



March 22, 2022

Bror & Michelle Andringa
1211 Miramar St.
Laguna Beach, CA 92651

Dear Mr. and Mrs. Andringa,

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
Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 22-0357**

Visit Date: **3/7/22**

Applicant: **Bror & Michelle Andringa**
View Address: **1211 Miramar 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: Living Room, dining room, office
Mid 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, Main Beach, Hotel Laguna, Heisler Park, whitewater 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: 3/22/22 By: *Tony Farr*

End of Checklist



RECORD OF VIEW

VPP 22-0357



1211 Miramar St.

The photograph above was taken from the master bedroom on the middle level of the primary residential structure.
Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, whitewater and ocean horizon.

Date of photograph: 3/7/22 Photographed by: *Tony Farr* Submitted to property file: 3/22/22

Document
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RECORD OF VIEW

VPP 22-0357



1211 Miramar St.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, whitewater and ocean horizon.

Date of photograph: 3/7/22 Photographed by: *Tony Farr* Submitted to property file: 3/20/22

Document
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RECORD OF VIEW

VPP 22-0357



1211 Miramar St.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, whitewater and ocean horizon.

Date of photograph: 3/7/22 Photographed by: *Tony Farr* Submitted to property file: 3/22/22

Document
3 of 9



RECORD OF VIEW

VPP 22-0357



1211 Miramar St.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, whitewater and ocean horizon.

Date of photograph: 3/7/22 Photographed by: *Tony Farr* Submitted to property file: 3/08/22

Document
4 of 9



RECORD OF VIEW

VPP 22-0357



1211 Miramar St.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, whitewater and ocean horizon.

Date of photograph: 3/7/22 Photographed by: *Tony Farr* Submitted to property file: 3/22/22

Document
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RECORD OF VIEW

VPP 22-0357



1211 Miramar St.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, whitewater and ocean horizon.

Date of photograph: 3/7/22 Photographed by: *Tony Farr* Submitted to property file: 3/08/22

Document
6 of 9



RECORD OF VIEW

VPP 22-0357



1211 Miramar St.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, whitewater and ocean horizon.

Date of photograph: 3/7/22 Photographed by: *Tony Farr* Submitted to property file: 3/20/22

Document
7 of 9



RECORD OF VIEW

VPP 22-0357



1211 Miramar St.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, whitewater and ocean horizon.

Date of photograph: 3/7/22 Photographed by: *Tony Farr* Submitted to property file: *3/22/22*

Document
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RECORD OF VIEW

VPP 22-0357



1211 Miramar St.

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

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Heisler Park, whitewater and ocean horizon.

Date of photograph: 3/7/22 Photographed by: *Tony Farr* Submitted to property file: 3/22/22



March 22, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 22-0357
1211 Miramar 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 **1211 Miramar St.** 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.

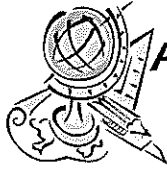
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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 > click on green box to the right "Record of Views by Address". 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
Community Development
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

Ownership Listings & Radius Maps

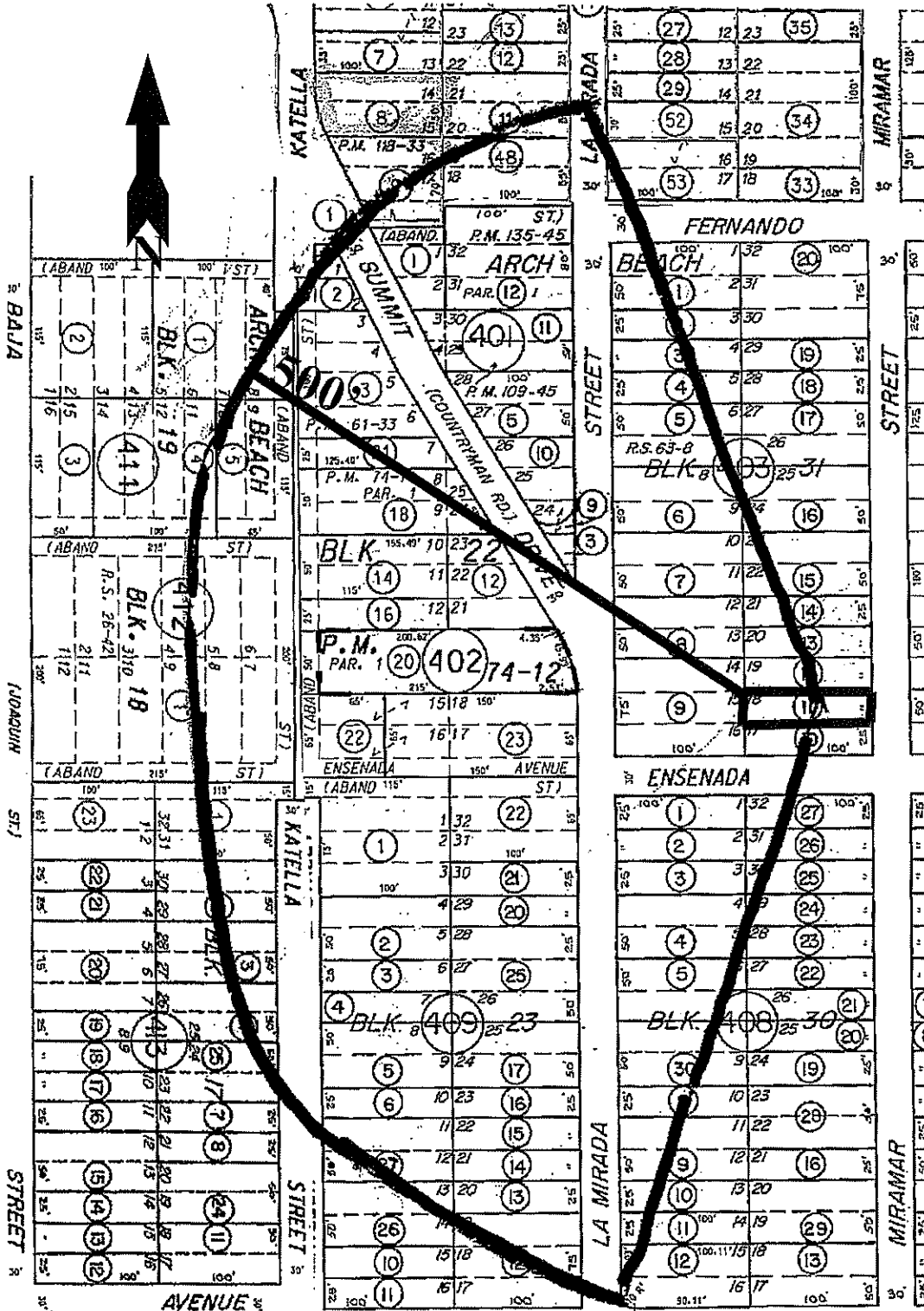
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 644-403-11
500' RADIUS

Address: 1211 MIRAMAR 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

#11104
11/18/2021

500' Ownership Listing
for View Preservation
Prepared for:

644-403-11
BROR MARIJE ANDRINGA
1211 MIRAMAR ST
LAGUNA BEACH CA 92651

RECEIVED

MAR 14 2022

CITY OF LAGUNA BEACH
COMMUNITY DEVELOPMENT

644-391-08
CELESTE C ORTIZ
1335 LA MIRADA ST
LAGUNA BEACH CA 92651

644-391-09 644-401-01
DEBBIE ANKER-MORRIS
1130 SUMMIT DR
LAGUNA BEACH CA 92651

644-391-11
EARL N SANDVIGEN
1315 LA MIRADA
LAGUNA NIGUEL CA 92651

644-391-48
MICHELLE C ABOGADO
P OBOX 2193
ASTORIA NY 11102

644-391-52
KENYON N SANDVIGEN
PO BOX 3064
MAMMOTH LAKES CA 93546

644-391-53
ROBERT S BIDDINGER
1246 24TH ST
HERMOSA BEACH CA 90254

644-401-03 644-412-01
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-401-05
MARK N KOVACEVICH
1265 LA MIRADA ST
LAGUNA BEACH CA 92651

644-401-09
STUART D BAIRD
18432 HILLCREST AVE
VILLA PARK CA 92861

644-401-10
LORI E LEE
1255 LA MIRADA ST
LAGUNA BEACH CA 92651

644-401-11
ETK LEGACY INVESTMENTS
1279 LA MIRADA ST
LAGUNA BEACH CA 92651

644-401-12
HANS KEIRSTEAD
1289 LA MIRADA ST
LAGUNA BEACH CA 92651

644-402-01, 02, 03
GERALD & MARGARITA RIZZA
1151 SUMMIT DR
LAGUNA BEACH CA 92651

644-402-12, 14, 16
ALIMO INVESTMENT GROUP LLC
3390 VALLEY BLVD A
WALNUT CA 91789

644-402-18, 21
KEITH STREET APARTMENTS
1175 SUMMIT DR
LAGUNA BEACH CA 92651

644-402-20, 22 644-409-01
RICHARD P BISSON
1215 LA MIRADA ST
LAGUNA BEACH CA 92651

644-402-23
ALFRED GEORGE CARTER
1207 LA MIRADA ST
LAGUNA BEACH CA 92651

644-403-01
ROBERT C COCKRELL
1292 LA MIRADA ST
LAGUNA BEACH CA 92651

644-403-02
SHANNON P JOHNSON
PO BOX 576
SNOHOMISH WA 98291

644-403-03
KIMBERLY P BRADY
1276 LA MIRADA ST
LAGUNA BEACH CA 92651

644-403-04
JOHN & PATRICIA POCHE
1274 LA MIRADA
LAGUNA BEACH CA 92651

644-403-05
THOMAS RYDER
1264 LA MIRADA ST
LAGUNA BEACH CA 92651

644-403-06, 16
TIMOTHY CARL & DEBRA
FALKINBURG AIRES
1244 LA MIRADA ST
LAGUNA BEACH CA 92651

644-403-07
DAVID J DRZYMKOWSKI
1234 LA MIRADA ST
LAGUNA BEACH CA 92651

644-403-08
ERIK M BLOCK
23265 S POINTE DR 100
LAGUNA HILLS CA 92653

644-403-09
KEVIN OCONNOR
1220 ENSENADA AVE
LAGUNA BEACH CA 92651

644-403-10
MARK S BRANDT
1205 MIRAMAR ST
LAGUNA BEACH CA 92651

644-403-11
BROR MARIJE ANDRINGA
1211 MIRAMAR ST
LAGUNA BEACH CA 92651

644-403-12
JENNY TURNER
1217 MIRAMAR ST
LAGUNA BEACH CA 92651

644-403-13
THOMAS A DUGAN
1225 MIRAMAR ST
LAGUNA BEACH CA 92651

644-403-14
DENA J RUBIN
1229 MIRAMAR ST
LAGUNA BEACH CA 92651

644-403-15
BRIANA L STANLEY
1235 MIRAMAR ST
LAGUNA BEACH CA 92651

644-408-01
SYTM LLC
100 STATURA
IRVINE CA 92602

644-408-02
TEDDY HU
1188 LA MIRADA ST
LAGUNA BEACH CA 92651

644-408-03
ROBIN COTR MCDEARMON
1184 LA MIRADA ST
LAGUNA BEACH CA 92651

644-408-04
SHING & DIANNE KWAN
1176 LA MIRADA ST
LAGUNA BEACH CA 92651

644-408-05
MARIA V HAINEY
1164 LA MIRADA ST
LAGUNA BEACH CA 92651

644-408-08
JEFFREY M ADELSON
1140 LA MIRADA ST
LAGUNA BEACH CA 92651

644-408-09
MICHAEL F KUNZ
1134 LA MIRADA
LAGUNA BEACH CA 92651

644-408-10
STEVEN T HARSHE
5276 CHADWICK AVE
HUNTINGTON BEACH CA 92649

644-408-11
DARREN PIROZZI
1116 LA MIRADA ST
LAGUNA BEACH CA 92651

644-408-12
ROBERTO ANTONIO BARAJAS
5177 DARTMOUTH AVE
LOS ANGELES CA 90032

644-408-22
BETHANIE E & SERGIO PEREIRA
1165 MIRAMAR ST
LAGUNA BEACH CA 92651

644-408-23
PAUL S PEATROSS
1171 MIRAMAR ST
LAGUNA BEACH CA 92651

644-408-24
HERBERT A ROEDER
1177 MIRAMAR ST
LAGUNA BEACH CA 92651

644-408-25
LISA STAIGHT
1183 MIRAMAR ST
LAGUNA BEACH CA 92651

644-408-26
CHRISTINE M HALL
1193 MIRAMAR ST
LAGUNA BEACH CA 92651

644-408-27
KARAMBIR S & SUKHINDERJIT
BHULLAR
2601 WAGON TRAIN LN
DIAMOND BAR CA 91765

644-408-30
GARY SCOTT PAER
1150 LA MIRADA
LAGUNA BEACH CA 92651

644-409-02
DEBRA ISCHE
1174 KATELLA ST
LAGUNA BEACH CA 92651

644-409-03
CARINA N PRYNN
1164 KATELLA ST
LAGUNA BEACH CA 92651

644-409-04
DENNIS ANTHONY PETERS
1158 KATELLA ST
LAGUNA NIGUEL CA 92651

644-409-05
FRANCIS AARON HENRY
1144 KATELLA ST
LAGUNA BEACH CA 92651

644-409-06
GRAAF ALLARD JAN & DER GRAAF
EMMA VAN DER
1140 KATELLA ST
LAGUNA BEACH CA 92651

644-409-12
JOSEPH N CARBERRY
2411 GLENDOWER AVE
LOS ANGELES CA 90027

644-409-13
DAVID A POWERS
1123 LA MIRADA ST
LAGUNA BEACH CA 92651

644-409-14
CHARLES P RAINEY
1129 LA MIRADA ST
LAGUNA BEACH CA 92651

644-409-15
GWENDA L FREESE
1135 LA MIRADA ST
LAGUNA BEACH CA 92651

644-409-16
PETER WELGAN
1141 LA MIRADA ST
LAGUNA BEACH CA 92651

644-409-17
ALI MADDAHIAN
27602 HOMESTEAD RD
LAGUNA NIGUEL CA 92677

644-409-20
JESUS P ARENAS
1177 LA MIRADA ST
LAGUNA BEACH CA 92651

644-409-21
TYLER WOLLMERSHAUSER
1183 LA MIRADA ST
LAGUNA BEACH CA 92651

644-409-22
DOUGLAS S GALLOWAY
1856 SIENNA CANYON DR
ENCINITAS CA 92024

644-409-25
JEROME PUDWILL
1165 LA MIRADA ST
LAGUNA BEACH CA 92651

644-409-26
DAVID SNELL
800 SAM DAVIS RD
ARGYLE TX 76226

644-409-27
CHWEI-SHIN & SA-YING YANG
1831 E CALAVERAS ST
ALTADENA CA 91001

644-411-01
HOSSAM L SALIB
1131 SUMMIT DR
LAGUNA BEACH CA 92651

644-411-04, 05
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

644-413-01
PAOLA BISSON
1215 LA MIRADA
LAGUNA BEACH CA 92651

644-413-02
RACHEL SERRUYA
986 MEADOWLARK DR
LAGUNA BEACH CA 92651

644-413-03
JOANNES TER HAAR
875 PARK AVENUE 6C
NEW YORK NY 10075

644-413-04
JOHN BROSSA
1155 KATELLA ST
LAGUNA BEACH CA 92651

644-413-07
GREGORY A BUSCH
1135 KATELLA ST
LAGUNA BEACH CA 92651

644-413-25
GRAAF ALLARD VAN DER
1145 KATELLA ST
LAGUNA BEACH CA 92651