



March 21, 2022

Serelle Corn and Jeffrey Campbell  
31341 Pedro Street  
Laguna Beach, CA 92651

Dear Ms. Corn and Mr. Campbell,

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,

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 22-0268**

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Visit Date: **February 24, 2022**  
Applicant: **Serell Corn and Jeffrey Campbell**  
View Address: **31341 Pedro Street**  
  
Visit Conducted by: **Tony Farr, Associate Planner**

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**VIEW LOCATION / VISUAL SCENE**

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

Main level: Dining room/kitchen, living room  
Lower level: Master bedroom, play room

***Visual scene for each location noted above.***

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene includes San Clemente Island, Catalina Island, Camel Point and the ocean horizon.

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**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: 3/1/22 By: *Tony Farr*

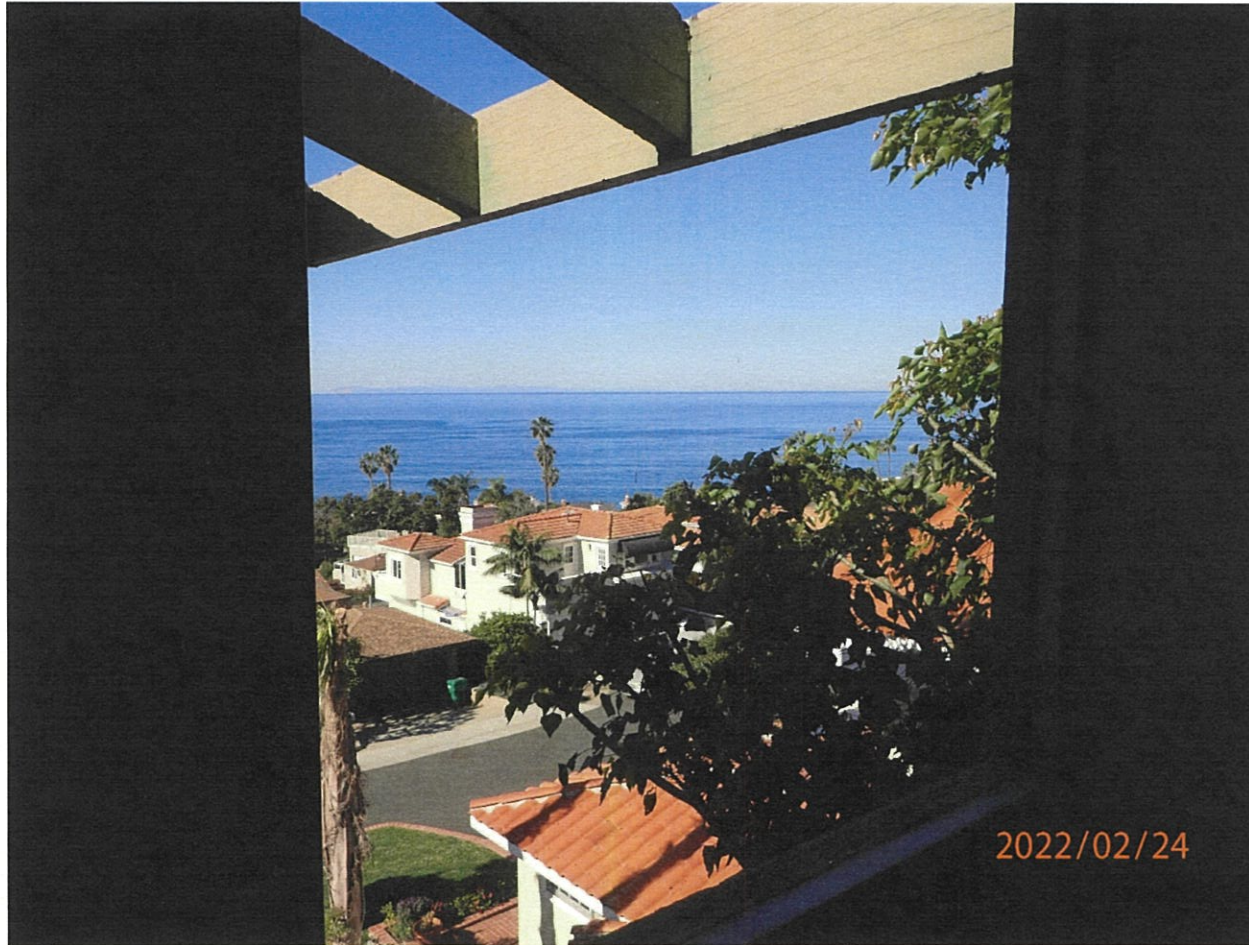
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End of Checklist



**RECORD OF VIEW**

**VPP 22-0268**



**31341 Pedro Street**

The photograph above was taken from the dining room/kitchen on the main upper level of the primary residential structure.  
Visual scene description: San Clemente Island and Catalina Island, Camel Point and the ocean horizon.

Date of photograph: 02/24/22 Photographed by: *Tony Farr* Submitted to property file: 3/21/22

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March 21, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**  
**View Preservation VPP 22-0268**  
**31341 Pedro Street, 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 **31341 Pedro 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 > 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

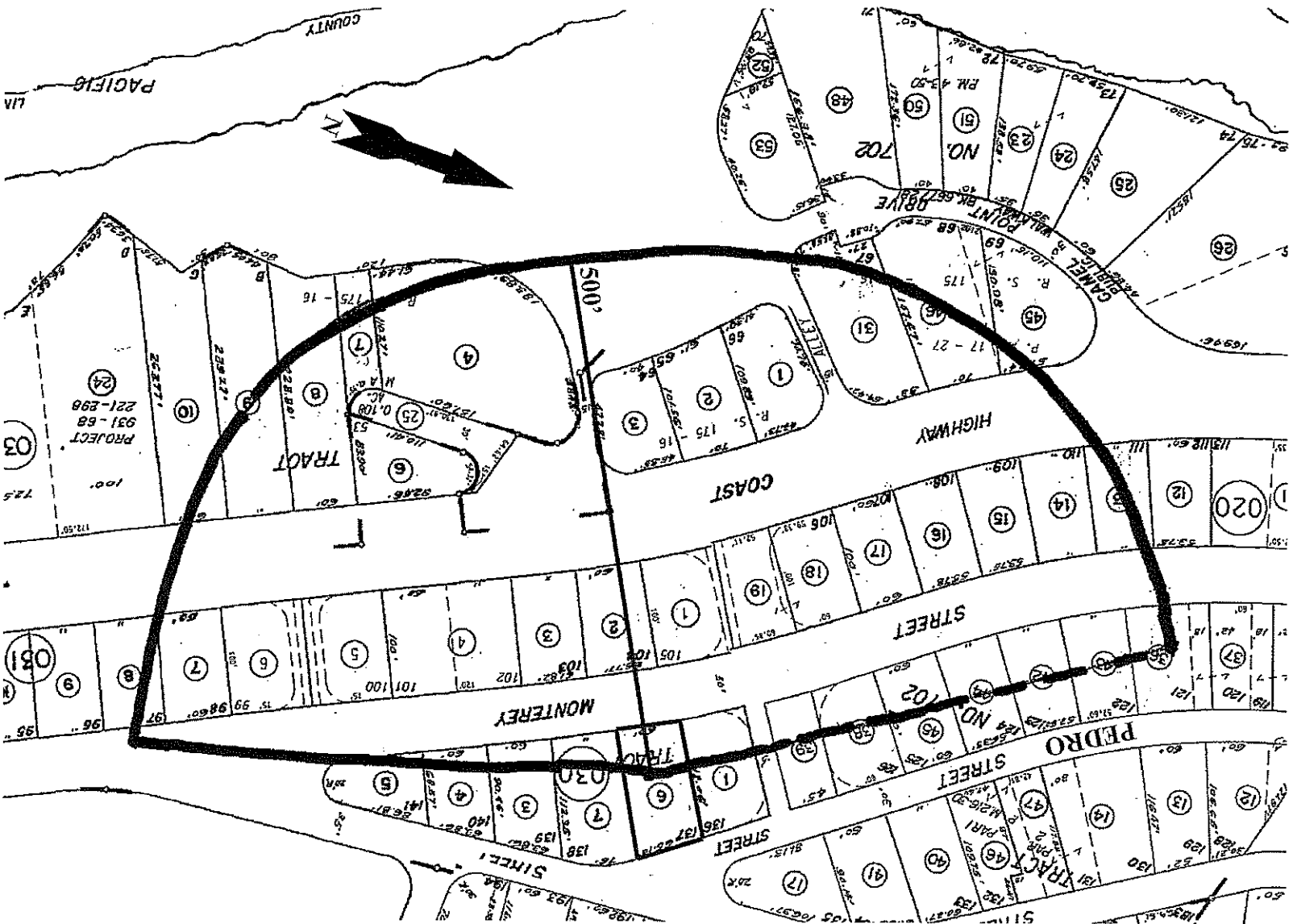


# Advanced Listing Services Inc

Ownership Listings & Radius Maps  
P. O. Box 2593 • Dana Point, CA • 92624  
Office: (949) 361-3921 • Cell: (949) 310-6869  
[www.AdvancedListing.com](http://www.AdvancedListing.com) [denise@advancedlisting.com](mailto:denise@advancedlisting.com)

Subject APN: 056-030-06  
500' RADIUS for View Preservation

Address: 31341 PEDRO ST  
LAGUNA BEACH CA 92651



#11081  
3/2/2022

500' Ownership Listing  
For View Preservation  
Prepared for:

056-030-06  
JEFFREY A CAMPBELL  
31341 PEDRO ST  
LAGUNA BEACH CA 92651



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[www.Advancedlisting.com](http://www.Advancedlisting.com) [Denise@Advancedlisting.com](mailto:Denise@Advancedlisting.com)

RECEIVED

MAR 03 2022

CITY OF LAGUNA BEACH  
COMMUNITY DEVELOPMENT

056-020-13  
RODGER JACOB & MINDY FORTUNE  
ELBLE  
31287 MONTEREY ST  
LAGUNA BEACH CA 92651

056-020-14  
ANTHONY F & DELORES A TELLERIA  
1615 ROSE AVE  
SAN MARINO CA 91108

056-020-15  
KATIE Q PAN  
924 S 6TH AVE  
ARCADIA CA 91006

056-020-16  
GLEN GARY BOYD  
PO BOX 9011  
LAGUNA BEACH CA 92652

056-020-17  
DAVID C ARNOLD  
27758 SANTA MARGARITA PKWY PAR 272  
MISSION VIEJO CA 92691

056-020-18  
LY K LE-PHAN  
250 S PERALTA WAY  
ANAHEIM CA 92807

056-020-19  
GARY DABBAH  
31321 MONTEREY ST  
LAGUNA BEACH CA 92651

056-020-31  
GLENN NEIL LEDEZMA  
31312 CAMEL POINT DR  
LAGUNA BEACH CA 92651

056-020-45  
PACIFIC DIVERSIFIED NO 4  
PO BOX 28  
LAGUNA BEACH CA 92652

056-020-46  
LORNA A WILLIAMS  
450 BENTON ST  
SANTA ROSA CA 95401

056-030-01  
GUY ROBIN EDWARDS  
PO BOX 97  
LAGUNA BEACH CA 92652

056-030-03  
SINAN RESIT CILESIZ  
31355 BROOKS ST  
LAGUNA BEACH CA 92651

056-030-04  
JAMES N DANZIGER  
4 ZOLA CT  
IRVINE CA 92617

056-030-05  
VIRGINIA ANN MILES  
31366 MONTEREY ST  
LAGUNA BEACH CA 92651

056-030-06  
JEFFREY A CAMPBELL  
31341 PEDRO ST  
LAGUNA BEACH CA 92651

056-030-07  
ANGIE MILLER  
31352 MONTEREY ST  
LAGUNA BEACH CA 92651

056-031-01  
ROBERT L MYER  
31331 MONTEREY ST  
LAGUNA BEACH CA 92651

056-031-02  
ALEXANDER R SHUSKO  
31341 MONTEREY ST  
LAGUNA BEACH CA 92651

056-031-03  
BRADLEY WONG  
31351 MONTEREY ST  
LAGUNA BEACH CA 92651

056-031-04  
KEITH D & VIRGINIA ELIZABETH  
WISBAUM  
31361 MONTEREY ST  
LAGUNA BEACH CA 92651

056-031-05  
XIUBO CHEUNG  
2259 CELANO CT  
CHINO HILLS CA 91709

056-031-06  
THOMAS A CRAMER  
40970 ANZA RD  
TEMECULA CA 92592

056-031-07  
ERIN MARIA FEE  
31381 MONTEREY ST  
LAGUNA BEACH CA 92651

056-031-08  
ALI S ERFANI  
1 BERNAY  
LAGUNA NIGUEL CA 92677

056-032-01  
ELIZABETH IRVINE BRAY  
657 S GRAND AVE  
PASADENA CA 91105

056-032-02  
RICHARD ALTON GRAHAM  
31331 S COAST HWY  
LAGUNA BEACH CA 92651

056-032-03  
ALGIS RATKELIS  
71 CORONA AVE  
LONG BEACH CA 90803

056-032-04  
JACK B CORWIN  
9595 WILSHIRE BLVD 411  
BEVERLY HILLS CA 90212

056-032-06  
TODD I SCHIFFMAN  
9229 W SUNSET BLVD 501  
LOS ANGELES CA 90069

056-032-07  
JACK B CORWIN  
31351 COAST HWY  
LAGUNA BEACH CA 92651

056-032-08  
DEBORAH L MARSHALL  
31365 S COAST HWY  
LAGUNA BEACH CA 92651

056-032-09  
MARK M CHRISTOPHER  
402 ATLANTIC AVE  
BOSTON MA 2110

056-032-10  
JOHN R MEEHAN  
362 PINE CREST  
LAGUNA BEACH CA 92651

056-042-36  
DAVID & ANITA DWORAKOWSKI  
31272 MONTEREY ST  
LAGUNA BEACH CA 92651

056-042-38  
FRED & JEANETTE GUNDERMAN  
31312 MONTEREY ST  
LAGUNA BEACH CA 92651

056-042-39  
MICHELLE MARIE BONAS  
31322 MONTEREY ST  
LAGUNA BEACH CA 92651

056-042-42  
EUGENE KING  
31292 MONTEREY ST  
LAGUNA BEACH CA 92651

056-042-43  
HUONG CHI HO  
4298 E 3RD AVE  
NAPA CA 94558

056-042-44  
KENNETH KRISTENSEN  
31302 MONTEREY ST  
LAGUNA BEACH CA 92651

056-042-45  
DOLORES L SCHIFFERT  
31301 PEDRO ST  
LAGUNA BEACH CA 92651