



February 15, 2022

Stacy & John Gavin
49 S. Portola Street
Laguna Beach, CA 92651

Dear Mr. and Mrs. Gavin,

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 > click on the green 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,

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

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 21-10458**

Visit Date: **December 15, 2021**
Applicant: **Stacy & John Gavin**
View Address: **49 S. Portola 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.

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 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: 12/15/21 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 21-10458



49 S. Portola St.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/15/21 Photographed by: *[Signature]* Submitted to property file: *2/15/22*

Document
1 of 3



RECORD OF VIEW

VPP 21-10458



49 S. Portola St.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/15/21 Photographed by: *M. J. [Signature]* Submitted to property file: *2/15/22*

Document
2 of 3



RECORD OF VIEW

VPP 21-10458



49 S. Portola St.

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 12/15/21 Photographed by: *[Signature]* Submitted to property file: *2/15/22*

Document
3 of 3



February 15, 2022

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 21-10458
49 S. Portola St., Laguna Beach, CA

Dear Property Owner:

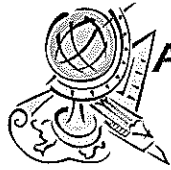
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **49 S. Portola Street**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as 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,

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



Advanced Listing Services Inc

Ownership Listings & Radius Maps

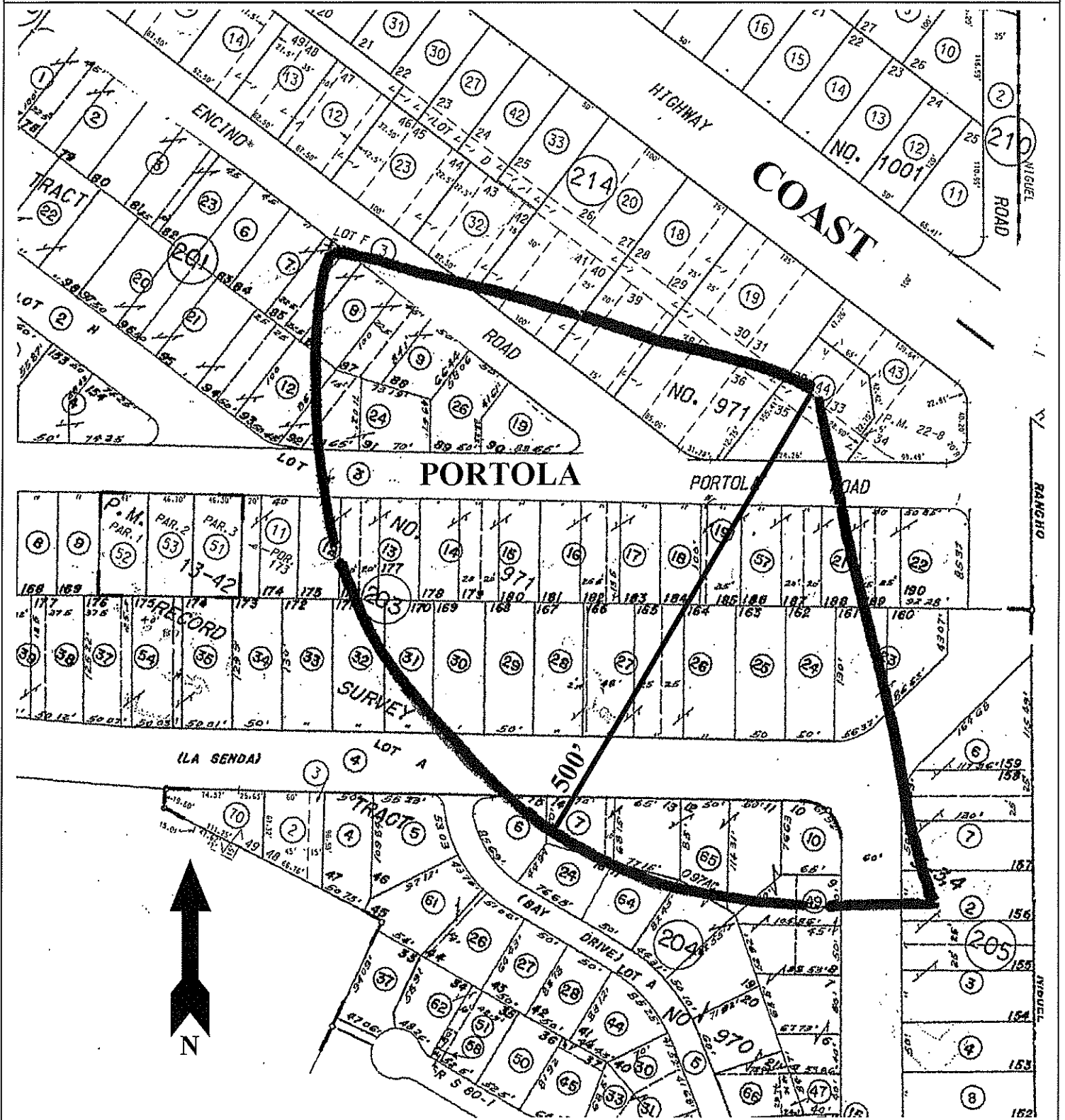
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 056-214-44
500' RADIUS for View Preservation

Address: 49 S PORTOLA ST
LAGUNA BEACH CA 92651



#11037
1/25/2022

500' Ownership Listing
for View Preservation
Prepared for:

056-214-44
JOHN J & STACY E GAVIN
49 S PORTOLA ST
LAGUNA BEACH CA 92651



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 26 2022

**CITY OF LAGUNA BEACH
COMMUNITY DEVELOPMENT**

056-200-03, 04
THREE ARCH BAY ASSN
5 BAY DR
LAGUNA BEACH CA 92651

056-201-07
JOHN G & WILMIRA A SEYMOUR
16 S ENCINO
LAGUNA BEACH CA 92651

056-201-08
ELIZABETH LEE DURFEE
6678 MONTERRA TRL
SAN DIEGO CA 92130

056-201-09
MELISSA WIGHAM
4308 BRITANNIA DR S W
CALGARY AB T2S 1J 5 CANAD

056-201-12
EILO LLC
2101 E COAST HWY 120
CORONA DEL MAR CA 92625

056-201-19
EDWARD RAY & SUSAN MARTIN
JUSTICE
80 MONTEVISTA LN
SIERRA MADRE CA 91024

056-201-24
GAY A SUTHERLAND
33 S PORTOLA RD
LAGUNA BEACH CA 92651

056-201-26
MARILYN GEFFENEY
5037 GAVIOTA AVE
ENCINO CA 91436

056-203-12
PROPERTIES LLC NGH
30 N LA SENDA DR
LAGUNA BEACH CA 92651

056-203-13
SMITH S AMOS
36 S PORTOLA RD
LAGUNA BEACH CA 92651

056-203-14
RICHARD J & CATHLEEN D FOX
535 JACK PINE CT
BOULDER CO 80304

056-203-15
ALAN H MARTIN
42 S PORTOLA
LAGUNA BEACH CA 92651

056-203-16
JAKE K HIEMSTRA
44 S PORTOLA
LAGUNA BEACH CA 92651

056-203-17
PRISCILLA S OGRADY
2077 N GRAND OAKS AVE
ALTADENA CA 91001

056-203-18, 57
ROBERT J OCALLAGHAN
52 S PORTOLA RD
LAGUNA BEACH CA 92651

056-203-19
IRENE R OCALLAGHAN
52 S PORTOLA RD
LAGUNA BEACH CA 92651

056-203-21, 23
SUSAN BUSBY BARTLETT
58 S PORTOLA RD
LAGUNA BEACH CA 92651

056-203-22
20 LLC CANJE
1301 EAST RD
LA HABRA HEIGHTS CA 90631

056-203-24
PETER A LABAHN
93 MONARCH BAY DR
DANA POINT CA 92629

056-203-25
WILLIAM J BOWERS
45 S LA SENDA DR
LAGUNA BEACH CA 92651

056-203-26
CHARLES R BENSON
43 S LA SENDA DR
LAGUNA BEACH CA 92652

056-203-27
GRETCHEN M MANOOGIAN
39 S LA SENDA DR
LAGUNA BEACH CA 92651

056-203-28
JEFFREY T BLUE
29 BUTRICK LN
CARLISLE ME 1741

056-203-29
DAVID JAMES VERMILYA
35 S LA SENDA DR
LAGUNA BEACH CA 92651

056-203-30
HARRY L BITHELL
3 S LA SENDA DR
LAGUNA BEACH CA 92651

056-203-31
PHILLIP LEE CALDWELL
31 S LA SENDA DR
LAGUNA BEACH CA 92651

056-203-32
WILLIAM H WILLSON
29 S LA SENDA
LAGUNA BEACH CA 92651

056-203-33
CLAIRE R BURRILL
27 S LA SENDA DR
LAGUNA BEACH CA 92651

056-204-06
MICHAEL & MARCIE HOCH
44 S LA SENDA DR
LAGUNA BEACH CA 92651

056-204-07
KATHERINE KNOWLES STRASBURG
3 STICKLEY DR
LAGUNA BEACH CA 92651

056-204-10
WYATT H PEABODY
54 S LA SENDA DR
LAGUNA BEACH CA 92651

056-204-24
SCOTT D HINKLE
1 BAY DR
LAGUNA BEACH CA 92651

056-204-49
STEVEN P & SALLY MANN
56 S LA SENDA DR
LAGUNA BEACH CA 92651

056-204-64, 65 056-210-03
THREE ARCH BAY ASSN
5 BAY DR
LAGUNA BEACH CA 92651

056-205-02
C ROWLANDS
53 S LA SENDA DR
LAGUNA BEACH CA 92651

056-205-06
JOHN MANSOUR
15 CABRILLO WAY
LAGUNA BEACH CA 92651

056-205-07
RICHARD EVERETT FAIR
51 S LA SENDA DR
LAGUNA BEACH CA 92651

056-214-18
MICHAEL G YODER
31 S ENCINO
LAGUNA BEACH CA 92651

056-214-19
JOHN B SGANGA
35 S ENCINO
LAGUNA BEACH CA 92651

056-214-20
ASHLEY ELIZABETH SAMUELIAN
27 S ENCINO
LAGUNA BEACH CA 92651

056-214-32
ROGER G MARCELIN
21 S ENCINO RD
LAGUNA BEACH CA 92651

056-214-44
JOHN J & STACY E GAVIN
49 S PORTOLA ST
LAGUNA BEACH CA 92651