

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 31- 8191



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

JAN 19 2021

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 record by 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 a Donise W. Reed Address: 508 Seaview	
GOO CONTRACT	
Telephone No. (Home/Cell) 602-524-8011 (Work)	
Email Address: reed. house @gmail. bom	

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.

Property Owner's Signature

Date

11-24-20

REV. 07/01/2019

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 lever: 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.

End of Checklist

CALIFORNIA CALIFORNIA

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.

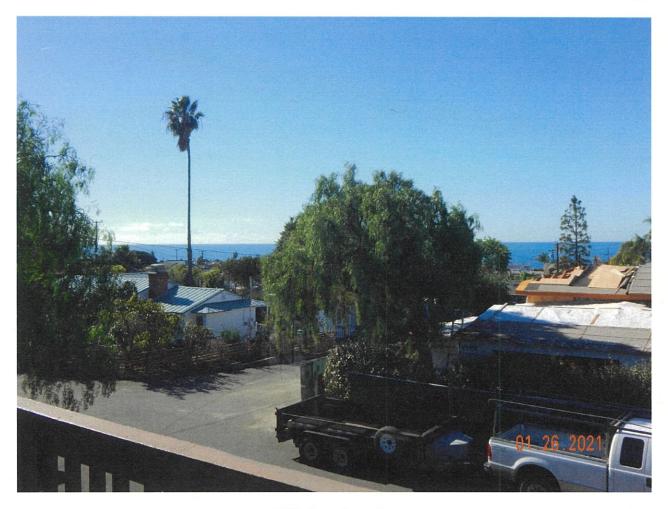
Date of photograph: 1/26/21 Photographed by:

_ Submitted to property file: ________

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: ______Submitted to property file: _______

Document 2 of 5

GALIFORNIA CALIFORNIA

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:

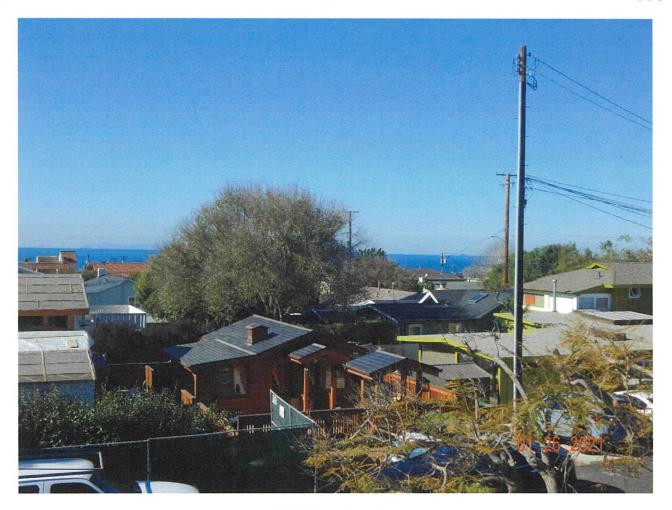
Submitted to property file: 8/2

Document 3 of 5

CALIFORNIA CALIFORNIA

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: __

War Submitted to property file: 8/0

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: _______Submitted to property file: ________

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.

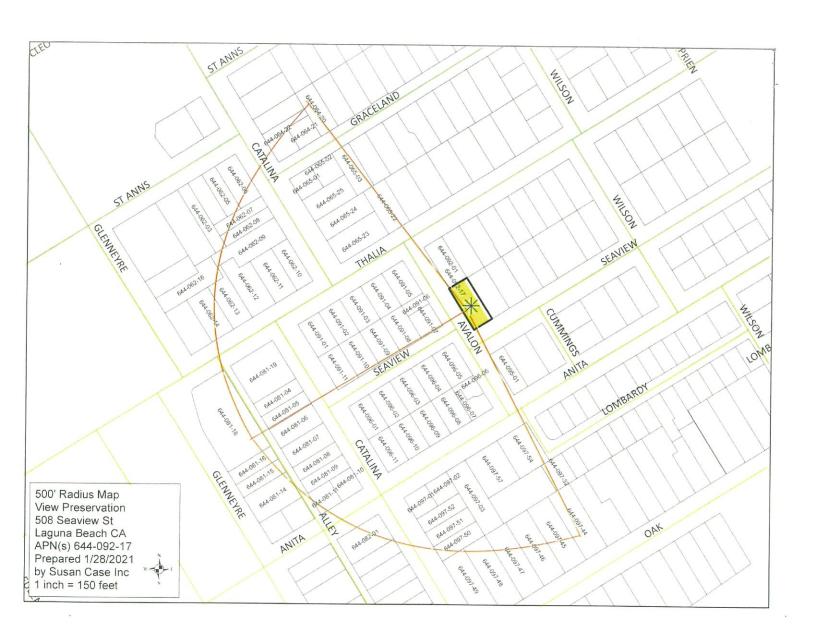
Regards,

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 REC PHONE (949) 494-6105

FEB 0 1 2021 .

CITY OF LAGUNA BEACH

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

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

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

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

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

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

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

644 065 25 Bf Republic LLC 1841 Whitestone Ter Santa Ana CA 92705 644 062 05 Daniel Drewnowski 371 Saint Anns Dr Laguna Beach CA 92651

644 062 08 James Young 845 Catalina Laguna Beach CA 92651

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

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

644 064 21 Robert Aronson 11124 Meads Orange CA 92869

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

644 065 23 Leonard Cirelli 24400 Cornstalk Rd Wildomar CA 92595

644 081 04 Neal Gammell 734 Bel Air Dr W Vista CA 92084 644 062 06 Saint Anns Laguna LLC 635 Camino De Los Mares #206 San Clemente CA 92673

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

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

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

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

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

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

644 081 05 Diane Rathbun 939 Catalina Laguna Beach CA 92651

644 081 08 644 081 07 644 081 06 Jess Leon Antony Kenihan Woods Ronald Woods 971 Catalina 961 Catalina 41558 Grand View Dr. Laguna Beach CA 92651 Laguna Beach CA 92651 Murrieta CA 92562 644 081 11 644 081 10 644 081 09 Ruey Fang Tsay Felix Palazzo Jr. Bryan Harper 370 Anita St 981 Catalina 380 Anita St Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 644 081 16 644 081 14 644 081 15 Mohsen Heidari Sheldon Harte Klenec LLC 3020 Greenville Ave 4440 Von Karman Ave #175 962 Glenneyre St Dallas TX 75206 Laguna Beach CA 92651 Newport Beach CA 92660 644 082 01 644 081 19 644 081 18 George Kefalas Glenneyre LLC Glenneyre LLC 108 Pacifica 899 W Foothill Blvd #G 108 Pacifica Monrovia CA 91016 Irvine CA 92618 Irvine CA 92618 644 091 02 644 091 03 644 091 01 Jvl Trust Lourdes Torrestrueba Thomas G D G Donovan 419 Thalia St 425 Thalia St 916 Catalina Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 644 091 06 644 091 05 644 091 04 David L D & K Trapp Jeffrey Koegel Pml Pegasus LLC 32581 Balearic Rd 449 Thalia St 302 Glenneyre St Dana Point CA 92629 Laguna Beach CA 92651 Laguna Beach CA 92651 644 091 09 644 091 08 644 091 07 Anne-Gaelle Pouille Morgan Louise Toman Brendon Keith Crigler 48405 Pechanga Rd 1365 Catalina Po Box 7431 Temecula CA 92592 Laguna Beach CA 92651 Laguna Niguel CA 92607 644 092 01 644 091 11 644 091 10 Ruth Tr Harry Schmitt Petrie-Norris Colin Petrie-Norris 475 Thalia St 440 Seaview St 440 Seaview St Laguna Beach CA 92651 Laguna Beach CA 92651 Laguna Beach CA 92651 644 096 01 644 092 17 644 095 01 960 Catalina St LLC Paul Stanley Brian Chambers Goodwin Po Box 4663 500 Anita St 4701 E Mariposa St Laguna Beach CA 92652 Phoenix AZ 85018 Laguna Beach CA 92651 644 096 04 644 096 03

Peter DeBarber

435a Seaview St

Laguna Beach CA 92651

James Reynolds

1509 Dolphin Ter

Corona Del Mar CA 92625

644 096 02

425 Seaview St

Graeme Joseph Kronsberg

Laguna Beach CA 92651

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 Kubsiak 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