



January 20, 2022

Justin and Rachel Reinus
464 Linden Street
Laguna Beach, CA 92651

Dear Mr. and Mrs. Reinus,

Attached are the documents for the View Preservation/Record of Views application filed with the City. The documents have been included in your property file at City Hall and are posted on the city's website. The documented Record of Views they may be located on the city's website via the file path, Government > Community Development > Planning & Zoning > Views & Trees then click on the box to the right "Record of Views by Address".

As we discussed, the ordinance allows a property owner to document their view once unless there is a subsequent remodel or physical change to the selected viewing locations in the primary residential structure. The Record of Views does not establish maximum height limits on vegetation in the visual scene but rather serves as a benchmark for determining significant view impairment in the future. A determination of significant view impairment pursuant to Laguna Beach Municipal Code Section 12.16.030, must be confirmed prior to the city interceding with enforcement of the Record of Views.

Please contact me should you have any questions related to the attached documents.

Regards,

Tony Farr, Associate Planner
View Preservation and Restoration
Planning Division, Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 21-10918**

Visit Date: **January 11, 2022**
Applicant: **Justin and Rachel Reinus**
View Address: **464 Linden St.**

Visit Conducted by: **Tony Farr, Associate Planner**

VIEW LOCATION / VISUAL SCENE

Property owner selected viewing locations in principal residential structure where view is significantly unimpaired.

Main level: Living room, dining room, kitchen, guest bedroom
Upper level: Master bedroom

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene includes Catalina Island, Hotel Laguna and the ocean horizon.

RECORD OF VIEWS DOCUMENTED AND AFFECTED PARCELS NOTICED

Written notice sent to affected property owners within 500 feet and Record of Views documents scanned and attached to property file.

Date: 1/11/22 By: *Tony Farr*

End of Checklist



RECORD OF VIEW

VPP 21-10918



464 Linden St.

The photograph above was taken from the living room/dining room on the main level of the primary residential structure.

Visual scene description: Catalina Island, Hotel Laguna and the ocean horizon.

Date of photograph: 1/11/22 Photographed by: *Tony Farr* Submitted to property file: 4/28/22



RECORD OF VIEW

VPP 21-10918



464 Linden St.

The photograph above was taken from the kitchen on the main level of the primary residential structure.

Visual scene description: Catalina Island, Hotel Laguna and the ocean horizon.

Date of photograph: 1/11/22 Photographed by: *Tony Farr* Submitted to property file: 1/20/22

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RECORD OF VIEW

VPP 21-10918



464 Linden St.

The photograph above was taken from the guest bedroom on the main level of the primary residential structure.

Visual scene description: Catalina Island, Hotel Laguna and the ocean horizon.

Date of photograph: 1/11/22 Photographed by: *Tony Farr* Submitted to property file: 1/20/22

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RECORD OF VIEW

VPP 21-10918



464 Linden St.

The photograph above was taken from the guest bedroom on the main level of the primary residential structure.

Visual scene description: Catalina Island, Hotel Laguna and the ocean horizon.

Date of photograph: 1/11/22 Photographed by: *Tony Farr* Submitted to property file: 1/28/22

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RECORD OF VIEW

VPP 21-10918



464 Linden St.

The photograph above was taken from the master bedroom on the upper level of the primary residential structure.

Visual scene description: Catalina Island, Hotel Laguna and the ocean horizon.

Date of photograph: 1/11/22 Photographed by: *Tony Farr* Submitted to property file: 1/20/22

Document
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RECORD OF VIEW

VPP 21-10918



464 Linden St.

The photograph above was taken from the master bedroom on the upper level of the primary residential structure.

Visual scene description: Catalina Island, Hotel Laguna and the ocean horizon.

Date of photograph: 1/11/22 Photographed by: *Tony Farr* Submitted to property file: 1/20/22

Document
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RECORD OF VIEW

VPP 21-10918



464 Linden St.

The photograph above was taken from the master bedroom on the upper level of the primary residential structure.

Visual scene description: Catalina Island, Hotel Laguna and the ocean horizon.

Date of photograph: 1/11/22 Photographed by: *Tony Farr* Submitted to property file: 1/20/22

Document
7 of 8



RECORD OF VIEW

VPP 21-10918



464 Linden St.

The photograph above was taken from the master bedroom on the upper level of the primary residential structure.

Visual scene description: Catalina Island, Hotel Laguna and the ocean horizon.

Date of photograph: 1/11/22 Photographed by: *Tony Farr* Submitted to property file: *1/20/22*



January 20, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 21-10918
464 Linden St., Laguna Beach, CA

Dear Property Owner:

A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **464 Linden Street**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a benchmark for determining significant view impairment in the future. Once a Record of Views is established with the City the protected or preserved views shall not become subject to significant view impairment as defined in LBMC Section 12.16.030.

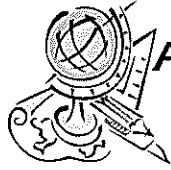
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

The Record of Views for the subject address can be found on the city's website using the file path, Government > Community Development > Planning & Zoning > Views & Trees. From the webpage, click on the address to view the recorded view from the subject property. A map of the affected parcels within 500 feet of the subject property is on the back of this notice. If you have any questions regarding the View Preservation/Record of Views process, please contact me directly at (949) 497-0322 or at the email address listed below.

Regards,

A handwritten signature in blue ink that reads "Tony Farr".

Tony Farr, Associate Planner
View Preservation and Restoration
Planning Division, Community Development
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

Ownership Listings & Radius Maps

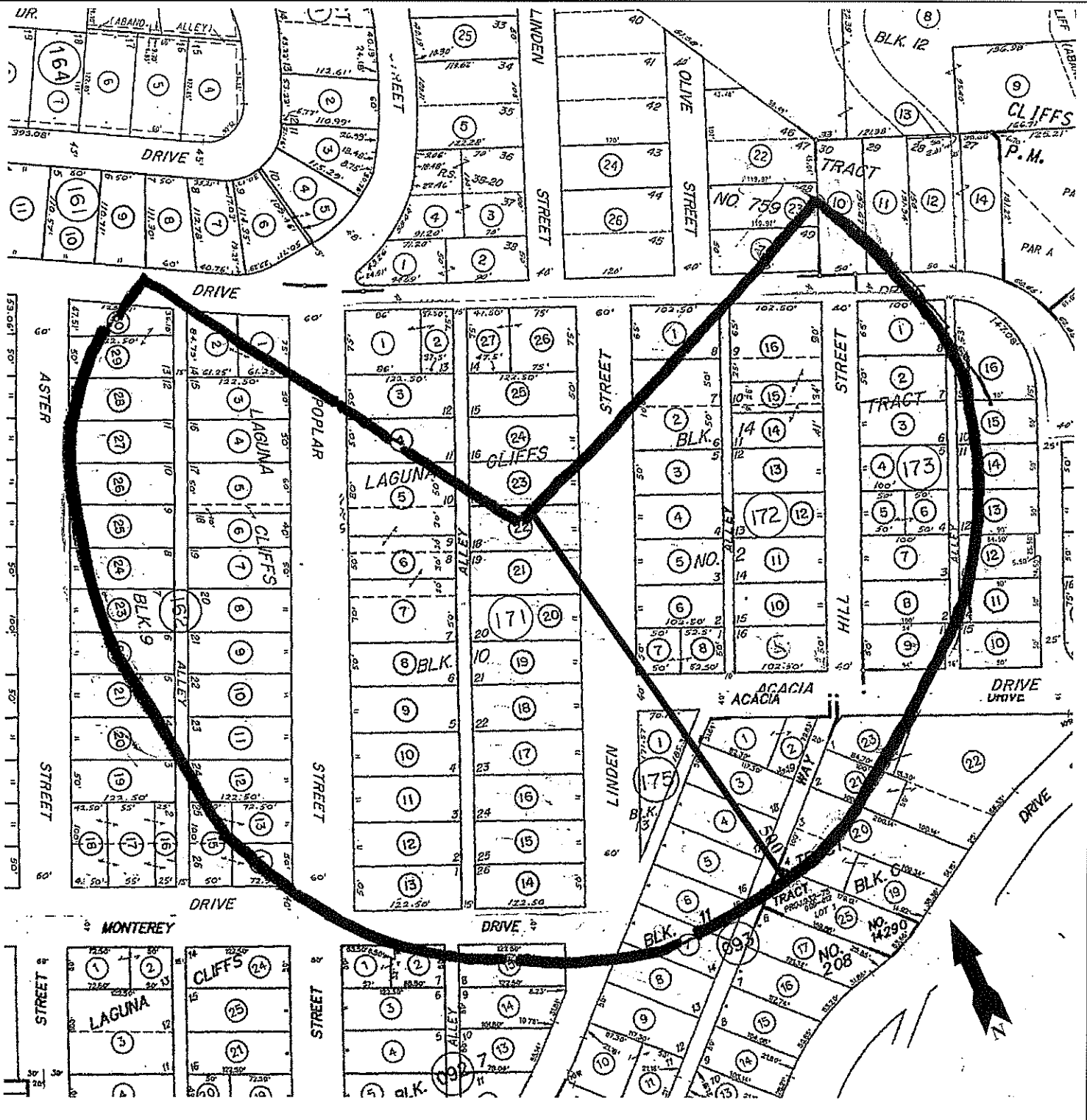
P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 496-171-22
500' RADIUS for View Preservation

Address: 464 LINDEN ST
LAGUNA BEACH CA 92651



#11017
11/18/2021



Advanced Listing Services Inc

Ownership Listings & Radius Maps
P.O. Box 2593 • Dana Point, CA • 92624
Office: (949) 361-3921 • Cell: (949) 310-6869

www.Advancedlisting.com Denise@Advancedlisting.com

RECEIVED

JAN 18 2022

**CITY OF LAGUNA BEACH
COMMUNITY DEVELOPMENT**

**500' Ownership Listing
For View Preservation
Prepared for:**

**496-171-22
RACHEL & JUSTIN REINUS
464 LINDEN ST
LAGUNA BEACH CA 92651**

496-092-01
RICHARD A MARTINEZ
397 POPLAR ST
LAGUNA BEACH CA 92651

496-092-02
ARLINE S WALKER
229 MONTEREY DR
LAGUNA BEACH CA 92651

496-092-15
AVIS P WALPIN
215 MONTEREY DR
LAGUNA BEACH CA 92651

496-093-01
CLAYTON OLIVIER
103 CYPRESS DR
LAGUNA BEACH CA 92651

496-093-02
LINDA ZORN
30601 PARADISE PALM AVE
HOMELAND CA 92548

496-093-03
ANNE PETRONAVE-MCGRAW
109 CYPRESS DR
LAGUNA BEACH CA 92651

496-093-04
LEGACY MABROUK
2045 COMPTON AVE 203
CORONA CA 92881

496-093-05
MAC TAVISH & MAC DUFF
DEVELOPMENT
PO BOX 20559
RIVERSIDE CA 92516

496-093-06
HARRY G CAMPBELL
143 CYPRESS DR
LAGUNA BEACH CA 92651

496-093-07
RICHARD G WAHLER
155 CYPRESS DR
LAGUNA BEACH CA 92651

496-093-08
MICHAEL K BOONE
167 CYPRESS DR
LAGUNA BEACH CA 92651

496-093-20
2226 INDIAN SCHOOL
3003 LOMINA AVE
LONG BEACH CA 90808

496-093-21
JAMES M ROSEN
125 CEDAR WAY
LAGUNA BEACH CA 92651

496-093-23
ZACKARY IRANI
200 KINGS PL
NEWPORT BEACH CA 92663

496-111-07
BELA S & JENNIFER C DENES
9648 OLIVE BLVD PMB 236
SAINT LOUIS MO 63132

496-111-10
RICHARD G KAHOE
170 HIGH DR
LAGUNA BEACH CA 92651

496-111-11
JOSEPH HAKIMPOUR
23836 WINDMILL LN
LAGUNA NIGUEL CA 92677

496-111-22
LANCASTER PROPERTY
108 PACIFIC 250
IRVINE CA 92618

496-111-23
BELA S DENES
9648 OLIVE BLVD 236
SAINT LOUIS MO 63132

496-162-01
HEATHER BODENHAMER LEE
496 POPLAR ST
LAGUNA BEACH CA 92651

496-162-02
CLINTON E LAGER
271 HIGH DR
LAGUNA BEACH CA 26251

496-162-03
PEGGY SEXTON
488 POPLAR ST
LAGUNA BEACH CA 92651

496-162-04
LOWELL M FRAZEE
480 POPLAR ST
LAGUNA BEACH CA 92651

496-162-05
PATRICIA E NEPRUD-MEHLIS
27792 ABERDEEN
MISSION VIEJO CA 92691

496-162-06
FRANK W CARRI
363 CRESCENT BAY
LAGUNA BEACH CA 92651

496-162-07
MARK MC CULLOCH
P O BOX 16133
NEWPORT BEACH CA 92659

496-162-08
JODY & ROY KENNY GARCIA
444 POPLAR ST
LAGUNA BEACH CA 92651

496-162-09
WILLIAM G KELLER
8 KENDALL ST
LAGUNA NIGUEL CA 92677

496-162-10
RICHARD B PUTNAM
434 POPLAR ST
LAGUNA BEACH CA 92651

496-162-11
GREG F HURLEY
428 POPLAR ST
LAGUNA BEACH CA 92651

496-162-12
ELIZABETH A BENTON
420 POPLAR ST
LAGUNA BEACH CA 92651

496-162-13
DARYL DONOVAN & CANDICE
DARTEZ
412 POPLAR ST
LAGUNA BEACH CA 92651

496-162-14
RICHARD J WILSON
1730 CANYON RD
REDLANDS CA 92373

496-162-15
JAMES G LOOFBOURROW
274 MONTEREY DR
LAGUNA BEACH CA 92651

496-162-20
LEA B MATHIEU
490 ASTER ST
LAGUNA BEACH CA 92651

496-162-21
HELENA J LEITNER
429 ASTER ST
LAGUNA BEACH CA 92651

496-162-22
CHARLOTTE CAROLE KAIN
441 ASTER ST
LAGUNA BEACH CA 92651

496-162-23
SPIRIDON KOULOURIS
447 ASTER ST
LAGUNA BEACH CA 92651

496-162-24
SHERRI E LA FRANCE
455 ASTER ST
LAGUNA BEACH CA 92651

496-162-25
LAURA VICTORIA OSMANSKI
463 ASTER ST
LAGUNA BEACH CA 92651

496-162-26
DWAYNE BRATCHER
465 ASTER ST
LAGUNA BEACH CA 92651

496-162-27
LOUIS M ROHL
580 ALLVIEW TER
LAGUNA BEACH CA 92651

496-162-28
KRISTINA FAVALE
10500 DYERVILLE LOOP RD
MYERS FLAT CA 95554

496-162-29
MICHAEL RONALD SOLTON
489 ASTER ST
LAGUNA BEACH CA 92651

496-162-30
JAMES G MORTIMER
295 HIGH DR
LAGUNA BEACH CA 92651

496-171-03
DIANA BASKEVITCH
485 POPLAR
LAGUNA BEACH CA 92651

496-171-04
JOSEPH C & ESTHER L ANDRAS
477 POPLAR ST
LAGUNA BEACH CA 92651

496-171-05
JEFFREY M STEVENS
469 POPLAR ST
LAGUNA BEACH CA 92651

496-171-06
LIVING LLC FORTE
6451 W MARTIN
LAS VEGAS NV 89118

496-171-07
ROBERT S BECK
451 POPLAR ST
LAGUNA BEACH CA 92651

496-171-08
VALL E MURRY DU
5 SINGINGWOOD
IRVINE CA 92614

496-171-09
SLADE V CARLTON
433 POPLAR ST
LAGUNA BEACH CA 92651

496-171-10
CLEMENCE L MICHAEL
425 POPLAR ST
LAGUNA BEACH CA 92651

496-171-11
PAUL M AUSTIN
16 CORSICA
LAGUNA NIGUEL CA 92677

496-171-12
ELIZABETH ANN TURNER EVERETT
557 EMERALD BAY
LAGUNA BEACH CA 92651

496-171-13
STEPHEN BARBER
401 POPLAR ST
LAGUNA BEACH CA 92651

496-171-14
PATRICIA CARPENTER
406 LINDEN ST
LAGUNA BEACH CA 92651

496-171-15
WILLIAM ALLEN CODY
25122 ALICIA
DANA POINT CA 92629

496-171-16
JEAN GRAY PLATT
420 LINDEN ST
LAGUNA BEACH CA 92651

496-171-17
PHILIP RENNA
424 JEFFERSON AVE
AVON BY THE SEA NJ 7717

496-171-18
BRUCE ALAN WADDINGTON
440 LINDEN ST
LAGUNA BEACH CA 92651

496-171-19
DAVID W & ANGELA B SHIPP
444 LINDEN ST
LAGUNA BEACH CA 92651

496-171-20
ERIN TURNER GOODRICH
448 LINDEN ST
LAGUNA BEACH CA 92651

496-171-21
JOHN HOLCOMBE
639 PEARL ST
LAGUNA BEACH CA 92651

496-171-22
RACHEL & JUSTIN REINUS
464 LINDEN ST
LAGUNA BEACH CA 92651

496-171-23
MARCIA L ELLSWORTH
470 LINDEN ST
LAGUNA BEACH CA 92651

496-172-01
JAMES P FURCOLOW
2217 N TIMBERGROVE R
ORANGE CA 92867

496-172-02
ROBERT D HALL
2106 SHELTER BAY AVE
MILL VALLEY CA 94941

496-172-03
DJIVE E MIHAIC
467 LINDEN ST
LAGUNA BEACH CA 92651

496-172-04
JANIS M BELL
156 CHIQUITA
LAGUNA BEACH CA 92651

496-172-05
BRITTANY LEIGH FREDENSBURG
455 LINDEN ST
LAGUNA BEACH CA 92651

496-172-06
SHIRLEY MATTHEWS G & S JAGELS
1404 WILSON AVE
SAN MARINO CA 91108

496-172-07
LESLIE ANN ONEIL
439 LINDEN ST
LAGUNA BEACH CA 92651

496-172-08
EMMA A & WILTON M KUFFEL
681 SAINT ANNS DR
LAGUNA BEACH CA 92651

496-172-09
JOSEPH A MORREALE
1514 BLUEBIRD CYN
LAGUNA BEACH CA 92651

496-172-10
BETSY ANN ODONNELL
418 HILL ST
LAGUNA BEACH CA 92651

496-172-11
GARY R SMITH
430 HILL ST
LAGUNA BEACH CA 92651

496-172-12
JAMES A HARROD
1679 LOUISE ST
LAGUNA BEACH CA 92651

496-172-13
ROBERT M PETTIS
452 HILL ST
LAGUNA BEACH CA 92651

496-172-14
CHARLES A BROOKS
464 HILL ST
LAGUNA BEACH CA 92651

496-172-15
LAURA MAY HANNON
109 HIGH DR
LAGUNA BEACH CA 92651

496-172-16
WESTPORT PROPERTIES 10
23461 RIDGE ROUTE DR 1
LAGUNA HILLS CA 92653

496-173-01
LYNN W SMITH
1325 CIRCLE WAY
LAGUNA BEACH CA 92651

496-173-02
S C LEONARD
2501 SALT AIR CIR
CORONA DEL MAR CA 92625

496-173-03
EUGENE RICHARD & SALLY DORSEY
7723 LOLITA ST
ORANGE CA 92869

496-173-04
IN EDEN PROPERTIES
5508 MERRIEWOOD DR
OAKLAND CA 94611

496-173-05
FLANDERS DSD
P O BOX 674
LA CANADA CA 91012

496-173-06
JAMES S LYONS
P O BOX 1541
LAGUNA BEACH CA 92652

496-173-07
ROBERT N FLANDERS
1947 CUMBERLAND RD
GLEN DORA CA 91741

496-173-08
LEON CHARLES ALEXANDER
ALEXANDER
415 HILL ST
LAGUNA BEACH CA 92651

496-173-09
MARIO ALVAREZ
401 HILL ST
LAGUNA BEACH CA 92651

496-173-10
TARA LEE PETRINA
101 HIGH DR
LAGUNA BEACH CA 92651

496-173-11
LAGUNA HIGH
3263 E WARM SPRINGS RD
LAS VEGAS NV 89120

496-173-12
MICHAEL W & LAURA BLOSSEY
3410 NW BRYCE CANYON LN
BEND OR 97703

496-173-13
LAURA MAY HANNON
109 HIGH DR
LAGUNA BEACH CA 92651

496-173-14
MIGUEL SEMENEZ
26089 AMABLE CT
SANTA CLARITA CA 91355

496-173-15
DONALD B MC KEE
137 HIGH DR
LAGUNA BEACH CA 92651

496-173-16
HEINZ PROPERTIES
459 PANORAMA DR
LAGUNA BEACH CA 92651

496-175-01
ANDREW T ALISON
194 ACACIA DR
LAGUNA BEACH CA 92651

932-75-009
CLIFF DRIVE PROPERTIES DE
8871 RESEARCH DR
IRVINE CA 92618

932-75-010
DANIEL REED
6634 E HORSESHOE RD
PARADISE VALLEY AZ 85253

932-75-011, 012
CLIFF DRIVE PROPERTIES DE
8871 RESEARCH DR
IRVINE CA 92618