



May 3, 2022

James Dowle and Spencer Street
710 Griffith Way
Laguna Beach, CA 92651

Dear Mr. Dowle and Mr. Spencer,

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, appearing to read "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 22-0719**

Visit Date: **4/21/22**

Applicant: **James Dowle & Spencer Street**
View Address: **710 Griffith Way**

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

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: 5/3/22 By: *Tony Farr*

End of Checklist



RECORD OF VIEW

VPP 22-0719



710 Griffith Way

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 4/21/22 Photographed by: *Tony Farr* Submitted to property file: 5/3/22

Document
1 of 3



RECORD OF VIEW

VPP 22-0719



710 Griffith Way

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 4/21/22 Photographed by: *Tony Farr* Submitted to property file: 5/3/22

Document
2 of 3



RECORD OF VIEW

VPP 22-0719



710 Griffith Way

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

Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 4/21/22 Photographed by: *Tony Farr* Submitted to property file: 5/3/22

Document
3 of 3



May 3, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 22-0719
710 Griffith Way, 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 **710 Griffith Way**. 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.

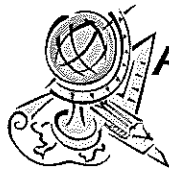
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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

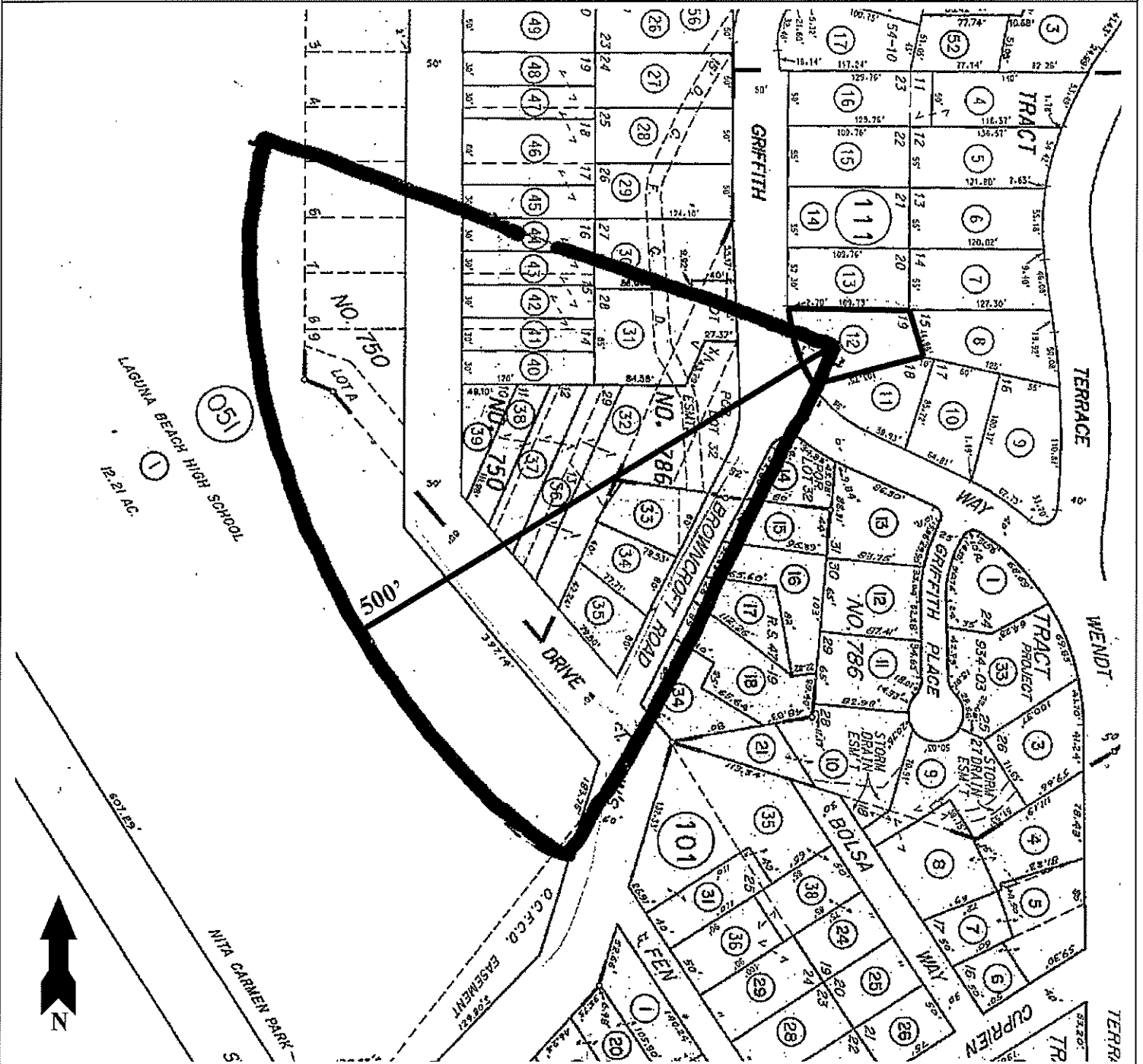
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 644-111-12
500' RADIUS for View preservation

Address: 710 GRIFFITH WAY
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

#11186
4/24/2022

500' Ownership Listing
for View Preservation
Prepared for:

644-111-12
JAMES DOWLE
710 GRIFFITH WAY
LAGUNA BEACH CA 92651

644-051-01
SCHOOL, LAGUNA BEACH UNIFIED
550 BLUMONT
LAGUNA BEACH CA 92651

644-101-16
VIDO C BUTLER
725 BROWNCROFT RD
LAGUNA BEACH CA 92651

644-101-34
LINDA HESS
9054 WHITE OAK DR
TWINSBURG OH 44087

644-111-30
LAWRENCE & MARGUERITE
SPENCER
645 GRIFFITH WAY
LAGUNA BEACH CA 92651

644-111-33
JON BRADLEY & JULIE LYNN
ROHRER
740 BROWNCROFT RD
LAGUNA BEACH CA 92651

644-111-36
MICHELE M & DAVID CHARLES
NELSON
727 SAINT ANNS DR A
LAGUNA BEACH CA 92651

644-111-39
SCHOOL, LAGUNA HIGH
550 BLUMONT ST
LAGUNA BEACH CA 92651

644-111-42
JOHN B COFFEY
751 ST ANNS DR
LAGUNA BEACH CA 92651

644-101-14
SHARON A SAGAR
1411 MAR VISTA WAY
LAGUNA BEACH CA 92651

644-101-17
PATRICIA A ABBEY
5521 ALTA CANYADA RD
LA CANADA FLINTRI CA 91011

644-111-11
ALEXANDER MENDIVIL
730 GRIFFITH WAY
LAGUNA BEACH CA 92651

644-111-31
IRENE BERNARD
685 GRIFFITH WAY
LAGUNA BEACH CA 92651

644-111-34
TIMOTHY WOOD WILSON
720 BROWNCROFT RD
LAGUNA BEACH CA 92651

644-111-37
STEPHEN FREDERIC & JAMIE
CRAWFORD
729 ST ANNS DR
LAGUNA BEACH CA 92651

644-111-40
EDWARD DURO
475 EL CAMINO DEL MAR
LAGUNA BEACH CA 92651

644-111-43
PETER & CAROL TATHAM SMITH
41 RIVER TER 2006
NEW YORK NY 10282

644-101-15
BARBARA HAWTHORNE
735 BROWNCROFT RD
LAGUNA BEACH CA 92651

644-101-18
DANIEL BRINDERSON
721 BROWNCROFT RD
LAGUNA BEACH CA 92651

644-111-12
JAMES DOWLE
710 GRIFFITH WAY
LAGUNA BEACH CA 92651

644-111-32
PETER C NITOGIA
805 TEMPLE HILLS DR
LAGUNA BEACH CA 92651

644-111-35
JAMES A BLAIR
705 SAINT ANNS DR
LAGUNA BEACH CA 92651

644-111-38
ANTHONY C & CATHERINE M LIN
937 CARONADO
COSTA MESA CA 92626

644-111-41
ROBERT JOHN DOIDGE
1601 W LOUISE PL
FULLERTON CA 92833

644-111-44
JOHN DAVID & CAROLINE
SCHNEIDER
761 SAINT ANNS DR
LAGUNA BEACH CA 92651

RECEIVED

APR 25 2022

**CITY OF LAGUNA BEACH
COMMUNITY DEVELOPMENT**

644-111-45
THEO SCHUTS
767 ST ANNS DR
LAGUNA BEACH CA 92651