



August 18, 2022

Kelly O'Neill
2702 Pala Way
Laguna Beach, CA 92651

Dear Ms. O'Neill,

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 22-1575**

Visit Date: **date/2022**
Applicant: **Kelly O'Neill**
View Address: **2702 Pala 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: Office, primary bedroom, 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 San Clemente Island, Victoria Beach, Goff Island, Christmas Cove, Lagunita Beach, 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: 8/18/22 By: Tony Farr

End of Checklist



RECORD OF VIEW

VPP 22-1575



2702 Pala Way

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

Visual scene: San Clemente Island, Victoria Beach, Goff Island, Christmas Cove, Lagunita Beach, whitewater and the ocean horizon.

Date of site visit: 08/09/2022 Photographed by: *Tony Furr* Submitted to property file: *8/18/22*



RECORD OF VIEW

VPP 22-1575



2702 Pala Way

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

Visual scene: San Clemente Island, Victoria Beach, Goff Island, Christmas Cove, Lagunita Beach, whitewater and the ocean horizon.

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Visual scene: San Clemente Island, Victoria Beach, Goff Island, Christmas Cove, Lagunita Beach, whitewater and the ocean horizon.

Date of site visit: 08/09/2022 Photographed by: *Tony Farr* Submitted to property file: 0/10/22



RECORD OF VIEW

VPP 22-1575



2702 Pala Way

The photograph above was taken from the primary bedroom on the main level of the primary residential structure.
Visual scene: San Clemente Island, Victoria Beach, Goff Island, Christmas Cove, Lagunita Beach, whitewater and the ocean horizon.

Document
5 of 12

Date of site visit: 08/09/2022 Photographed by: *Tony Farr* Submitted to property file: 8/18/22



RECORD OF VIEW

VPP 22-1575



2702 Pala Way

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

Visual scene: San Clemente Island, Victoria Beach, Goff Island, Christmas Cove, Lagunita Beach, whitewater and the ocean horizon.

Date of site visit: 08/09/2022 Photographed by: *Tony Farr* Submitted to property file: 8/18/22



RECORD OF VIEW

VPP 22-1575



2702 Pala Way

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

Visual scene: San Clemente Island, Victoria Beach, Goff Island, Christmas Cove, Lagunita Beach, whitewater and the ocean horizon.

Date of site visit: 08/09/2022 Photographed by: *Tony Farr* Submitted to property file: 8/18/22

Document
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RECORD OF VIEW

VPP 22-1575



2702 Pala Way

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RECORD OF VIEW

VPP 22-1575



2702 Pala Way

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

Visual scene: San Clemente Island, Victoria Beach, Goff Island, Christmas Cove, Lagunita Beach, whitewater and the ocean horizon.

Date of site visit: 08/09/2022 Photographed by: *Tony Farr* Submitted to property file: *8/18/22*

Document
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RECORD OF VIEW

VPP 22-1575



2702 Pala Way

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Document
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RECORD OF VIEW

VPP 22-1575



2702 Pala Way

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Date of site visit: 08/09/2022 Photographed by: *Tony Farr* Submitted to property file: *8/18/22*

Document
12 of 12



August 18, 2022

SUBJECT: **NOTICE - RECORD OF VIEW**
View Preservation VPP 22-1575
2702 Pala Way, Laguna Beach, CA

Dear Property Owner:

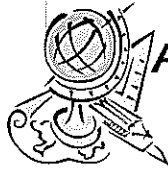
A Record of View has been documented with the City of Laguna Beach by the property owner(s) at **2702 Pala Way**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, the record of views does not establish a maximum height limit on vegetation in the visual scene but rather shall serve as a benchmark 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,

Tony Farr, Associate Planner
View Preservation and Restoration
Community Development
tfarr@lagunabeachcity.net



Advanced Listing Services Inc

Ownership Listings & Radius Maps

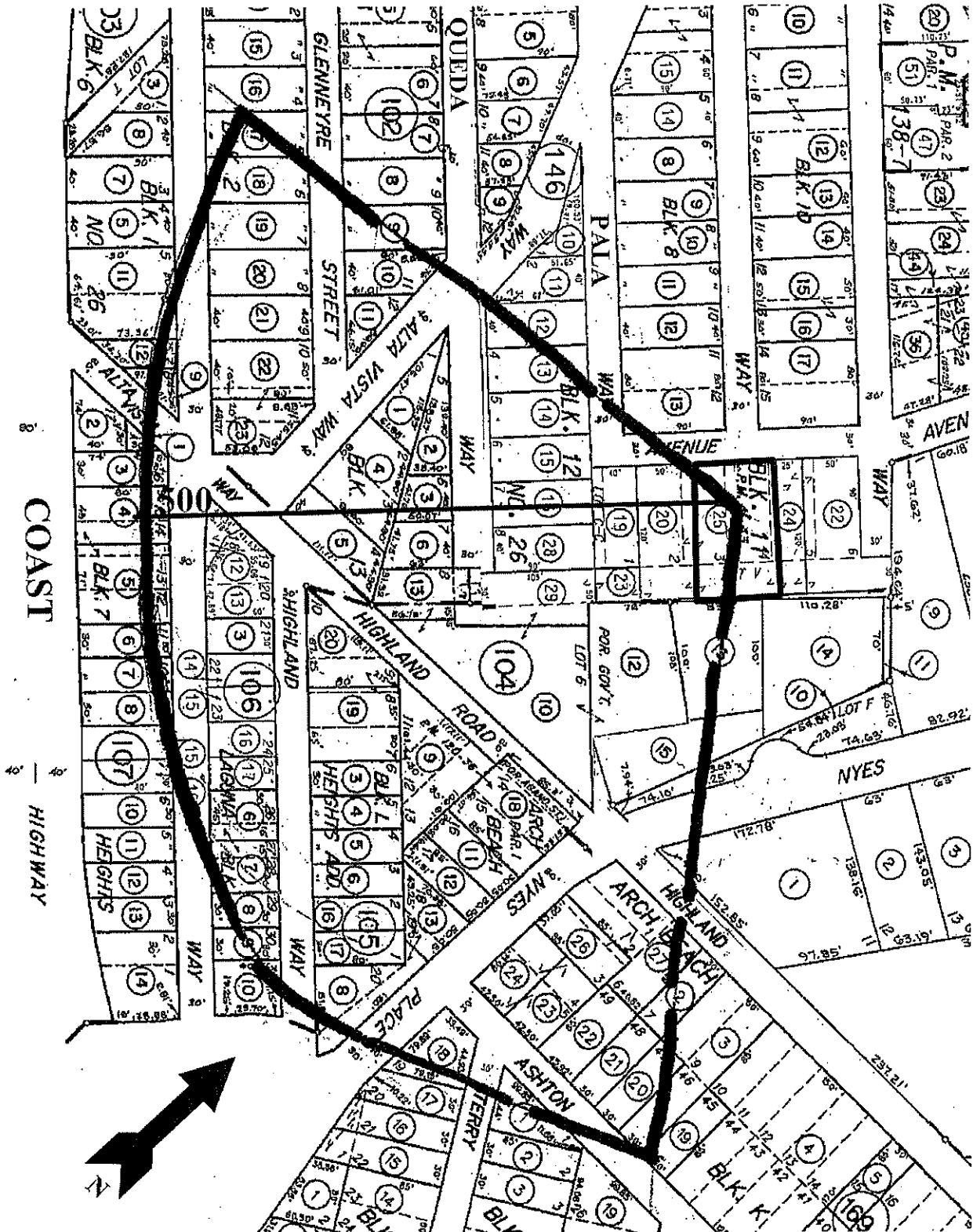
P.O. Box 2593 • Dana Point, CA • 92624

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

www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 656-146-25
500' RADIUS (for View Preservation)

Address: 2702 PALA WAY
LAGUNA BEACH CA 92651



#11374
8/16/2022



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

**500' Ownership Listing
For View Preservation
Prepared for:**

**656-146-25
KELLY C ONEILL
2702 PALA WAY
LAGUNA BEACH CA 92651**

RECEIVED

AUG 18 2022

**CITY OF LAGUNA BEACH
COMMUNITY DEVELOPMENT**

656-024-10
PAGE STREET JSS-8401
8401 PAGE ST
BUENA PARK CA 90621

656-024-13
BROS WILLIAMS
PO BOX 516
LAGUNA BEACH CA 92652

656-024-15 656-104-10
BROS WILLIAMS
270 HIGHLAND RD
LAGUNA BEACH CA 92651

656-025-01
ZAKARIA & SAMIA BOSHRA
9925 PANGBORN AVE
DOWNEY CA 90240

656-101-16
TRAM QUYNH LE NGUYEN
6722 CUTTING BLVD
EL CERRITO CA 94530

656-101-17
EVE WONG FIGGE
361 BLUEBIRD CANYON DR
LAGUNA BEACH CA 92651

656-101-18
JOHANN NICOLAS CLAPP
1321 MARIAN LN
NEWPORT BEACH CA 92660

656-101-19
JACK A STEVENS
2656 SOLANA WAY
LAGUNA BEACH CA 92651

656-101-20
AN T HO
2670 SOLANA WAY
LAGUNA BEACH CA 92651

656-101-21
DANA HERKELRATH
2680 SOLANO WAY
LAGUNA BEACH CA 92651

656-101-22
PATRICIA PAXTON P P PARDEE
PARDEE
2692 SOLANA WAY
LAGUNA BEACH CA 92651

656-101-23
DAVID W BROUWER
2696 SOLANA WAY
LAGUNA BEACH CA 92651

656-102-08
CRAIG KARL CLAYTON
2660 GLENNEYRE ST
LAGUNA BEACH CA 92651

656-102-09
SCOTT P & PAULA M VIVIAN
PO BOX 70117
RIVERSIDE CA 92513

656-102-10
MARC LARIVEE
2680 GLENNEYRE ST
LAGUNA BEACH CA 92651

656-102-11
EUGENE J DAMIANO
2688 GLENNEYRE ST
LAGUNA BEACH CA 92651

656-103-09
RONALD HASMAN
2699 SOLANA WAY
LAGUNA BEACH CA 92651

656-103-11
EDWARD & MICHELLE DURO
2663 SOLANA WAY
LAGUNA BEACH CA 92651

656-103-12
JEFFREY DAVID DOHERTY
2677 SOLANA WAY
LAGUNA BEACH CA 92651

656-104-01
JOHN P & JANE O VORSHECK
249 WOLLAN WAY
WHITEFISH MT 59937

656-104-02
ETHAN DANIEL MILLAR
5343 VISTA LEJANA LN
LA CANADA CA 91011

656-104-03
MATTHEW SEFCIK
5503 COUNTY ROAD 7530
LUBBOCK TX 79424

656-104-04
BRAD IDELSHON
259 ALTA VISTA WAY
LAGUNA BEACH CA 92651

656-104-05
STEVEN JAMES & CAROLYN ANN
PULVER
107 AVENIDA DE LA ESTRELLA A
SAN CLEMENTE CA 92672

656-104-06
LAUREL HOOPER
2757 QUEDA WAY
LAGUNA BEACH CA 92651

656-104-12
KIP J SCOTT
280 HIGHLAND RD
LAGUNA BEACH CA 92651

656-104-13
LEONARD GUREVICH
222 HIGHLAND RD
LAGUNA BEACH CA 92651

656-105-03
ANDREW WIECHERT
2740 HIGHLAND WAY
LAGUNA BEACH CA 92651

656-105-04
JEFFREY J KAPLAN
PO BOX 9576
LAGUNA BEACH CA 92652

656-105-05
THEODORE S GLICKMAN
2760 HIGHLAND WAY
LAGUNA BEACH CA 92651

656-105-06
FORREST D THEOBALD
5307 STONEWOOD DR
RIVERSIDE CA 92506

656-105-08
FRED FARAH
706 W LA CROSSE ST
GLENORA CA 91741

656-105-09
EDWARD OSON
103 VIA SAN SEBASTIAN
SAN CLEMENTE CA 92672

656-105-11
HANS & SHARON LIN
1013 LAVENDER LN
LA CANADA FLINTRI CA 91011

656-105-12
THOMAS P SKINFILL
364 NYES PL
LAGUNA BEACH CA 92651

656-105-13
RALPH C NAVARRO
920 GRANITE DR 107
PASADENA CA 91101

656-105-16
GARY C CARMELL
10692 ROCKHURST AVE
SANTA ANA CA 92705

656-105-17
G B M INVESTMENTS
4330 E CORNWALL AVE
ORANGE CA 92867

656-105-18
CHI FAI BEN WONG
5 AVALON VIS
NEWPORT COAST CA 92657

656-105-19
DAVID E FORSYTH
1278 GLENNEYRE ST
LAGUNA BEACH CA 92651

656-105-20
GHOSH VENTURES
2712 HIGHLAND WAY
LAGUNA BEACH CA 92651

656-106-03
RICHARD G EVANS
2022 E MONTA VIS
TUCSON AZ 85719

656-106-06
DONALD M REYNOLDS
2604 SADDLE RIDGE DR
COVINA CA 91724

656-106-07
WILLIS A ROWLEY
2770 SOLANA WAY
LAGUNA BEACH CA 92651

656-106-08
JEFFREY E MYERS
15 CALLE SONADOR
SAN CLEMENTE CA 92673

656-106-09
CAROLYN ELIZABETH WALDO
8707 116TH AVE NE A
KIRKLAND WA 98033

656-106-10
GERALD S SCOTT
23511 MIRAGE LN
DIAMOND BAR CA 91765

656-106-12 656-146-23
CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH CA 92651

656-106-13
GREGORY S SMITH
2710 SOLANA WAY
LAGUNA BEACH CA 92651

656-106-14, 15, 16
ALEX D MICHELSON
14252 CULVER DR 920
IRVINE CA 92604

656-106-17
ALEX D MICHELSON
2750 SOLANA WAY
LAGUNA BEACH CA 92651

656-107-01
FRANCIS R TOOHEY
28761 VIA LOS ARBOLES
SAN JUAN CAPISTRA CA 92675

656-107-03
DAMON NEWELL
2716 SOLANA WAY
LAGUNA BEACH CA 92651

656-107-04
ROSANNE M NOLAN
40 LUMAHAI ST
HONOLULU HI 96825

656-107-05
NORVAL L BRUCE
40 LUMAHAI ST
HONOLULU HI 96825

656-107-06
RESIDENTIAL CSC
1278 GLENNEYRE 457
LAGUNA BEACH CA 92651

656-107-07
RONALD L HASMAN
11264 GOLDEN CHESTNUT PL
LAS VEGAS NV 89135

656-107-08
MICHAEL KAPUR
2749 SOLANA WAY
LAGUNA BEACH CA 92651

656-107-15
CASA LB
PO BOX 777276
HENDERSON NV 89077

656-107-16
DAVY J SHUFFLER
2755 SOLANA WAY
LAGUNA BEACH CA 92651

656-145-13
FRED P NASH
2690 PALA WAY
LAGUNA BEACH CA 92651

656-146-12
NADER MORCOS
2720 QUEDA WAY
LAGUNA BEACH CA 92651

656-146-13
DAVID J RUSSELL
2665 PALA WAY
LAGUNA BEACH CA 92651

656-146-14
FELLOWSHIP COOPER
PO BOX 3129
SANTA ANA CA 92703

656-146-15
MICHAEL S ALEXANDER
1001 KINGS RD
NEWPORT BEACH CA 92663

656-146-16
PATRICE C GERBER
2770 QUEDA WAY
LAGUNA BEACH CA 92651

656-146-19
FRED P NASH
PO BOX 1015
LAGUNA BEACH CA 92652

656-146-20
ARLENE RITA HAMBLET
PO BOX 5123
LAGUNA BEACH CA 92652

656-146-25
KELLY C ONEILL
2702 PALA WAY
LAGUNA BEACH CA 92651

656-146-28
BIJAN KHAMANIAN
121 NIGHTHAWK
IRVINE CA 92604

656-146-29
CAMELI INVESTMENTS
23 SPINNAKER
NEWPORT COAST CA 92657

656-164-17
GERALD S SCOTT
241 NYES PL
LAGUNA BEACH CA 92651

656-164-18
ANDREW HOLLINSHEAD
255 NYES PL
LAGUNA BEACH CA 92651

656-165-01
ABENDROT LLC
7510 W 82ND ST
PLAYA DEL REY CA 90293

656-169-02, 21
JOHN HUSTWICK
330 ASHTON DR
LAGUNA BEACH CA 92651

656-169-03
CARLOS REEBERG
616 VISTA LN
LAGUNA BEACH CA 92651

656-169-19
CLAY FAMILY CALIFORNIA
HOLDINGS
255 DAVIDSON RD
WILLIAMS OR 97544

656-169-20
MARGARET PRATLEY
340 ASHTON DR
LAGUNA BEACH CA 92651

656-169-22
CHARLES M JOHNSON
320 ASHTON DR
LAGUNA BEACH CA 92651

656-169-23
PROPERTIES LLC CORVALIS
5569 NAPLES CANAL
LONG BEACH CA 90803

656-169-24
ANNETTE RUTH FULLERTON
5422 LAWSON CT
LIVERMORE CA 94550

656-169-26
ANDREW & TATIANA GRANDE
88 BORGHESE
IRVINE CA 92618

656-169-27
THOMAS B NORRIS
PO BOX 1127
FRONT ROYAL VA 22630