



May 2, 2022

Vincent A. Covelli
841 Diamond St.
Laguna Beach, CA 92651

Dear Mr. Covelli,

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 22-0598**

Visit Date: **4/21/22**
Applicant: **Vincent A. Covelli**
View Address: **841 Diamond 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.

Third level: Child's bedroom 1, Child's bedroom 2
Fourth level: Primary bedroom/office
Fifth level: Living room, dining room, kitchen

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: 5/2/22 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 22-0598



841 Diamond St.

The photograph above was taken from the children's bedrooms on the third 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: 5/2/22

Document
1 of 12



RECORD OF VIEW

VPP 22-0598



841 Diamond St.

The photograph above was taken from the children's bedrooms on the third 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: 5/6/22

Document
2 of 12



RECORD OF VIEW

VPP 22-0598



841 Diamond St.

The photograph above was taken from the children's bedrooms on the third 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: 5/8/22

Document
3 of 12



RECORD OF VIEW

VPP 22-0598



841 Diamond St.

The photograph above was taken from the primary bedroom/office on the fourth 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: *5/2/22*

Document
4 of 12



RECORD OF VIEW

VPP 22-0598



841 Diamond St.

The photograph above was taken from the primary bedroom/office on the fourth level of the primary residential structure.

Visual scene description: Catalina Island and ocean horizon.

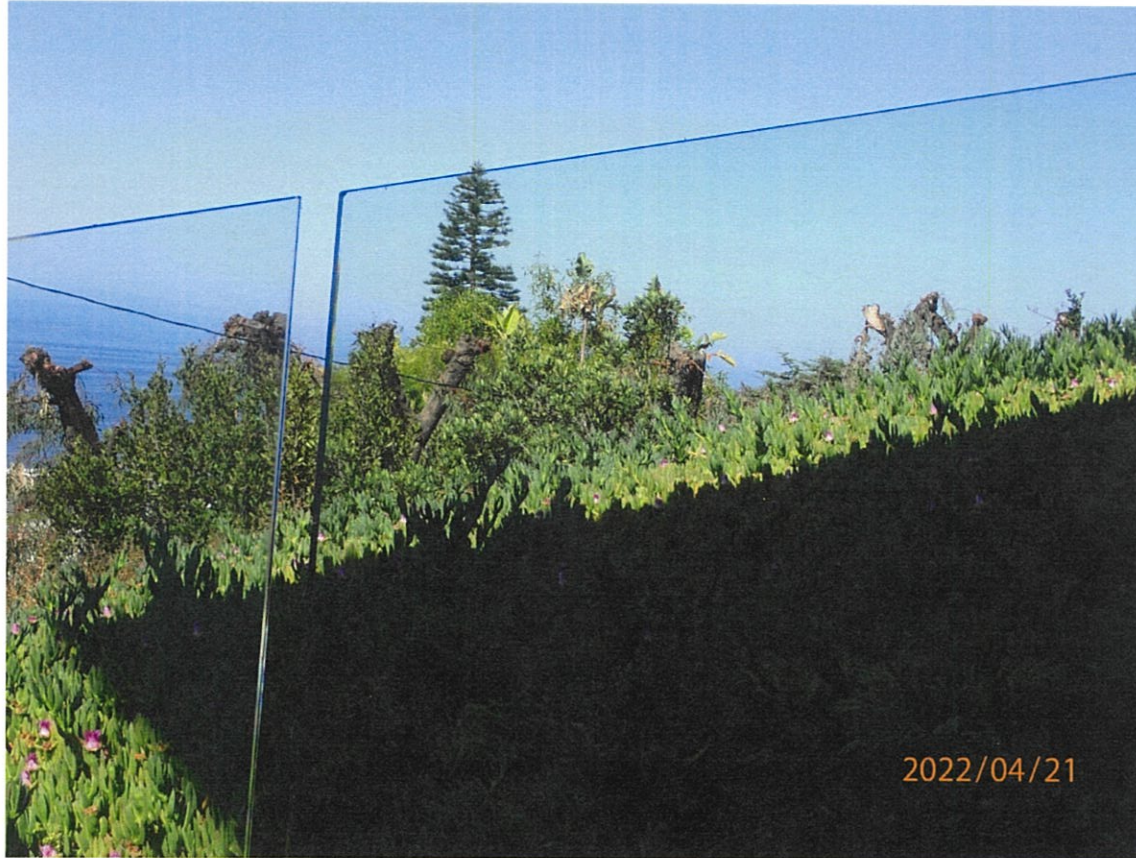
Date of photograph: 4/21/22 Photographed by: *Tony Farr* Submitted to property file: 5/2/22

Document
5 of 12



RECORD OF VIEW

VPP 22-0598



841 Diamond St.

The photograph above was taken from the primary bedroom/office on the fourth 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: 5/2/22

Document
6 of 12



RECORD OF VIEW

VPP 22-0598



841 Diamond St.

The photograph above was taken from the primary bedroom/office on the fourth 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: 5/2/22

Document
7 of 12



RECORD OF VIEW

VPP 22-0598



841 Diamond St.

The photograph above was taken from the living room, dining room, kitchen on the fifth level of the primary residential structure.
Visual scene description: Catalina Island and ocean horizon.

Date of photograph: 4/21/22 Photographed by: *Tony Furr* Submitted to property file: 5/2/22

Document
8 of 12



RECORD OF VIEW

VPP 22-0598



841 Diamond St.

The photograph above was taken from the living room, dining room, kitchen on the fifth 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: 5/2/22

Document
9 of 12



RECORD OF VIEW

VPP 22-0598



841 Diamond St.

The photograph above was taken from the living room, dining room, kitchen on the fifth 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: *5/2/22*

Document
10 of 12



RECORD OF VIEW

VPP 22-0598



841 Diamond St.

The photograph above was taken from the living room, dining room, kitchen on the fifth 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: 5/2/22

Document
11 of 12



RECORD OF VIEW

VPP 22-0598



841 Diamond St.

The photograph above was taken from the living room, dining room, kitchen on the fifth 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: 5/2/22

Document
12 of 12



May 2, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 22-0598
841 Diamond 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 **841 Diamond 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.

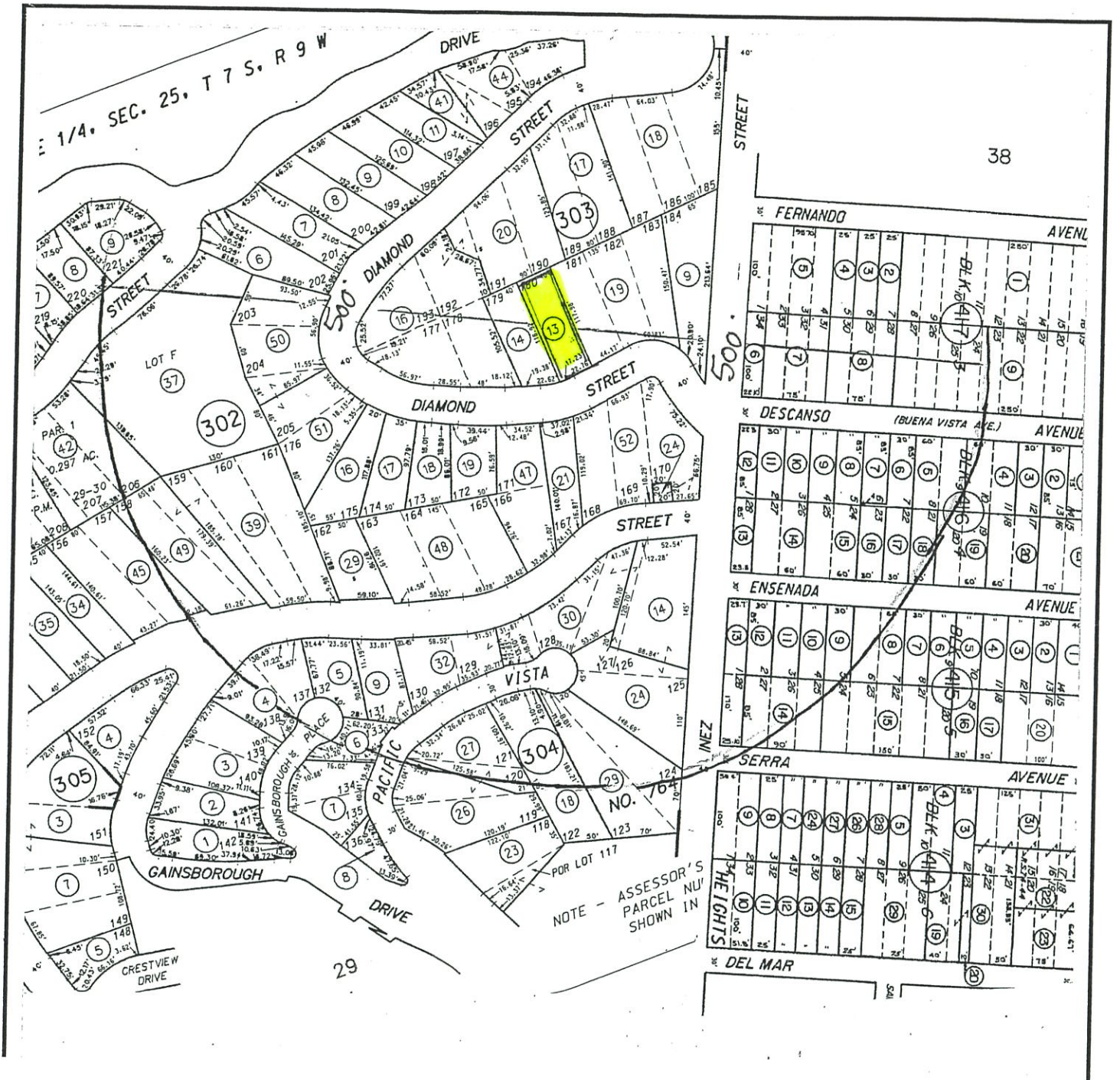
As a property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. **There is no action required from you at this time.**

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



Map Preparer:
 SUSAN W. CASE, INC.
 4000 BARRANCA PKWY #250
 IRVINE CA 92604
 949 494 6105
susan@susancaseinc.com

FILE # 228918
 841 DIAMOND ST
 LAGUNA BEACH CA
 VIEW PRESERVATION
 APRIL 27 2022
 644 303 13



RECEIVED

MAY 02 2022

ZONING DIVISION
CITY OF LAGUNA BEACH



Susan W Case Inc
RADIUS MAPS & LISTS

FILE # 228918
841 DIAMOND ST
LAGUNA BEACH CA
VIEW PRESEVATION
APRIL 27 2022
644 303 13

644-301-08
Jeremy Scott Mcchesney
791 Summit Dr
Laguna Beach CA 92651

644-301-09
Donald G Davis
Po Box 852
Palos Verdes Esta CA 90274

644-302-06
Gigi Nguyen Casteel
862 Diamond St
Laguna Beach CA 92651

644-302-16
Jeffrey Eastman
2 Enterprise #9304
Aliso Viejo CA 92656

644-302-17
Nathaniel S Brooks
850 Diamond St
Laguna Beach CA 92651

644-302-18
Stone Development Llc Delta
18971 Radi3y St
Rowland Heights CA 91748

644-302-19
Cavanaugh Jeffrey S
846 Diamond St
Laguna Beach CA 92651

644-302-21
Vitauts Steinberg
20293 Blue Mountain Rd
Redding CA 96003

644-302-29
Jeffrey Eastman
2 Enterprise #9304
Aliso Viejo CA 92656

644-302-37
Robert D Gage
789 Pearl St
Laguna Beach CA 92651

644-302-39
Mark Weeks
716 Diamond St
Laguna Beach CA 92651

644-302-42
Cassandra A & Larry Jeffery
755 Pearl St
Laguna Beach CA 92651

644-302-45
Kyle D Goerlitz
694 Diamond St
Laguna Beach CA 92651

644-302-47
Joshua G & Alexis Myers
10645 N Oracle Rd 121-20
Oro Valley AZ 85737

644-302-48
Timothy Sean Simpson
748 Diamond St
Laguna Beach CA 92651

644-302-49
Reese David
694 Diamond St
Laguna Beach CA 92651

644-302-50
William A Miller
860 Diamond St
Laguna Beach CA 92651

644-302-51
Kenneth Dewayne Owen
856 Diamond St
Laguna Beach CA 92651

644-302-52
Nyri Wheeler
21031 Manessa Cir
Huntington Beach CA 92646

644-303-09
Farah Modarres
8 Hickory Tree Ln
Irvine CA 92612

644-303-13
Asefeh Faraz & Vincent A Covelli
841 Diamond St
Laguna Beach CA 92651

644-303-14
Dolores Louise Franco
1255 Rivera Dr
Writewood CA 92397

644-303-16
Ann E Summers
851 Diamond St
Laguna Beach CA 92651

644-303-19
Janice R Alabaster
871 Van Dyke Dr
Laguna Beach CA 92651

644-304-04
Holdings Lic Diane
675 Buena Vista Way
Laguna Beach CA 92651

644-304-05
Michael Farber
5702 Reef Landing Way
Wilmington NC 24809

644-304-06
Carl S Zocchi
5075 Commercial Cir #a
Concord CA 94520

644-304-09
Lucas Hekma
11 Pacific Vista
Laguna Beach CA 92651

644-304-14
Karen D Hellyer
787 Diamond St
Laguna Beach CA 92651

644-304-18
Matthew S & Mary C Lawson
Po Box 5245
Laguna Beach CA 92652

644-304-24
Christopher P & Alexandria S Del
19 Pacific Vista
Laguna Beach CA 92652

644-304-26
Loren K Carroll
4075 Cassia Ln
Yorba Linda CA 92886

644-304-27
Matthew S & Mary C Lawson
Po Box 5245
Laguna Beach CA 92652

644-304-29
Matt S & Mary C Lawson
Po Box 5245
Laguna Beach CA 92652

644-304-30
Matthew S & Mary C Lawson
Po Box 5245
Laguna Beach CA 92652

644-304-32
Matthew S & Mary C Lawson
Po Box 5245
Laguna Beach CA 92652

644-415-08
Harry G John
222 E Olive #3
Redlands CA 92373

644-415-09
William H Ernst
8750 Old Hickory #9306
Sarasota FL 34235

644-415-10
Tracy Lee Brennan
787 Diamond St
Laguna Beach CA 92651

644-415-11
Tracy Lee Brennan
787 Diamond St
Laguna Beach CA 92651

644-415-12
Tracy Lee Brennan
787 Diamond St
Laguna Beach CA 92651

644-415-13
Karen Hellyer
787 Diamond St
Laguna Beach CA 92651

644-415-14
Hugh Ezra Shaw
2535 Lori Ann Dr
Beloit WI 53511

644-415-15
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644-416-04
Armen Asadourian
17122 Newquist Ln
Huntington Beach CA 92649

644-416-05
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644-416-06
Sherelyn Ann Wilson
1518 W Almond Ave
Orange CA 92868

644-416-08
Hilary B Poochigian
531 W Mesa Way
Long Beach CA 90807

644-416-09
Edward J & Kathryn A Cimo
2 Windjammer Ct
Long Beach CA 90803

644-416-10
Edward J & Kathryn A Cimo
2 Windjammer Ct
Long Beach CA 90803

644-416-11
Edward J & Kathryn A Cimo
2 Windjammer Ct
Long Beach CA 90803

644-416-12
Edward J & Kathryn A Cimo
2 Windjammer Ct
Long Beach CA 90803

644-416-13
Mansour Arazbegi-arbani
13555 Fonseca Ave
La Mirada CA 90638

644-416-14
Mansour Arazbegi-arbani
13555 Fonseca Ave
La Mirada CA 90638

644-416-15
Michael Cesta
22041 Iron Horse Pl
Santa Clarita CA 91390

644-416-16
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644-416-17
Edman Family Organizations
7361 Treena Cir
West Jordan UT 84084

644-416-18
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

644-416-19
Joseph T Byrne
21738 Napa
Canoga Park CA 91304

644-417-06
Kimiko G Warden
1715 Palm Dr
Hermosa Beach CA 90254

644-417-07
Kimiko G Warden
1715 Palm Dr
Hermosa Beach CA 90254

644-417-08
Charles T Hadenfeldt
1125 E Mountain Dr
Santa Barbara CA 93108

644-417-09
Richard I Vick
222 Ave Gaviota
San Clemente CA 92672