



February 2, 2021

Paul and Denise Reed
508 Seaview St.
Laguna Beach, CA 92651

Dear Mr. and Mrs. Reed,

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,

Tony Farr, Associate Planner
View Preservation and Restoration
Planning Division, Community Development
Tel. 949.497.0322
tfarr@lagunabeachcity.net



Date Filed:	1-19-21
Application No.	VPP 21-8191

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RECORD OF VIEWS (PER LBMC 12.16.040 "VIEW PRESERVATION")

Establishment of a Protected or Preserved View. A property owner may establish a protected or preserved view from a property owner's selected viewing locations (defined in Section 12.16.020) by filing for a record of views with the City. Once a record of views is established by the City pursuant to LBMC 12.16.040(b), the protected or preserved views shall not become subject to significant view impairment. Established records of views may not be changed unilaterally by the property owner; provided, however, that upon application by the property owner to do so, the City may change an established record of views in the event there is a subsequent remodel or physical change to the selected viewing locations or areas. The record of views does not establish maximum height limits on vegetation in the visual scene; rather it shall serve as a benchmark for determining significant view impairment in the future. Pursuant to Section 12.16.010(b), it is a purpose of this chapter to establish a right for property owners to determine and to preserve those selected viewing locations or areas from significant or egregious view impairment by the growth of trees or other vegetation. Refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation process.

FEE: \$794

Noticing Requirements: Applicants must provide a public noticing list and a set of addressed, stamped envelopes for all affected parcels/property owners in the view corridor within 500 feet of the applicant's property. The list must be compiled from the latest equalized assessment rolls by a professional listing service and submitted by the listing service directly to the City.

FEE: Determined by (and paid directly to) noticing list agency.

APPLICANT (PROPERTY OWNER) INFORMATION

Name: Paul Stanley Reed + Denise W Reed
Address: 508 Seaview
Telephone No. (Home/Cell) 602-524-8011 (Work)
Email Address: reed.house@gmail.com

I hereby certify that all of the above information contained in this application is, to the best of my knowledge and belief, true and correctly represented. I/We am/are the record owner(s) of the property described in this view claim, and hereby consent to its filing with the City of Laguna Beach.
I acknowledge that City staff must confirm that a significant view impairment of an established Record of Views exists prior to the City informing the affected vegetation owner of any potential view restoration order. Determination of significant view impairment is based on the criteria set forth in L.B.M.C. 12.16.030.

Denise W. Reed [Signature] Date 11-24-20
Property Owner's Signature

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 21-8191**

Visit Date: **January 26, 2021 (Amended 08/24/22 Living Room)**

Applicant: **Paul & Denise Reed**
View Address: **508 Seaview 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.

Main level: Kitchen, Living room (amended 08/24/22)
Upper level: Family room

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 Catalina Island 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: 8/24/22 By: 

End of Checklist



RECORD OF VIEW

VPP 21-8191



508 Seaview St.

The photograph above was taken from the kitchen on the lower floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 1/26/21 Photographed by: *[Signature]* Submitted to property file: *[Signature]*

Document
1 of 5



RECORD OF VIEW

VPP 21-8191



508 Seaview St.

The photograph above was taken from the family room on the upper floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 1/26/21 Photographed by: *myan* Submitted to property file: *8/24/22*

Document
2 of 5



RECORD OF VIEW

VPP 21-8191



508 Seaview St.

The photograph above was taken from the family room on the upper floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 1/26/21 Photographed by: *M. J. [Signature]* Submitted to property file: *8/24/22*

Document
3 of 5



RECORD OF VIEW

VPP 21-8191



508 Seaview St.

The photograph above was taken from the family room on the upper floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 1/26/21 Photographed by: *[Signature]* Submitted to property file: *8/24/22*

Document
4 of 5



RECORD OF VIEW

VPP 21-8191



508 Seaview St.

The photograph above was taken from the living room on the lower floor of the primary residential structure.

Visual scene description: ocean horizon.

Date of photograph: 08/24/22 Photographed by: *M. J. [Signature]* Submitted to property file: *8/24/22*

Document
5 of 5



February 2, 2021

SUBJECT: NOTICE - RECORD OF VIEW
View Preservation VPP 21-8191
508 Seaview St., Laguna Beach

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner(s) at **508 Seaview 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 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



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

File #308230
508 Seaview St
Laguna Beach CA
APN 644 092 17
500' View Preservation
January 28 2021

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

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FEB 01 2021

ZONING DIVISION
CITY OF LAGUNA BEACH

644 062 03
Korlan Buxton
355 Saint Anns Dr
Laguna Beach CA 92651

644 062 05
Daniel Drewnowski
371 Saint Anns Dr
Laguna Beach CA 92651

644 062 06
Saint Anns Laguna LLC
635 Camino De Los Mares #206
San Clemente CA 92673

644 062 07
Marjorie McGlothlin
2155 E Orange Grove Blvd
Pasadena CA 91104

644 062 08
James Young
845 Catalina
Laguna Beach CA 92651

644 062 09
Roger The Ohanesian
675 Diamond St
Laguna Beach CA 92651

644 062 10
Dahlen Office LLC
1850 Las Flores Dr
Glendale CA 91207

644 062 11
Brian Pallas
668 N Coast Hwy #131
Laguna Beach CA 92651

644 062 12
Jorge Porta
19 Wimbledon Ct
Dana Point CA 92629

644 062 13
Rosemary Schroeder
305 S Orange Grove Blvd
Pasadena CA 91105

644 062 14
Ymt Holdings LLC
240 Briggs Ave
Costa Mesa CA 92626

644 062 16
Adam Leonard Kaplan
860 Glenneyre St
Laguna Beach CA 92651

644 064 20
Michael McFadden
23022 Stearns Cir
Lake Forest CA 92630

644 064 21
Robert Aronson
11124 Meads
Orange CA 92869

644 064 22
Chris Butters
465 Brooks St
Laguna Beach CA 92651

644 065 01
Jon Robert Wilcox
1841 Whitestone Ter
Santa Ana CA 92705

644 065 02
Nelson Berkowitz
78250 Monte Sereno Cir
Indian Wells CA 92210

644 065 03
Etienne Pierre Droulez
369 Agate St
Laguna Beach CA 92651

644 065 22
Richard C R C Raeber
2525 E Camino Miraval
Tucson AZ 85718

644 065 23
Leonard Cirelli
24400 Cornstalk Rd
Wildomar CA 92595

644 065 24
Leah Cano
868 Catalina #2
Laguna Beach CA 92651

644 065 25
Bf Republic LLC
1841 Whitestone Ter
Santa Ana CA 92705

644 081 04
Neal Gammell
734 Bel Air Dr W
Vista CA 92084

644 081 05
Diane Rathbun
939 Catalina
Laguna Beach CA 92651

644 081 06
Woods Ronald Woods
41558 Grand View Dr
Murrieta CA 92562

644 081 09
Felix Palazzo Jr.
981 Catalina
Laguna Beach CA 92651

644 081 14
Klenec LLC
4440 Von Karman Ave #175
Newport Beach CA 92660

644 081 18
Glenneyre LLC
108 Pacifica
Irvine CA 92618

644 091 01
Thomas G D G Donovan
916 Catalina
Laguna Beach CA 92651

644 091 04
Pml Pegasus LLC
302 Glenneyre St
Laguna Beach CA 92651

644 091 07
Brendon Keith Crigler
Po Box 7431
Laguna Niguel CA 92607

644 091 10
Colin Petrie-Norris
440 Seaview St
Laguna Beach CA 92651

644 092 17
Paul Stanley
4701 E Mariposa St
Phoenix AZ 85018

644 096 02
Graeme Joseph Kronsberg
425 Seaview St
Laguna Beach CA 92651

644 081 07
Antony Kenihan
961 Catalina
Laguna Beach CA 92651

644 081 10
Bryan Harper
380 Anita St
Laguna Beach CA 92651

644 081 15
Sheldon Harte
962 Glenneyre St
Laguna Beach CA 92651

644 081 19
Glenneyre LLC
108 Pacifica
Irvine CA 92618

644 091 02
Lourdes Torrestrueba
419 Thalia St
Laguna Beach CA 92651

644 091 05
Jeffrey Koegel
449 Thalia St
Laguna Beach CA 92651

644 091 08
Anne-Gaelle Pouille
1365 Catalina
Laguna Beach CA 92651

644 091 11
Petrie-Norris
440 Seaview St
Laguna Beach CA 92651

644 095 01
Brian Chambers Goodwin
500 Anita St
Laguna Beach CA 92651

644 096 03
Peter DeBarber
435a Seaview St
Laguna Beach CA 92651

644 081 08
Jess Leon
971 Catalina
Laguna Beach CA 92651

644 081 11
Ruey Fang Tsay
370 Anita St
Laguna Beach CA 92651

644 081 16
Mohsen Heidari
3020 Greenville Ave
Dallas TX 75206

644 082 01
George Kefalas
899 W Foothill Blvd #G
Monrovia CA 91016

644 091 03
Jyl Trust
425 Thalia St
Laguna Beach CA 92651

644 091 06
David L D & K Trapp
32581 Balearic Rd
Dana Point CA 92629

644 091 09
Morgan Louise Toman
48405 Pechanga Rd
Temecula CA 92592

644 092 01
Ruth Tr Harry Schmitt
475 Thalia St
Laguna Beach CA 92651

644 096 01
960 Catalina St LLC
Po Box 4663
Laguna Beach CA 92652

644 096 04
James Reynolds
1509 Dolphin Ter
Corona Del Mar CA 92625

644 096 05
Maria Tam
485 Seaview St
Laguna Beach CA 92651

644 096 08
Russell Hinds
4703 Timberline Dr
Austin TX 78746

644 096 11
Community Service
1221 E Dyer Rd #120
Santa Ana CA 92705

644 097 03
Fred Sikita
5865 Grand Ave
Riverside CA 92504

644 097 45
Mlw Laguna LLC
745 Ocean Front
Laguna Beach CA 92651

644 097 48
Patrick Forrest
416 Oak St
Laguna Beach CA 92651

644 097 51
Beverley Connolly
1024 Catalina
Laguna Beach CA 92651

644 097 57
Thomas Kubsiaak
Po Box 2002
Capistrano Beach CA 92624

644 096 06
Dan Sasso
983 Avalon St
Laguna Beach CA 92651

644 096 09
Russell Hinds
4703 Timberline Dr
Austin TX 78746

644 097 01
George Cunningham Jr.
1006 Catalina
Laguna Beach CA 92651

644 097 32
Robert DiTullio
501 Lombardy Ln
Laguna Beach CA 92651

644 097 46
Marni Magda
460 Oak St
Laguna Beach CA 92651

644 097 49
Kenneth Lloyd
33361 Big Sur St
Dana Point CA 92629

644 097 52
Jsa Catalina Street LLC
20351 Irvine Ave #C3
Newport Beach CA 92660

644 096 07
Carol Kirkbride
460 Anita St
Laguna Beach CA 92651

644 096 10
Patricia Truman
Po Box 1084
Laguna Beach CA 92652

644 097 02
Julita Jones
490 Arroyo Chico
Laguna Beach CA 92651

644 097 44
Margaret Fitzgerald
30 Wood St
San Francisco CA 94118

644 097 47
Bradley Lawrence Sturm
440 Oak St
Laguna Beach CA 92651

644 097 50
James Koch
1044 Catalina
Laguna Beach CA 92651

644 097 54
Edward A E A Chatlin
495 Anita St
Laguna Beach CA 92651