



January 4, 2021

Danny Bostros
528 Poplar St.
Laguna Beach, CA 92651

Dear Mr. Bostros,

Attached are the documents for the View Preservation/Record of Views claim 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 link www.lagunabeachcity.net/viewpreservation.

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
Planning Division, Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 20-7645**

Visit Date: **December 16, 2020**

Applicant: **Danny Bostros**
View Address: **528 Poplar Street**

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, kitchen, front bedroom

Visual scene for each location noted above.

The visual scene is generally consistent from all selected viewing locations noted above. The visual scene consists primarily of San Clemente and Catalina Islands and 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: 1/4/21 By: 

End of Checklist



RECORD OF VIEW

VPP 20-7645



528 Poplar Street

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/16/20 Photographed by: *[Signature]* Submitted to property file: *1/4/21*

Document
1 of 9



RECORD OF VIEW

VPP 20-7645



528 Poplar Street

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/16/20 Photographed by: *mfar* Submitted to property file: *1/4/21*



RECORD OF VIEW

VPP 20-7645



528 Poplar Street

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/16/20 Photographed by: *[Signature]* Submitted to property file: *1/4/21*

Document
3 of 9



RECORD OF VIEW

VPP 20-7645



528 Poplar Street

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/16/20 Photographed by: *mar* Submitted to property file: *4/4/21*



RECORD OF VIEW

VPP 20-7645



528 Poplar Street

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/16/20 Photographed by: *[Signature]* Submitted to property file: 1/4/21



RECORD OF VIEW

VPP 20-7645



528 Poplar Street

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/16/20 Photographed by: *[Signature]* Submitted to property file: 1/4/21

Document
6 of 9



RECORD OF VIEW

VPP 20-7645



528 Poplar Street

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/16/20 Photographed by: M. J. [Signature] Submitted to property file: 1/4/21



RECORD OF VIEW

VPP 20-7645



528 Poplar Street

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

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/16/20 Photographed by: *[Signature]* Submitted to property file: *1/21/21*

Document
8 of 9



RECORD OF VIEW

VPP 20-7645



528 Poplar Street

The photograph above was taken from the front bedroom on the main level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands and ocean horizon.

Date of photograph: 12/16/20 Photographed by: *M. J. [Signature]* Submitted to property file: *1/4/21*

Document
9 of 9



January 4, 2021

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation Claim VPP 20-7645
528 Poplar St., Laguna Beach, CA

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **528 Poplar 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 an affected 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 link, www.lagunabeachcity.net/viewpreservation. 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



500' View Preservation
528 Poplar St
Laguna Beach CA
APN(s) 496-161-03
Prepared 12/28/2020
by Susan Case Inc
1 inch = 150 feet



SUSAN W. CASE, INC.
orders@susancaseinc.com

File #308187

528 Poplar St
Laguna Beach CA
APNs 496 161 03
500' View Preservation
December 28 2020

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651
PHONE (949) 494-6105

496 111 01
Gregory Wallace
230 High Dr
Laguna Beach CA 92651

496 111 02
Nancy Birkhauser
516 Linden St
Laguna Beach CA 92651

496 111 03
Nancy Birkhauser
516 Linden St
Laguna Beach CA 92651

496 111 04
David John Masino
515 Poplar St
Laguna Beach CA 92651

496 111 07
Bela Denes
9648 Olive Blvd
Saint Louis MO 63132

496 111 23
Bela Denes
9648 Olive Blvd #236
Saint Louis MO 63132

496 111 24
Philip Fusco
508 Linden St
Laguna Beach CA 92651

496 111 26
City Of Laguna Beach
505 Forest Ave
Laguna Beach CA 92651

496 161 03
Danny & Katherine Botros
528 Poplar St
Laguna Beach CA 92651

496 161 04
Doris Wilkinson
514 Poplar St
Laguna Beach CA 92651

496 161 06
Evergreen Dreams LLC
27412 Aliso Viejo Pkwy
Aliso Viejo CA 92656

496 161 07
Melissa Metez
448 Randall Rd
Elyria OH 44035

496 161 08
Columbus Paul Savas
Po Box 1207
Laguna Beach CA 92652

496 161 09
Peter Halper
170 Rockledge Ter
Laguna Beach CA 92651

496 161 10
Willa Cather Lang
292 High Dr
Laguna Beach CA 92651

496 161 11
James William Shea
314 High Dr
Laguna Beach CA 92651

496 161 12
James William Shea
314 High Dr
Laguna Beach CA 92651

496 161 13
James Williams Shea
314 High Dr
Laguna Beach CA 92651

496 161 14
Patrick Kelly
1809 Ladera Vista Pl
Fullerton CA 92831

496 162 01
Heather Bodenhamer Lee
496 Poplar St And 251 High Dr
Laguna Beach CA 92651

496 162 02
Clinton Lager
37 Wayfaire
Rcho Sta Marg CA 92688

496 162 03
Peggy Sexton
488 Poplar St
Laguna Beach CA 92651

496 162 04
Lowell M L Frazee
480 Poplar St
Laguna Beach CA 92651

496 162 05
Patricia Neprud-Mehls
27792 Aberdeen
Mission Viejo CA 92691

496 162 06
Frank Carri Jr.
363 Crescent Bay Dr
Laguna Beach CA 92651

496 162 07
Mark Of McCulloch
Po Box 16133
Newport Beach CA 92659

496 162 24
Sherri LaFrance
455 Aster St
Laguna Beach CA 92651

496 162 25
Richard Leon Osmanski
463 Aster St
Laguna Beach CA 92651

496 162 26
Dwayne The Bratcher
465 Aster St
Laguna Beach CA 92651

496 162 27
Rohl Louis The Rohl
580 Allview Ter
Laguna Beach CA 92651

496 162 28
James Knapp
Po Box 100
Myers Flat CA 95554

496 162 29
Michael Ronald Solton
489 Aster St
Laguna Beach CA 92651

496 162 30
James Mortimer
295 High Dr
Laguna Beach CA 92651

496 163 01
Ecrossb Trust
Po Box 1207
Laguna Beach CA 92652

496 163 02
Lea Mathieu
490 Aster St
Laguna Beach CA 92651

496 163 03
Thomas Gibbs
482 Aster St
Laguna Beach CA 92651

496 163 04
Carol Few White
474 Aster St
Laguna Beach CA 92651

496 163 26
Carol Jackson
333 High Dr
Laguna Beach CA 92651

496 171 01
H Frederick Sharman
495 Poplar St
Laguna Beach CA 92651

496 171 02
Michael The Austin
325 Diamond St
Laguna Beach CA 92651

496 171 03
Diana Baskevitch
485 Poplar St
Laguna Beach CA 92651

496 171 04
Joseph Andras
477 Poplar St
Laguna Beach CA 92651

496 171 05
Jeffrey Stevens
469 Poplar St
Laguna Beach CA 92651

496 171 06
Alan Cseresznyak
461 Poplar St
Laguna Beach CA 92651

496 171 07
Robert Beck
451 Poplar St
Laguna Beach CA 92651

496 171 21
John Holcombe
639 Pearl St
Laguna Beach CA 92651

496 171 22
Rachel Reinus
464 Linden St
Laguna Beach CA 92651

496 171 23
Marcia Ellsworth
470 Linden St
Laguna Beach CA 92651

496 171 24
Scott Wright
478 Linden St
Laguna Beach CA 92651

496 171 25
Pritchard Trust
484 Linden St
Laguna Beach CA 92651

496 171 26
Marc Magstadt
205 High Dr
Laguna Beach CA 92651

496 171 27
Tony Fucile
215 High Dr
Laguna Beach CA 92651

496 172 01
James Furcolow
2217 N Timbergrove Rd #R
Orange CA 92867

496 172 02
Robert & Judith Hall
483 Linden St
Laguna Beach CA 92651

496 172 03
Djive Mihaic
467 Linden St
Laguna Beach CA 92651

496 172 16
Westport Properties 10 LLC
23461 Ridge Route Dr #1
Laguna Hills CA 92653