checkbox"/> Rolled Plans		<input type="checkbox"/> No Plans	

DATE ISSUED

October 10, 2008

JOB DESCRIPTION

SIGN REPAIR, TOMMY'S RESTAURANT
SIGN REPAIR; NON-STRUCTURAL



Inspection Job Card

910 Calle Comercio, Suite #100
San Clemente, CA 92673
Office: (949) 361-6100

Will

ATTACHMENT 6
PERMIT NUMBER
B08-1811

1409 S El Camino Real

Tsirtsis, Steve - Owner

TR 851 BLK 6 LOT 1 AND BL K 6 LOTS 2-5 INC AND BLK 6
LOT 20 TR 851 BLK K POR LOT 5

HOW TO REQUEST AN INSPECTION

- ▶ INSPECTION REQUEST WEBSITE www.san-clemente.org CLICK PERMITS ONLINE - *BY Midnight*
- ▶ CALL (949) 361-3366 ext.9002 AND PROVIDE PERMIT NUMBER & INSPECTION CODE NUMBER - *BY Midnight*

- ▶ THIS JOB CARD AND APPROVED PLANS MUST BE MADE AVAILABLE TO THE INSPECTOR UNTIL **FINAL APPROVAL**
- ▶ THIS PERMIT WILL EXPIRE IF NO APPROVED INSPECTION IS PERFORMED WITHIN A PERIOD OF **180 DAYS**

DO NOT COVER OR CONCEAL THE WORK BELOW UNTIL THE FOLLOWING APPLICABLE ITEMS HAVE BEEN SIGNED

UNDERGROUND / FOUNDATIONS	DATE / SIGNATURE
101 Preconstruction Meeting	
401 Underground Waste / Cleanouts	
402 Underground Water Supply/Drainage	
120 Cages / Cassions	
102 Form Setback / Pad Cert/ Soils Memo	
103 Footings / Steel / Hardware	
104 Pre - Slab	
301 Ufer Ground	
302 Underground Electrical	
403 Underground Gas Line PE/ Gas Test	

DO NOT COVER OR POUR CONCRETE UNTIL ABOVE SIGNED OFF

ROUGH	DATE / SIGNATURE
105 Floor Sheathing	
106 1st Flr Wall Framing/Shear	
107 2nd Floor Sheathing	
108 2nd Flr Wall Framing/Shear Walls/HD	
109 3rd Floor Sheathing	
110 3rd Flr Wall Framing/Shear	
111 Roof Sheathing /Diaphragm	
201 Rough Mechanical (Heating/Vents) M	
303 Rough Electrical E	
404 Rough Plumbing/Top-out P	
112 Final Framing S	

DO NOT COVER OR CONCEAL THE WORK ABOVE UNTIL THE FOLLOWING APPLICABLE ITEMS HAVE BEEN SIGNED

INTERIOR / EXTERIOR	DATE / SIGNATURE
113 Pre-Lath	
114 Exterior Lath	
116 Insulation / Floor / Walls / Rf -Ceiling	
115 Stucco / Scratch Coat	
117 Drywall	
118 Interior Lath / Shower Pan	
119 Suspended Ceilings / T-Bar	

DO NOT COVER OR CONCEAL THE WORK ABOVE UNTIL THE FOLLOWING APPLICABLE ITEMS HAVE BEEN SIGNED

RETAINING WALL	DATE / SIGNATURE
601 Retaining Wall Foundation	
602 Retaining Wall Steel / Pre-Grout	
603 Wall Waterproofing	
604 Wall Drainage	
605 Backfill Compaction	

GENERAL / MISCELLANEOUS	DATE SIGNATURE
304 Temporary Power (released)	
410 Sewer Connection	
408 Water Service	
409 Gas Test (Final)	
121 Roof Tear-off / Pre-sheathing	
111 Roof Sheathing	
411 Roof Drains / Gutters	
701 Patio Cover / Deck - Footings	
702 Patio Cover / Deck - Framing	
703 Masonry Wall / Fireplace Footings	
704 Masonry Wall / Fireplace Pre-Grout	
705 Erosion Control / BMP Inspection 1	
706 Erosion Control / BMP Inspection 2	

Finalled
8-31-09
WOT

FIRE AUTHORITY	DATE/SIGNATURE
Fire Sprinkler Rough / Hydro	
Fire Sprinkler Final	
Fire Alarm / Monitoring Final	

BUSINESS LICENSE SUB-LIST VERIFICATION FORM MUST BE SUBMITTED AND APPROVED PRIOR TO FINAL INSPECTION

FINAL INSPECTIONS	DATE/SIGNATURE
PLANNING FINAL (949) 361-6196	
ENGINEERING FINAL (949) 361-6131	
FIRE DEPT FINAL (714) 573-6150	
HEALTH DEPT FINAL (949) 248-3528	
222 MECHANICAL FINAL (949) 498-3129	
333 ELECTRICAL FINAL (949) 498-3129	
444 PLUMBING FINAL (949) 498-3129	
999 BUILDING FINAL (949) 498-3129	<i>3-31-09/ues</i>

305 ELECTRIC RELEASED _____
 412 GAS RELEASED _____
 CERTIFICATE OF OCCUPANCY ISSUED _____



**BUILDING PERMIT
BUILDING DIVISION**

City of San Clemente
910 Calle Negocio, San Clemente, CA 92673
Office: (949) 361-6100 / Inspections: (949) 498-3129
www.san-clemente.org

DATE ISSUED: 01/19/2010
DATE EXPIRES: 07/18/2010

PERMIT NUMBER:
**ATTACHMENT 6
B10-0089**



JOB ADDRESS: 1409 S El Camino Real		JOB APN: 692-131-07		TYPE: SIGN/NON-ELEC	
(EX) BLDG (SF) 0	(EX) GAR (SF) 0	NEW BLDG (SF) 0	NEW GAR (SF) 0	VALUATION AMT: \$ 2,500	
NO. UNITS: 0 TR 851 BLK 6 LOT 1 AND BL K 6 LOTS 2-5 INC AND BLK 6 LOT 20					
OCC GROUP: TR 851 BLK K POR LOT 5 NO. STORIES: 0 TYPE OF CONS:		OWNER: Tsirtsis, Steve PHONE: 949		MECHANICAL EQUIPMENT	
SCOPE OF WORK: SIGN "TOMMY'S RESTAURANT" R&R (2) 4FT X 15FT LEXAN SIGN PANELS AS PER PLANS		ARCHITECT PHONE: ST NUMBER:		PLUMBING EQUIPMENT	
		CONTR.: South Coast Electric Co 9908 Rush Street South El Monte, CA 91733 PHONE: (626) 416-6634 ST NUMBER 292064 BUS LICENSE: 307150			
		FEES: BLDG PC FEE \$58.34 Building Permit Fee \$89.75 California Building Standards \$1.00 DOCUMENT IMAGING \$20.12			
OWNER/BUILDER DECLARATION I hereby affirm that I am exempt from the Contractor's License Law (CLL) for the following reasons (Sec. 7031.5, B. & P.C.): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he/she is licensed pursuant to the provisions of the CLL (Ch.9 (commencing with Sec.7000) of Div. 3 of the B. & P.C.) or that he/she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec 7031.5 by an applicant for permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):		ELECTRICAL EQUIPMENT			
<input type="checkbox"/> I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044 B. & P.C.). The CLL does not apply to an owner of property who builds or improves thereon, and who does such work their self or through their own employees, provided that such 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 he/she did not build or improve for the purpose of sale). <input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 B. & P.C.). The CLL does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors' License Law (CLL). <input type="checkbox"/> I am exempt under Sec. _____ of the B. & P.C. for this reason: <input type="checkbox"/> Minor work under \$100 (Sec. 7048) <input type="checkbox"/> _____ Signature _____ Date _____		TOTAL FEE \$169.21			
LICENSED CONTRACTOR DECLARATION I hereby affirm that I am licensed under the 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 No. 292064 Exp. Date: 2/28/2011 License Class C10 Signature: _____ Date: 1-19-10		NOTE: An OSHA Permit is required for excavations over 5'0" deep and demolition or construction of structures over 3 stories in height.			
WORKERS' COMPENSATION DECLARATION I hereby affirm under perjury one of the following declarations: <input type="checkbox"/> I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. <input checked="" type="checkbox"/> I have and will maintain a 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: EXEMPT Policy No.: EXEMPT <i>This section need not be completed if the permit is for one hundred dollars (\$100) or less.</i> <input checked="" type="checkbox"/> 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: _____ Date: 1-19-10		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.			
APPLICANT: I certify that I have read this application and state that the above information is correct. I agree to comply with all City and County ordinances and state laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes. I (We) agree to save, indemnify, and keep harmless the City of San Clemente against liabilities, judgments, costs, and expenses which may accrue against said City in consequence of the granting of this permit Signature of Applicant: _____ <input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Authorized Agent Date: 1-19-10					
*NOTE: When properly validated, this form constitutes a Building Permit. This permit expires and becomes null and void should work not be commenced within 180 days from validation date or should authorized construction be suspended or abandoned for a period of 180 days after work is commenced. Approved By: _____ Date: 01/19/2010 City of San Clemente Building Division					
<input checked="" type="checkbox"/> Plans in File Folder <input type="checkbox"/> Rolled Plans <input type="checkbox"/> No Plans				BUILDING	

DATE ISSUED

January 19, 2010

JOB DESCRIPTION

SIGN "TOMMY'S RESTAURANT"

R&R (2) 4FT X 15FT LEXAN SIGN PANELS AS PER PLANS



Inspection Job Card

910 Calle Negocio, Suite #100
San Clemente, CA 92673
Office: (949) 361-6100

Will

ATTACHMENT 6

PERMIT NUMBER
B10-0089

1409 S El Camino Real

Tsirtsis, Steve - Owner

TR 851 BLK 6 LOT 1 AND BL K 6 LOTS 2-5 INC AND BLK 6

LOT 20 TR 851 BLK K POR LOT 5

HOW TO REQUEST AN INSPECTION

- INSPECTION REQUEST WEBSITE www.san-clemente.org CLICK PERMITS ONLINE -BY Midnight
CALL (949) 361-3366 ext.9002 AND PROVIDE PERMIT NUMBER & INSPECTION CODE NUMBER -BY Midnight

- THIS JOB CARD AND APPROVED PLANS MUST BE MADE AVAILABLE TO THE INSPECTOR UNTIL FINAL APPROVAL
THIS PERMIT WILL EXPIRE IF NO APPROVED INSPECTION IS PERFORMED WITHIN A PERIOD OF 180 DAYS

Table with columns: UNDERGROUND / FOUNDATIONS, DATE / SIGNATURE. Rows include Preconstruction Meeting, Underground Waste / Cleanouts, etc.

Table with columns: ROUGH, DATE / SIGNATURE. Rows include Floor Sheathing, 1st Flr Wall Framing/Shear, etc.

Table with columns: INTERIOR / EXTERIOR, DATE / SIGNATURE. Rows include Pre-Lath, Exterior Lath, Insulation / Floor / Walls / Rf -Ceiling, etc.

Table with columns: RETAINING WALL, DATE / SIGNATURE. Rows include Retaining Wall Foundation, Retaining Wall Steel / Pre-Grout, etc.

Table with columns: GENERAL / MISCELLANEOUS, DATE SIGNATURE. Rows include 304 Temporary Power (released), 410 Sewer Connection, 408 Water Service, etc.

Handwritten notes: 2/18/10 rode lift to top of sign to verify lagging + angle iron. OK to complete job + call for final when ready. 2/22/10 OK to Final, see photos of lagging + angle iron in computer.

Table with columns: FIRE AUTHORITY, DATE / SIGNATURE. Rows include Fire Sprinkler Rough / Hydro, Fire Sprinkler Final, Fire Alarm / Monitoring Final.

BUSINESS LICENSE SUB-LIST VERIFICATION FORM MUST BE SUBMITTED AND APPROVED PRIOR TO FINAL INSPECTION

Table with columns: FINAL INSPECTIONS, DATE/SIGNATURE. Rows include PLANNING FINAL (949) 361-6196, ENGINEERING FINAL (949) 361-6131, etc.

305 ELECTRIC RELEASED
412 GAS RELEASED
CERTIFICATE OF OCCUPANCY ISSUED





**BUILDING PERMIT
BUILDING DIVISION**

City of San Clemente
910 Calle Negocio, San Clemente, CA 92673
Office: (949) 361-6100
Inspections: (949) 361-3366 x9002
www.san-clemente.org

DATE ISSUED: 11/23/2011
DATE EXPIRES: 05/21/2012

PERMIT NUMBER:
**ATTACHMENT 6
B11-1544**



JOB ADDRESS: 1409 S El Camino Real		JOB APN: 692-131-07		TYPE: BLDG COM INDUST/TI	
(EX) BLDG (SF) 0	(EX) GAR (SF) 0	NEW BLDG (SF) 0	NEW GAR (SF) 0	VALUATION AMT: \$ 380	
NO. UNITS: 0		TR 851 BLK 6 LOT 1 AND BL K 6 LOTS 2-5 INC AND BLK 6 LOT 20 TR 851 BLK K POR LOT 5			
OCC GROUP: NO. STORIES: 0		OWNER: Tsirtsis, Steve		MECHANICAL EQUIPMENT	
SCOPE OF WORK: TOMMY'S PARTITION WALL (9/23/2011 3:49 PM JN) PARTITION WALL IN DINING ROOM AREA		ARCHITECT:		PHONE:	
		ST NUMBER:		CONTR: OWNER BUILDER	
		PHONE:		ST NUMBER:	
		BUS LICENSE:			
OWNER/BUILDER DECLARATION		FEES:		PLUMBING EQUIPMENT	
I hereby affirm that I am exempt from the Contractor's License Law (CLL) for the following reasons (Sec. 7031.5, B. & P.C.): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he/she is licensed pursuant to the provisions of the CLL (Ch.9 (commencing with Sec.7000) of Div. 3 of the B. & P.C.) or that he/she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec 7031.5 by an applicant for permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).:		BLDG PC FEE \$16.41			
T.B. I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044 B. & P.C.): The CLL does not apply to an owner of property who builds or improves thereon, and who does such work their self or through their own employees, provided that such 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 he/she did not build or improve for the purpose of sale).		Building Permit Fee \$25.25			
I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 B. & P.C.): The CLL does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors' License Law (CLL).		California Building Standards Commission \$1.00			
I am exempt under Sec 7048 of the B. & P.C. for this reason: Contract is less than \$500.00.		DOCUMENT IMAGING \$10.96			
Signature: Tarek Beshaj Date: 11/23/2011		PLANNING PC FEES \$50.00			
LICENSED CONTRACTOR DECLARATION		STRONG MOTION INSTR COMMERCIAL \$0.50			
I hereby affirm that I am licensed under the 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.		TOTAL FEE \$103.22		ELECTRICAL EQUIPMENT	
License No. Exp. Date:		NOTE: An OSHA Permit is required for excavations over 5'0" deep and demolition or construction of structures over 3 stories in height.			
License Class / / / / /					
Signature _____ Date _____					
WORKERS' COMPENSATION DECLARATION					
I hereby affirm under perjury one of the following declarations:					
I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. POLICY # _____					
I have and will maintain a 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 No.:					
T.B. (This section need not be completed if the permit is for five hundred dollars (\$500) or less.)					
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.				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.	
Signature: Tarek Beshaj Date: 11/23/2011				I agree to comply with all City and County ordinances and state laws relating to building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes. I (We) agree to save, indemnify, and keep harmless the City of San Clemente against liabilities, judgments, costs, and expenses which may accrue against said City in consequence of the granting of this permit.	
Signature: Tarek Beshaj Date: 11/23/2011					
Print Name: TAREK BESHAI		Owner		Contractor: T.B. Authorized Agent	
*NOTE: When properly validated, this form constitutes a Building Permit. This permit expires and becomes null and void should work not be commenced within 180 days from validation date or should authorized construction be suspended or abandoned for a period of 180 days after work is commenced.					
Approved By: _____				Date: 11/23/2011	
City of San Clemente Building Division					

Plans in File Folder Rolled Plans No Plans

BUILDING

APPENDIX B

Maps

- Figure 1: General Location Map**
- Figure 2: 1949 USGS Map**
- Figure 3: 1968 USGS Map**
- Figure 4: Current USGS Map**

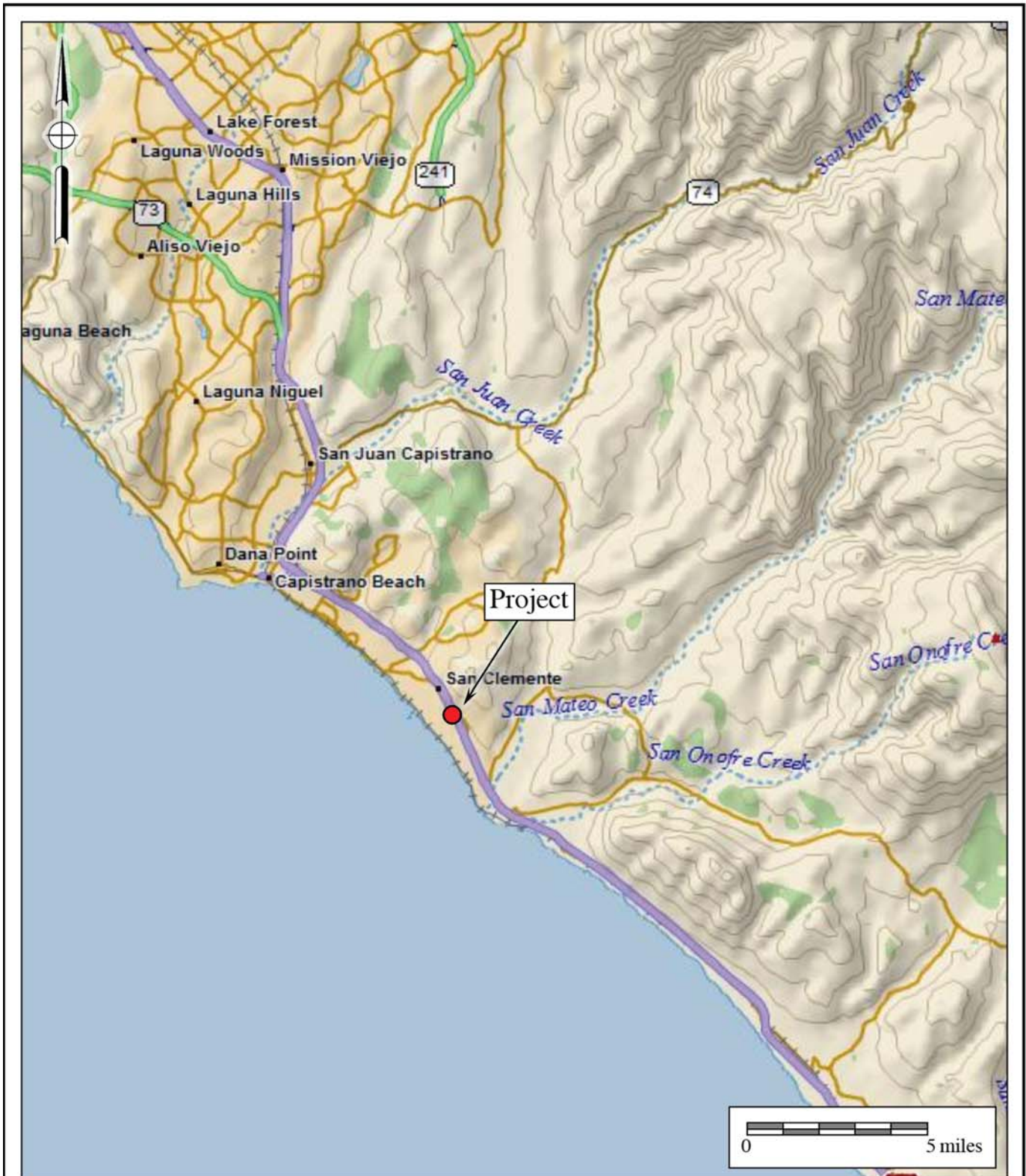


Figure 1

General Location Map

1409 South El Camino Real

DeLorme (1:250,000)



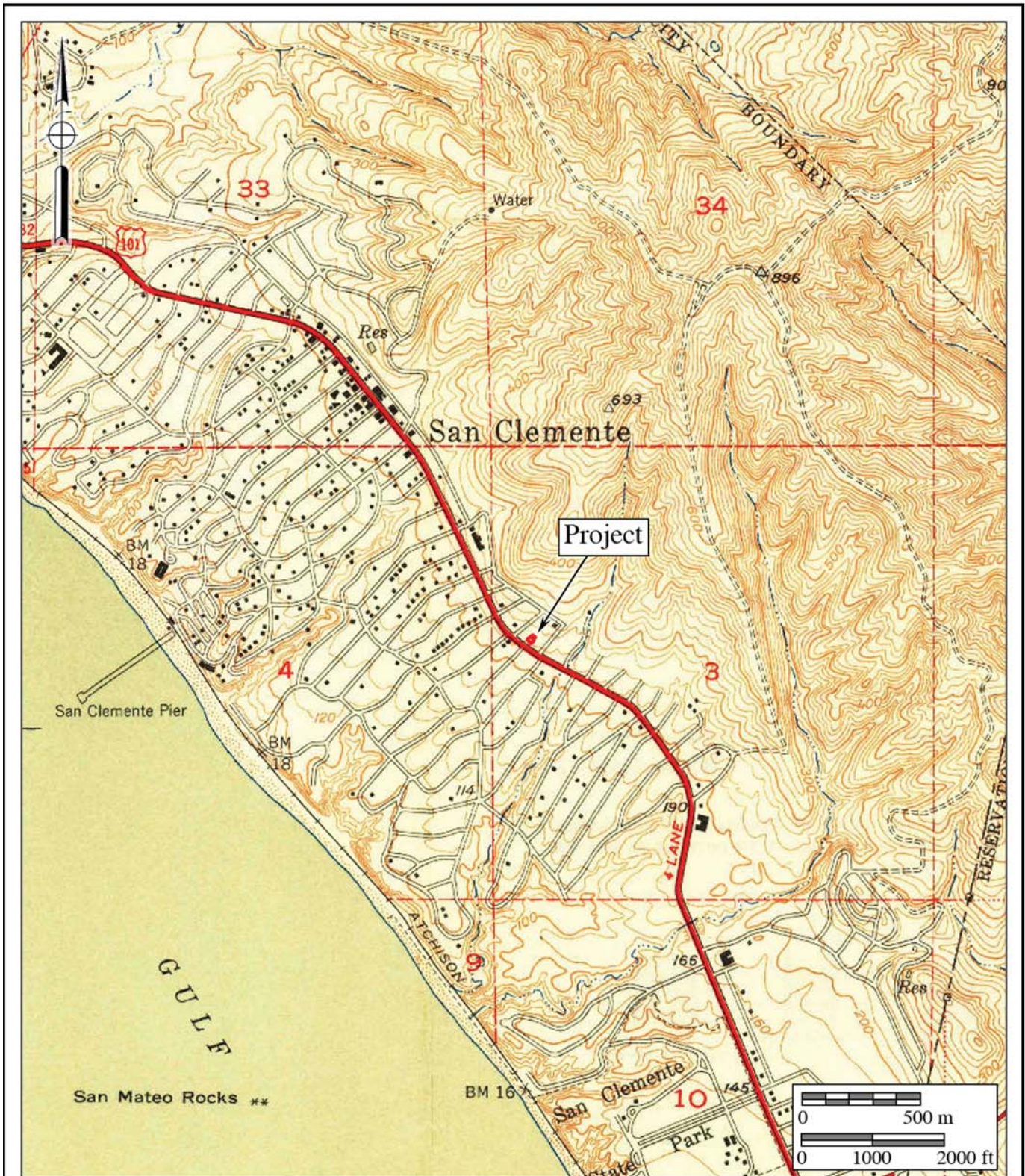


Figure 2

1949 USGS Map

1409 South El Camino Real

USGS *San Clemente* Quadrangle (7.5-minute series) Item 2-A Page129



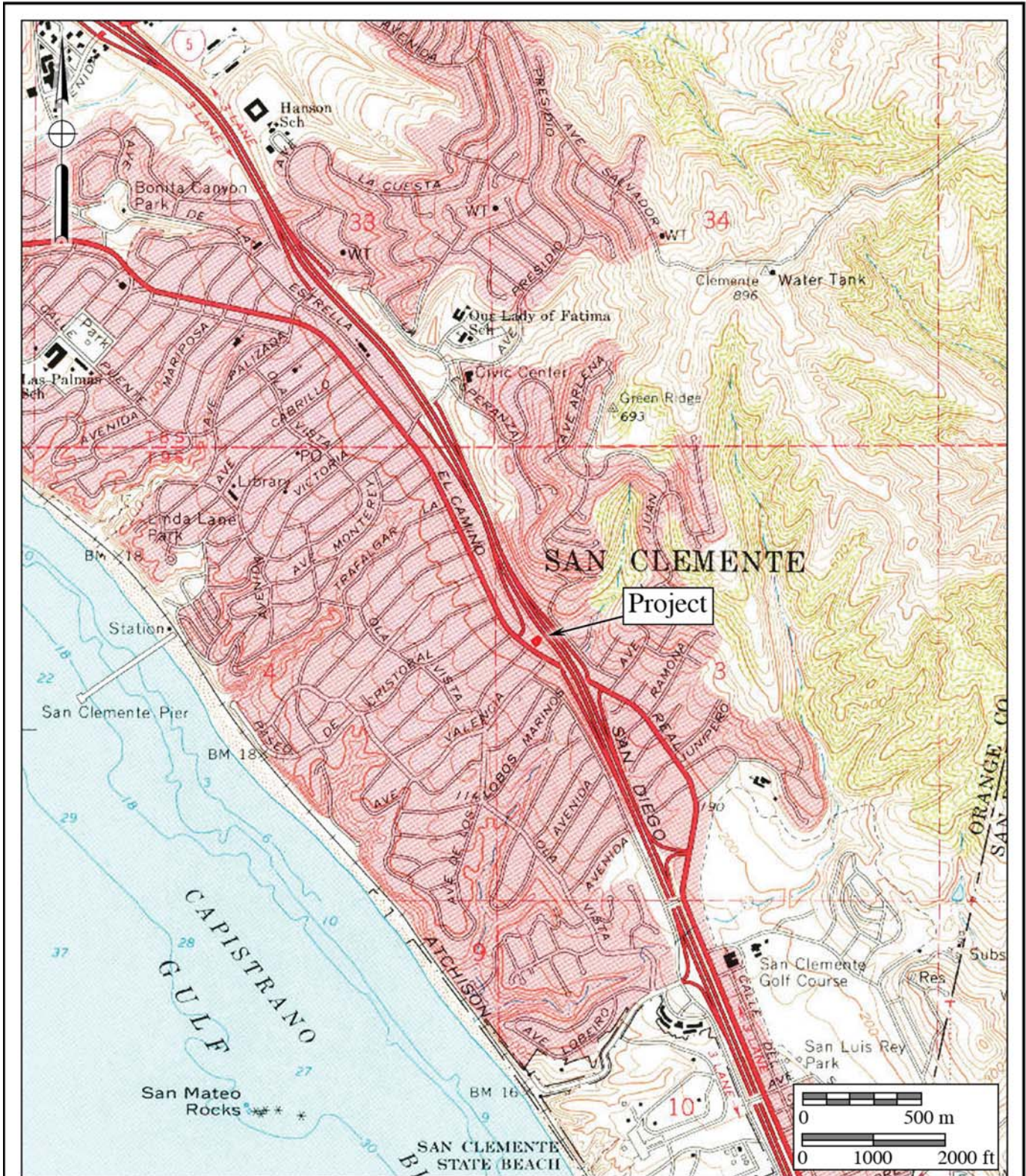


Figure 3

1968 USGS Map

1409 South El Camino Real

USGS *San Clemente* Quadrangle (7.5-minute series) Item 2-A Page 130



APPENDIX C

Preparers' Qualifications

Brian F. Smith, MA

Owner, Principal Investigator

Brian F. Smith and Associates, Inc.
14010 Poway Road • Suite A •
Phone: (858) 679-8218 • Fax: (858) 679-9896 • E-Mail: bsmith@bfsa-ca.com



Education

Master of Arts, History, University of San Diego, California	1982
Bachelor of Arts, History, and Anthropology, University of San Diego, California	1975

Professional Memberships

Society for California Archaeology

Experience

Principal Investigator	1977–Present
Brian F. Smith and Associates, Inc.	Poway, California

Brian F. Smith is the owner and principal historical and archaeological consultant for Brian F. Smith and Associates. Over the past 32 years, he has conducted over 2,500 cultural resource studies in California, Arizona, Nevada, Montana, and Texas. These studies include every possible aspect of archaeology from literature searches and large-scale surveys to intensive data recovery excavations. Reports prepared by Mr. Smith have been submitted to all facets of local, state, and federal review agencies, including the US Army Corps of Engineers, the Bureau of Land Management, the Bureau of Reclamation, the Department of Defense, and the Department of Homeland Security. In addition, Mr. Smith has conducted studies for utility companies (Sempra Energy) and state highway departments (CalTrans).

Professional Accomplishments

These selected major professional accomplishments represent research efforts that have added significantly to the body of knowledge concerning the prehistoric life ways of cultures once present in the Southern California area and historic settlement since the late 18th century. Mr. Smith has been principal investigator on the following select projects, except where noted.

Downtown San Diego Mitigation and Monitoring Reporting Programs: Large numbers of downtown San Diego mitigation and monitoring projects submitted to the Centre City Development Corporation, some of which included Strata (2008), Hotel Indigo (2008), Lofts at 707 10th Avenue Project (2007), Breeza (2007), Bayside at the Embarcadero (2007), Aria (2007), Icon (2007), Vantage Pointe (2007), Aperture (2007), Sapphire Tower (2007), Lofts at 655 Sixth Avenue (2007), Metrowork (2007), The Legend (2006), The Mark (2006), Smart Corner (2006), Lofts at 677 7th Avenue (2005), Aloft on Cortez Hill (2005), Front and

Beech Apartments (2003), Bella Via Condominiums (2003), Acqua Vista Residential Tower (2003), Northblock Lofts (2003), Westin Park Place Hotel (2001), Parkloft Apartment Complex (2001), Renaissance Park (2001), and Laurel Bay Apartments (2001).

Archaeology at the Padres Ballpark: Involved the analysis of historic resources within a seven-block area of the "East Village" area of San Diego, where occupation spanned a period from the 1870s to the 1940s. Over a period of two years, BFSA recovered over 200,000 artifacts and hundreds of pounds of metal, construction debris, unidentified broken glass, and wood. Collectively, the Ballpark Project and the other downtown mitigation and monitoring projects represent the largest historical archaeological program anywhere in the country in the past decade (2000-2007).

4S Ranch Archaeological and Historical Cultural Resources Study: Data recovery program consisted of the excavation of over 2,000 square meters of archaeological deposits that produced over one million artifacts, containing primarily prehistoric materials. The archaeological program at 4S Ranch is the largest archaeological study ever undertaken in the San Diego County area and has produced data that has exceeded expectations regarding the resolution of long-standing research questions and regional prehistoric settlement patterns.

Charles H. Brown Site: Attracted international attention to the discovery of evidence of the antiquity of man in North America. Site located in Mission Valley, in the city of San Diego.

Del Mar Man Site: Study of the now famous Early Man Site in Del Mar, California, for the San Diego Science Foundation and the San Diego Museum of Man, under the direction of Dr. Spencer Rogers and Dr. James R. Moriarty.

Old Town State Park Projects: Consulting Historical Archaeologist. Projects completed in the Old Town State Park involved development of individual lots for commercial enterprises. The projects completed in Old Town include Archaeological and Historical Site Assessment for the Great Wall Cafe (1992), Archaeological Study for the Old Town Commercial Project (1991), and Cultural Resources Site Survey at the Old San Diego Inn (1988).

Site W-20, Del Mar, California: A two-year-long investigation of a major prehistoric site in the Del Mar area of the city of San Diego. This research effort documented the earliest practice of religious/ceremonial activities in San Diego County (circa 6,000 years ago), facilitated the projection of major non-material aspects of the La Jolla Complex, and revealed the pattern of civilization at this site over a continuous period of 5,000 years. The report for the investigation included over 600 pages, with nearly 500,000 words of text, illustrations, maps, and photographs documenting this major study.

City of San Diego Reclaimed Water Distribution System: A cultural resource study of nearly 400 miles of pipeline in the city and county of San Diego.

Master Environmental Assessment Project, City of Poway: Conducted for the City of Poway to produce a complete inventory of all recorded historic and prehistoric properties within the city. The information was used in conjunction with the City's General Plan Update to produce a map matrix of the city showing areas of high, moderate, and low potential for the presence of cultural resources. The effort also included the development of the City's Cultural Resource Guidelines, which were adopted as City policy.

Draft of the City of Carlsbad Historical and Archaeological Guidelines: Contracted by the City of Carlsbad to produce the draft of the City's historical and archaeological guidelines for use by the Planning Department of the City.

The Mid-Bayfront Project for the City of Chula Vista: Involved a large expanse of undeveloped agricultural land situated between the railroad and San Diego Bay in the northwestern portion of the city. The study included the analysis of some potentially historic features and numerous prehistoric sites.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Audie Murphy Ranch, Riverside County, California: Project manager/director of the investigation of 1,113.4 acres and 43 sites, both prehistoric and historic—including project coordination; direction of field crews; evaluation of sites for significance based on County of Riverside and CEQA guidelines; assessment of cupule, pictograph, and rock shelter sites, co-authoring of cultural resources project report. February-September 2002.

Cultural Resources Evaluation of Sites Within the Proposed Development of the Otay Ranch Village 13 Project, San Diego County, California: Project manager/director of the investigation of 1,947 acres and 76 sites, both prehistoric and historic—including project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of San Diego and CEQA guidelines; co-authoring of cultural resources project report. May-November 2002.

Cultural Resources Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County: Project manager/director for a survey of 29 individual sites near the U.S./Mexico Border for proposed video surveillance camera locations associated with the San Diego Border barrier Project—project coordination and budgeting; direction of field crews; site identification and recordation; assessment of potential impacts to cultural resources; meeting and coordinating with U.S. Army Corps of Engineers, U.S. Border Patrol, and other government agencies involved; co-authoring of cultural resources project report. January, February, and July 2002.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee West GPA, Riverside County, California: Project manager/director of the investigation of nine sites, both prehistoric and historic—including project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of Riverside and CEQA guidelines; historic research; co-authoring of cultural resources project report. January-March 2002.

Mitigation of An Archaic Cultural Resource for the Eastlake III Woods Project for the City of Chula Vista, California: Project archaeologist/ director—including direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. September 2001-March 2002.

Cultural Resources Survey and Test of Sites Within the Proposed French Valley Specific Plan/EIR, Riverside County, California: Project manager/director of the investigation of two prehistoric and three historic sites—including project coordination and budgeting; survey of project area; Native American consultation; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Lawson Valley Project, San Diego County, California: Project manager/director of the investigation of 28 prehistoric and two historic sites—including project coordination; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resource Survey and Geotechnical Monitoring for the Mohyi Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—including project coordination; field survey; assessment of parcel for potentially buried cultural deposits; monitoring of geotechnical borings; authoring of cultural resources project report. Brian F. Smith and Associates, San Diego, California. June 2000.

Enhanced Cultural Resource Survey and Evaluation for the Prewitt/Schmucker/Cavadias Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—including project coordination; direction of field crews; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. June 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee Ranch, Riverside County, California: Project manager/director of the investigation of one prehistoric and five historic sites—included project coordination and budgeting; direction of field crews; feature recordation; historic structure assessments; assessment of sites for significance based on CEQA guidelines; historic research; co-authoring of cultural resources project report. February-June 2000.

Salvage Mitigation of a Portion of the San Diego Presidio Identified During Water Pipe Construction for the City of San Diego, California: Project archaeologist/director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project, Pacific Beach, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. March-April 2000.

Salvage Mitigation of a Portion of Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project and Caltrans, Carlsbad, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. December 1999-January 2000.

Survey and Testing of Two Prehistoric Cultural Resources for the Airway Truck Parking Project, Otay Mesa, California: Project archaeologist/director—included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; authoring of cultural resources project report, in prep. December 1999-January 2000.

Cultural Resources Phase I and II Investigations for the Tin Can Hill Segment of the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for a survey and testing of a prehistoric quarry site along the border—NRHP eligibility assessment; project coordination and budgeting; direction of field crews; feature recordation; meeting and coordinating with U.S. Army Corps of Engineers; co-authoring of cultural resources project report. December 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Westview High School Project for the City of San Diego, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. October 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Otay Ranch SPA-One West Project for the City of Chula Vista, California: Project archaeologist/director—included direction of field crews; development of data recovery program; management of artifact collections cataloging and curation; assessment of

site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report, in prep. September 1999-January 2000.

Monitoring of Grading for the Herschel Place Project, La Jolla, California: Project archaeologist/monitor—included monitoring of grading activities associated with the development of a single-dwelling parcel. September 1999.

Survey and Testing of a Historic Resource for the Osterkamp Development Project, Valley Center, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; budget development; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Testing of a Prehistoric Cultural Resource for the Proposed College Boulevard Alignment Project, Carlsbad, California: Project manager/director —included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report, in prep. July-August 1999.

Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California: Project archaeologist—included direction of field crews; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Evaluation of Cultural Resources at the Village 2 High School Site, Otay Ranch, City of Chula Vista, California: Project manager/director —management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report. July 1999.

Cultural Resources Phase I, II, and III Investigations for the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for the survey, testing, and mitigation of sites along border—supervision of multiple field crews, NRHP eligibility assessments, Native American consultation, contribution to Environmental Assessment document, lithic and marine shell analysis, authoring of cultural resources project report. August 1997-January 2000.

Phase I, II, and III Investigations for the Scripps Poway Parkway East Project, Poway California: Project archaeologist/project director—included recordation and assessment of multicomponent prehistoric and historic sites; direction of Phase II and III investigations; direction of laboratory analyses including prehistoric and historic collections; curation of collections; data synthesis; coauthorship of final cultural resources report. February 1994; March-September 1994; September-December 1995.

Archaeological Evaluation of Cultural Resources Within the Proposed Corridor for the San Elijo Water Reclamation System Project, San Elijo, California: Project manager/director —test excavations; direction of artifact identification and analysis; graphics production; coauthorship of final cultural resources report. December 1994-July 1995.

Evaluation of Cultural Resources for the Environmental Impact Report for the Rose Canyon Trunk Sewer Project, San Diego, California: Project manager/Director —direction of test excavations; identification and analysis of prehistoric and historic artifact collections; data synthesis; co-authorship of final cultural resources report, San Diego, California. June 1991-March 1992.

Reports/Papers

Author, coauthor, or contributor to over 2,500 cultural resources management publications, a selection of which are presented below.

- 2015 An Archaeological/Historical Study for the Safari Highlands Ranch Project, City of Escondido, County of San Diego.
- 2015 A Phase I and II Cultural Resources Assessment for the Decker Parcels II Project, Planning Case No. 36962, Riverside County, California.
- 2015 A Phase I and II Cultural Resources Assessment for the Decker Parcels I Project, Planning Case No. 36950, Riverside County, California.
- 2015 Cultural Resource Data Recovery and Mitigation Monitoring Program for Site SDI-10,237 Locus F, Everly Subdivision Project, El Cajon, California.
- 2015 Phase I Cultural Resource Survey for the Woodward Street Senior Housing Project, City of San Marcos, California (APN 218-120-31).
- 2015 An Updated Cultural Resource Survey for the Box Springs Project (TR 33410), APNs 255-230-010, 255-240-005, 255-240-006, and Portions of 257-180-004, 257-180-005, and 257-180-006.
- 2015 A Phase I and II Cultural Resource Report for the Lake Ranch Project, TR 36730, Riverside County, California.
- 2015 A Phase II Cultural Resource Assessment for the Munro Valley Solar Project, Inyo County, California.
- 2014 Cultural Resources Monitoring Report for the Diamond Valley Solar Project, Community of Winchester, County of Riverside.
- 2014 National Historic Preservation Act Section 106 Compliance for the Proposed Saddleback Estates Project, Riverside County, California.
- 2014 A Phase II Cultural Resource Evaluation Report for RIV-8137 at the Toscana Project, TR 36593, Riverside County, California.
- 2014 Cultural Resources Study for the Estates at Del Mar Project, City of Del Mar, San Diego, California (TTM 14-001).
- 2014 Cultural Resources Study for the Aliso Canyon Major Subdivision Project, Rancho Santa Fe, San Diego County, California.
- 2014 Cultural Resources Due Diligence Assessment of the Ocean Colony Project, City of Encinitas.
- 2014 A Phase I and Phase II Cultural Resource Assessment for the Citrus Heights II Project, TTM 36475, Riverside County, California.
- 2013 A Phase I Cultural Resource Assessment for the Modular Logistics Center, Moreno Valley, Riverside County, California.

- 2013 A Phase I Cultural Resources Survey of the Ivey Ranch Project, Thousand Palms, Riverside County, California.
- 2013 Cultural Resources Report for the Emerald Acres Project, Riverside County, California.
- 2013 A Cultural Resources Records Search and Review for the Pala Del Norte Conservation Bank Project, San Diego County, California.
- 2013 An Updated Phase I Cultural Resources Assessment for Tentative Tract Maps 36484 and 36485, Audie Murphy Ranch, City of Menifee, County of Riverside.
- 2013 El Centro Town Center Industrial Development Project (EDA Grant No. 07-01-06386); Result of Cultural Resource Monitoring.
- 2013 Cultural Resources Survey Report for the Renda Residence Project, 9521 La Jolla Farms Road, La Jolla, California.
- 2013 A Phase I Cultural Resource Study for the Ballpark Village Project, San Diego, California.
- 2013 Archaeological Monitoring and Mitigation Program, San Clemente Senior Housing Project, 2350 South El Camino Real, City of San Clemente, Orange County, California (CUP No. 06-065; APN-060-032-04).
- 2012 Mitigation Monitoring Report for the Los Peñasquitos Recycled Water Pipeline.
- 2012 Cultural Resources Report for Menifee Heights (Tract 32277).
- 2012 A Phase I Cultural Resource Study for the Altman Residence at 9696 La Jolla Farms Road, La Jolla, California 92037.
- 2012 Mission Ranch Project (TM 5290-1/MUP P87-036W3): Results of Cultural Resources Monitoring During Mass Grading.
- 2012 A Phase I Cultural Resource Study for the Payan Property Project, San Diego, California.
- 2012 Phase I Archaeological Survey of the Rieger Residence, 13707 Durango Drive, Del Mar, California 92014, APN 300-369-49.
- 2011 Mission Ranch Project (TM 5290-1/MUP P87-036W3): Results of Cultural Resources Monitoring During Mass Grading.
- 2011 Mitigation Monitoring Report for the 1887 Viking Way Project, La Jolla, California.
- 2011 Cultural Resource Monitoring Report for the Sewer Group 714 Project.
- 2011 Results of Archaeological Monitoring at the 10th Avenue Parking Lot Project, City of San Diego, California (APNs 534-194-02 and 03).
- 2011 Archaeological Survey of the Pelberg Residence for a Bulletin 560 Permit Application; 8335 Camino Del Oro; La Jolla, California 92037 APN 346-162-01-00 .
- 2011 A Cultural Resources Survey Update and Evaluation for the Robertson Ranch West Project and an Evaluation of National Register Eligibility of Archaeological sites for Sites for Section 106 Review (NHPA).
- 2011 Mitigation Monitoring Report for the 43rd and Logan Project.

- 2011 Mitigation Monitoring Report for the Sewer Group 682 M Project, City of San Diego Project #174116.
- 2011 A Phase I Cultural Resource Study for the Nooren Residence Project, 8001 Calle de la Plata, La Jolla, California, Project No. 226965.
- 2011 A Phase I Cultural Resource Study for the Keating Residence Project, 9633 La Jolla Farms Road, La Jolla, California 92037.
- 2010 Mitigation Monitoring Report for the 15th & Island Project, City of San Diego; APNs 535-365-01, 535-365-02 and 535-392-05 through 535-392-07.
- 2010 Archaeological Resource Report Form: Mitigation Monitoring of the Sewer and Water Group 772 Project, San Diego, California, W.O. Nos. 187861 and 178351.
- 2010 Pottery Canyon Site Archaeological Evaluation Project, City of San Diego, California, Contract No. H105126.
- 2010 Archaeological Resource Report Form: Mitigation Monitoring of the Racetrack View Drive Project, San Diego, California; Project No. 163216.
- 2010 A Historical Evaluation of Structures on the Butterfield Trails Property.
- 2010 Historic Archaeological Significance Evaluation of 1761 Haydn Drive, Encinitas, California (APN 260-276-07-00).
- 2010 Results of Archaeological Monitoring of the Heller/Nguyen Project, TPM 06-01, Poway, California.
- 2010 Cultural Resource Survey and Evaluation Program for the Sunday Drive Parcel Project, San Diego County, California, APN 189-281-14.
- 2010 Archaeological Resource Report Form: Mitigation Monitoring of the Emergency Garnet Avenue Storm Drain Replacement Project, San Diego, California, Project No. B10062
- 2010 An Archaeological Study for the 1912 Spindrift Drive Project
- 2009 Cultural Resource Assessment of the North Ocean Beach Gateway Project City of San Diego #64A-003A; Project #154116.
- 2009 Archaeological Constraints Study of the Morgan Valley Wind Assessment Project, Lake County, California.
- 2008 Results of an Archaeological Review of the Helen Park Lane 3.1-acre Property (APN 314-561-31), Poway, California.
- 2008 Archaeological Letter Report for a Phase I Archaeological Assessment of the Valley Park Condominium Project, Ramona, California; APN 282-262-75-00.
- 2007 Archaeology at the Ballpark. Brian F. Smith and Associates, San Diego, California. Submitted to the Centre City Development Corporation.
- 2007 Result of an Archaeological Survey for the Villages at Promenade Project (APNs 115-180-007-3, 115-180-049-1, 115-180-042-4, 115-180-047-9) in the City of Corona, Riverside County.
- 2007 Monitoring Results for the Capping of Site CA-SDI-6038/SDM-W-5517 within the Katzer Jamul Center Project; P00-017.
- 2006 Archaeological Assessment for The Johnson Project (APN 322-011-10), Poway, California.

- 2005 Results of Archaeological Monitoring at the El Camino Del Teatro Accelerated Sewer Replacement Project (Bid No. K041364; WO # 177741; CIP # 46-610.6.
- 2005 Results of Archaeological Monitoring at the Baltazar Draper Avenue Project (Project No. 15857; APN: 351-040-09).
- 2004 TM 5325 ER #03-14-043 Cultural Resources.
- 2004 An Archaeological Survey and an Evaluation of Cultural Resources at the Salt Creek Project. Report on file at Brian F. Smith and Associates.
- 2003 An Archaeological Assessment for the Hidden Meadows Project, San Diego County, TM 5174, Log No. 99-08-033. Report on file at Brian F. Smith and Associates.
- 2003 An Archaeological Survey for the Manchester Estates Project, Coastal Development Permit #02-009, Encinitas, California. Report on file at Brian F. Smith and Associates.
- 2003 Archaeological Investigations at the Manchester Estates Project, Coastal Development Permit #02-009, Encinitas, California. Report on file at Brian F. Smith and Associates.
- 2003 Archaeological Monitoring of Geological Testing Cores at the Pacific Beach Christian Church Project. Report on file at Brian F. Smith and Associates.
- 2003 San Juan Creek Drilling Archaeological Monitoring. Report on file at Brian F. Smith and Associates.
- 2003 Evaluation of Archaeological Resources Within the Spring Canyon Biological Mitigation Area, Otay Mesa, San Diego County, California. Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for the Otay Ranch Village 13 Project (et al.). Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for the Audie Murphy Ranch Project (et al.). Brian F. Smith and Associates, San Diego, California.
- 2002 Results of an Archaeological Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County, California. Brian F. Smith and Associates, San Diego, California.
- 2002 A Cultural Resources Survey and Evaluation for the Proposed Robertson Ranch Project, City of Carlsbad. Brian F. Smith and Associates, San Diego, California.
- 2002 Archaeological Mitigation of Impacts to Prehistoric Site SDI-7976 for the Eastlake III Woods Project, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for Tract No. 29777, Menifee West GPA Project, Perris Valley, Riverside County. Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for Tract No. 29835, Menifee West GPA Project, Perris Valley, Riverside County. Brian F. Smith and Associates, San Diego, California.
- 2001 An Archaeological Survey and Evaluation of a Cultural Resource for the Moore Property, Poway. Brian F. Smith and Associates, San Diego, California.
- 2001 An Archaeological Report for the Mitigation, Monitoring, and Reporting Program at the Water and Sewer Group Job 530A, Old Town San Diego. Brian F. Smith and Associates, San Diego, California.

- 2001 A Cultural Resources Impact Survey for the High Desert Water District Recharge Site 6 Project, Yucca Valley. Brian F. Smith and Associates, San Diego, California.
- 2001 Archaeological Mitigation of Impacts to Prehistoric Site SDI-13,864 at the Otay Ranch SPA-One West Project. Brian F. Smith and Associates, San Diego, California.
- 2001 A Cultural Resources Survey and Site Evaluations at the Stewart Subdivision Project, Moreno Valley, County of San Diego. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological/Historical Study for the French Valley Specific Plan/EIR, French Valley, County of Riverside. Brian F. Smith and Associates, San Diego, California.
- 2000 Results of an Archaeological Survey and the Evaluation of Cultural Resources at The TPM#24003–Lawson Valley Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Archaeological Mitigation of Impacts to Prehistoric Site SDI-5326 at the Westview High School Project for the Poway Unified School District. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological/Historical Study for the Menifee Ranch Project. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological Survey and Evaluation of Cultural Resources for the Bernardo Mountain Project, Escondido, California. Brian F. Smith and Associates, San Diego, California.
- 2000 A Cultural Resources Impact Survey for the Nextel Black Mountain Road Project, San Diego, California. Brian F. Smith and Associates, San Diego, California.
- 2000 A Cultural Resources Impact Survey for the Rancho Vista Project, 740 Hilltop Drive, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.
- 2000 A Cultural Resources Impact Survey for the Poway Creek Project, Poway, California. Brian F. Smith and Associates, San Diego, California.
- 2000 Cultural Resource Survey and Geotechnical Monitoring for the Mohyi Residence Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Prewitt/Schmucker/ Cavadias Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Salvage Excavations at Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project, Carlsbad, California. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California. Brian F. Smith and Associates, San Diego, California.
- 2000 A Report for an Archaeological Evaluation of Cultural Resources at the Otay Ranch Village Two SPA, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological Evaluation of Cultural Resources for the Airway Truck Parking Project, Otay Mesa, County of San Diego. Brian F. Smith and Associates, San Diego, California.

- 2000 Results of an Archaeological Survey and Evaluation of a Resource for the Tin Can Hill Segment of the Immigration and Naturalization and Immigration Service Border Road, Fence, and Lighting Project, San Diego County, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey of the Home Creek Village Project, 4600 Block of Home Avenue, San Diego, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey for the Sgobassi Lot Split, San Diego County, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Evaluation of Cultural Resources at the Otay Ranch Village 11 Project. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological/Historical Survey and Evaluation of a Cultural Resource for The Osterkamp Development Project, Valley Center, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey and Evaluation of a Cultural Resource for the Proposed College Boulevard Alignment Project. Brian F. Smith and Associates, San Diego, California.
- 1999 Results of an Archaeological Evaluation for the Anthony's Pizza Acquisition Project in Ocean Beach, City of San Diego (with L. Pierson and B. Smith). Brian F. Smith and Associates, San Diego, California.
- 1996 An Archaeological Testing Program for the Scripps Poway Parkway East Project. Brian F. Smith and Associates, San Diego, California.
- 1995 Results of a Cultural Resources Study for the 4S Ranch. Brian F. Smith and Associates, San Diego, California.
- 1995 Results of an Archaeological Evaluation of Cultural Resources Within the Proposed Corridor for the San Elijo Water Reclamation System. Brian F. Smith and Associates, San Diego, California.
- 1994 Results of the Cultural Resources Mitigation Programs at Sites SDI-11,044/H and SDI-12,038 at the Salt Creek Ranch Project. Brian F. Smith and Associates, San Diego, California.
- 1993 Results of an Archaeological Survey and Evaluation of Cultural Resources at the Stallion Oaks Ranch Project. Brian F. Smith and Associates, San Diego, California.
- 1992 Results of an Archaeological Survey and the Evaluation of Cultural Resources at the Ely Lot Split Project. Brian F. Smith and Associates, San Diego, California.
- 1991 The Results of an Archaeological Study for the Walton Development Group Project. Brian F. Smith and Associates, San Diego, California.

Jennifer R.K. Stropes, MS, RPA

Project Archaeologist/Historian
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Education

Master of Science, Cultural Resource Management Archaeology	2016
St. Cloud State University, St. Cloud, Minnesota	
Bachelor of Arts, Anthropology	2004
University of California, Santa Cruz	

Specialized Education/Training

Archaeological Field School	2014
Pimu Catalina Island Archaeology Project	

Research Interests

California Coastal / Inland Archaeology	Zooarchaeology
Historic Structure Significance Eligibility	Historical Archaeology
Human Behavioral Ecology	Taphonomic Studies

Experience

Project Archaeologist / Historian **November 2006–Present**
Brian F. Smith and Associates, Inc.

Duties include report writing, editing and production; recordation and evaluation of historic resources; construction monitoring management; coordination of field survey and excavation crews; laboratory and office management. Currently conducts faunal, prehistoric, and historic laboratory analysis and has conducted such analysis for over 500 projects over the past 10 years. Knowledgeable in the most recent archaeological and paleontological monitoring requirements for all Southern California lead agencies, as well as Native American monitoring requirements.

**UC Santa Cruz Monterey Bay Archaeology Archives Supervisor
Santa Cruz, California**

December 2003–March 2004

Supervising intern for archaeological collections housed at UC Santa Cruz. Supervised undergraduate interns and maintained curated archaeological materials recovered from the greater Monterey Bay region.

**Faunal Analyst, Research Assistant
University of California, Santa Cruz**

June 2003–December 2003

Intern assisting in laboratory analysis and cataloging for faunal remains collected from CA-MNT-234. Analysis included detailed zoological identification and taphonomic analysis of prehistoric marine and terrestrial mammals, birds, and fish inhabiting the greater Monterey Bay region.

**Archaeological Technician, Office Manager
Archaeological Resource Management**

January 2000–December 2001

Conducted construction monitoring, field survey, excavation, report editing, report production, monitoring coordination and office management.

Certifications

City of San Diego Certified Archaeological and Paleontological Monitor

40-Hour Hazardous Waste/Emergency Response OSHA 29 CFR 1910.120 (e)

Scholarly Works

Big Game, Small Game: A Comprehensive Analysis of Faunal Remains Recovered from CA-SDI-11,521, 2016, Master's thesis on file at St. Cloud University, St. Cloud, Minnesota.

Technical Reports

Buday, Tracy M., Jennifer R. **Kraft**, and Brian F. Smith

2014 *Mitigation Monitoring Report for the Park and G Project, City of San Diego*. Prepared for Oliver McMillan. Report on file at the California South Coastal Information Center.

Kennedy, George L., Todd A. Wirths and Jennifer R. **Kraft**

2014 *Negative Paleontological, Archaeological, and Native American Monitoring and Mitigation Report, 2303 Ocean Street Residences Project, City of Carlsbad, San Diego County, California (CT 05-12; CP 05-11; CDP 05-28)*. Prepared for Zephyr Partners. Report on file at the California South Coastal Information Center.

2013 *Negative Paleontological, Archaeological, and Native American Monitoring and Mitigation Report, Tri-City Christian High School, 302 North Emerald Drive, Vista, San Diego County*,

California (APN 166-411-75). Prepared for Tri-City Christian School. Report on file at the California South Coastal Information Center.

Kraft, Jennifer R.

2012 *Cultural Resources Monitoring Report for the Pottery Court Project (TPM 36193) City of Lake Elsinore.* Prepared for BRIDGE Housing Corporation. Report on file at the California Eastern Information Center.

Kraft, Jennifer R., David K. Grabski, and Brian F. Smith

2014 *Phase I Cultural Resource Survey for the Amineh Project, City of San Diego.* Prepared for Nakhshab Development and Design. Report on file at the California South Coastal Information Center.

Kraft, Jennifer R. and Brian F. Smith

2016 *Cultural Resources Survey and Archaeological Test Plan for the 1492 K Street Project City of San Diego.* Prepared for Trestle Development, LLC. Report on file at the California South Coastal Information Center.

2016 *Focused Historic Structure Assessment for the Fredericka Manor Retirement Community City of Chula Vista, San Diego County, California APN 566-240-27.* Prepared for Front Porch Communities and Services – Fredericka Manor, LLC. Report on file at the City of Chula Vista Planning Department.

2016 *Historic Structure Assessment for 8585 La Mesa Boulevard City of La Mesa, San Diego County, California. APN 494-300-11.* Prepared for Siilvergate Development. Report on file at the City of La Mesa Planning Department.

2016 *Phase I Cultural Resource Survey for the 9036 La Jolla Shores Lane Project City of San Diego Project No. 471873 APN 344-030-20.* Prepared for Eliza and Stuart Stedman. Report on file at the California South Coastal Information Center.

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